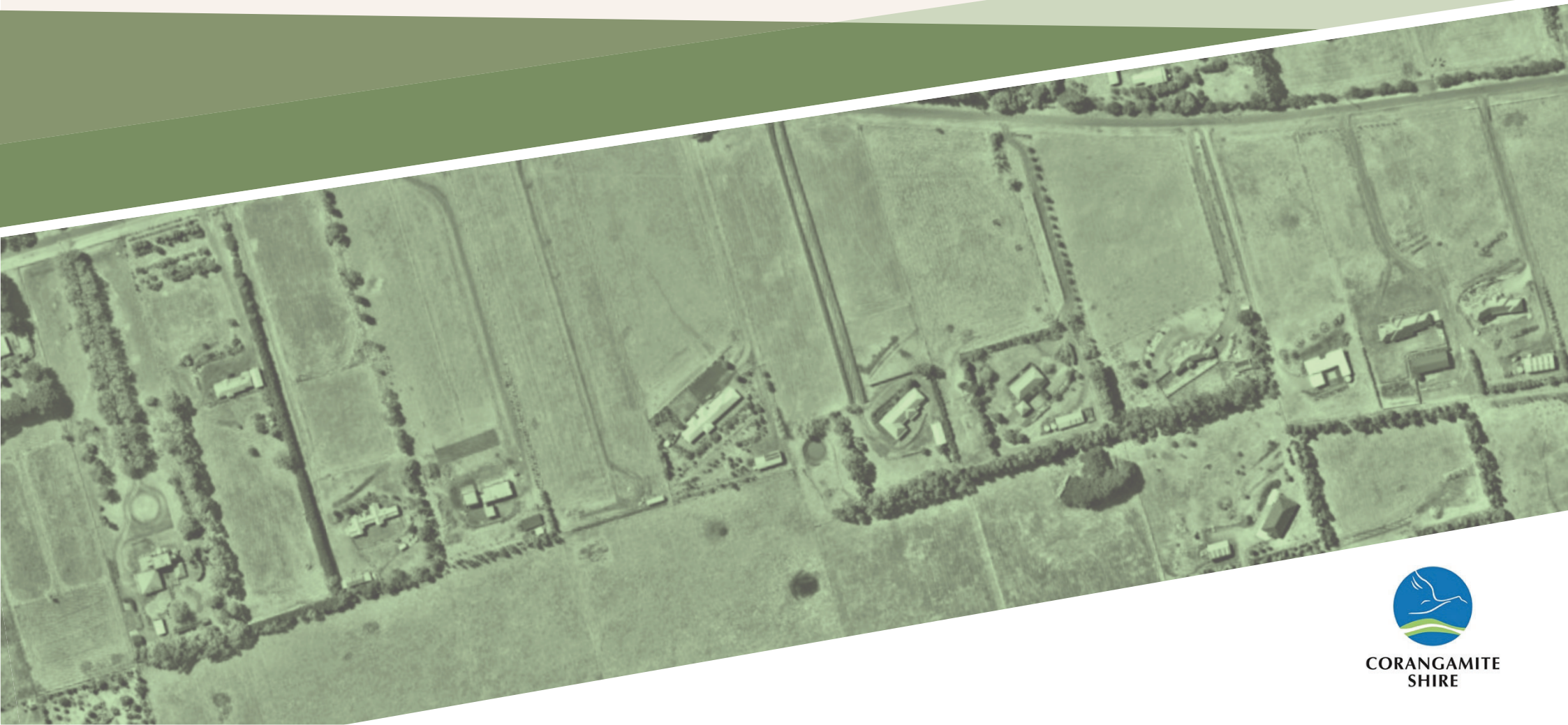


CORANGAMITE SHIRE **RURAL LIVING STRATEGY**

APRIL 2019

FINAL



CORANGAMITE
SHIRE

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Acknowledgements

The Project Team recognises that the State of Victoria has a proud Aboriginal history and complex entitlement and land stewardship systems stretching back thousands of years. The Project Team acknowledges the Traditional Owners of this land and offers their respect to the past and present Elders and through them all Aboriginal and Torres Strait Islander People.

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1 EXECUTIVE SUMMARY

1. EXECUTIVE SUMMARY

Myers Planning Group have been engaged by Corangamite 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 residential land throughout the Shire.

Corangamite Shire is a vast municipality. It stretches across the rugged Shipwreck Coast and world-renowned Great Ocean Road, dense native bushlands of the Port Campbell National Park, world-class grazing lands of the Heytesbury region and central-northern volcanic plains, craters and lakes. These landscapes are rich with natural resources, which make them attractive for rural lifestyle, ecotourism and agritourism, extensive agriculture (particularly dairy farming, sheep and cattle grazing and broadacre farming), intensive agriculture, as well as rural industries (i.e. gas processing facilities).

These assets, combined with expected increases in tourism visitation and private and public investment in tourism infrastructure and accommodation, have been the catalysts for the preparation and development of this document.

Background Report: The Background Report provides detailed background information on issues which impact on rural residential development including:

- State and Local Planning Policy objectives and strategies to guide decision making for the location of rural residential development opportunities;
- Environmental assets which impact on rural residential development at a municipal and township scale.
- Physical constraints which impact on rural residential development at a municipal and township scale.
- Supply and demand characteristics of rural residential land in Corangamite Shire;
- Further investigation areas.

Consultation: Targeted consultation with technical stakeholders, local real estate agents and developers was undertaken in November 2018. This consultation focused on the opportunities and constraints contained within ten of the Shire's key settlements, which were identified for further investigation through the **Background Report**. Further consultation was undertaken during April 2019, when the **Draft Rural Living Strategy** was placed on public exhibition. This consultation focused on the proposed Municipal Rural Residential Framework and proposed recommendations for ten of the Shire's key settlements.

Policy Directions: Eight key policy directions have arisen from technical investigations and consultation with key stakeholders as part of the development of the Background Report.

These directions have informed the **Rural Living Strategy's** approach to synthesising technical findings and consultation outcomes into proposed recommendations and include:

1. Develop clear policies as to where rural living is appropriate and where it should be encouraged.
2. Ensure a long-term supply of land for rural residential development in appropriate locations.
3. Direct rural living opportunities to existing settlements that have the necessary infrastructure and services to support additional population growth.
4. Direct future rural living opportunities in areas where there is sufficient supply.
5. Re-shape local rural residential frameworks in areas where there is evidence that the market has not responded to rural residential opportunities.
6. Consider application of rural residential zones and schedules, which may be used to support rural residential development opportunities.
7. Consider appropriateness of existing local planning policy and development plans for rural residential areas.
8. Provide direction on economic development initiatives which could be used to incentivise the market to uptake existing rural residential opportunities.

Rural Living Strategy: The purpose of the Rural Living Strategy is to provide direction for rural residential opportunities based on the analysis contained within the Background Report. Strategic directions, objectives, strategies and recommendations have been formulated to guide the preferred location for these rural residential opportunities within the Shire.

Land Supply and Property Market Characteristics: Theoretically, there is sufficient land available to meet the current demand for rural residential development within the Shire beyond 20 years. However, a large quantum of this supply is constrained by environmental, infrastructure and land use conflicts and has not been developed. Further, the supply of land available for rural residential opportunities is not located in higher demand areas along the coast or optimised to current local market preferences for lot size and infrastructure requirements.

Recommendations: The Strategy seeks to achieve a balanced approach between making recommendations to:

- support rural residential development within existing settlements;
- optimise existing requirements for rural residential development with local market preferences; and
- add rural residential land to current supply where it is strategically justified.

The Strategy has made recommendations for nine townships, which has resulted in the identification of approximately 214 hectares of additional

potential rural residential land to cater for long-term rural residential demand.

Recommendations pertaining to rural residential land stocks are outlined in the table overleaf. Where no additional rural residential zone land has been recommended (i.e. Skipton and Cobden), recommendations have focused on supporting the retainment of rural residential zone land and investment attraction initiatives to increase uptake of rural residential land supply.

Future Rural Residential Supply Recommendations (hectares)					
Location	LDRZ			RLZ	Total
	1	2	3		
Camperdown	-	-	-	88	88
Terang	-	-	-	60	60
Lismore	-	-	-	30	30
Noorat	7	-	-	-	7
Timboon	20	-	-	-	20
Port Campbell	10	-	-	-	10
Skipton	-	-	-	-	-
Cobden	-	-	-	-	-
Simpson	-	-	-	-	-
Derrinallum	-	-	-	-	-
Total	37	-	-	178	215

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

- Changes to the Municipal Planning Strategy at Clause 21 of the Corangamite Planning Scheme; and
- A regime of zoning changes to rural residential land to address immediate and future rural residential demand.

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 Corangamite Planning Scheme. The 'amendment' process will provide a further opportunity for community input on the form and content of change proposed to the Corangamite Planning Scheme.

The following further strategic work is recommended to be undertaken by Council prior to the preparation of a Planning Scheme Amendment:

- A bushfire hazard assessment of all areas designated to accommodate further rural residential land supply.
- Assessment of impact from the Timboon Transfer Station on a candidate area for short-term rural residential supply in Timboon.
- A Noorat Structure Plan, to consider a candidate area for rezoning Township Zone land to the Low Density Residential Zone.
- A Skipton Structure Plan, to consider a candidate area for long-term rural residential supply.

- A Derrinallum Structure Plan, to consider a candidate area for long-term rural residential supply.
- A Simpson Structure Plan, to consider a candidate area for long-term rural residential supply.
- A detailed drainage investigation, to consider a candidate area for rezoning of Farming Zone land to Rural Living Zone north of Black Street, Terang.

2 INTRODUCTION

2. INTRODUCTION

2.1 BACKGROUND

Myers Planning Group has been engaged by Corangamite Shire Council to complete the Corangamite Shire Rural Living Strategy. The Rural Living Strategy is the first of its kind for Corangamite Shire Council and is a key pillar of Council's population and investment attraction agenda. The Strategy seeks to advance the 2017-2021 Corangamite Shire Council Plan vision which states, '*Our communities will be vibrant, prosperous and growing*'.

The key outcome of the Rural Living Strategy is to assist Council in both statutory and strategic decision-making and provide a prospectus to attract rural lifestyle investment.

The Rural Living Strategy report is structured as follows:

- **Introduction**, which provides background information on the project scope and method.
- **Project Drivers**, which provide context to the key catalysts for the development of the Rural Living Strategy.
- **'Line of sight'**, which identifies the existing strategic alignment between National/State/Local trends and National/State/Regional/Local Policy context as it pertains to issues impacting on rural residential development.

- **Strategic Framework**, which sets out Council's proposed vision for rural residential development and key directions which are to be achieved through the proposed Rural Residential Framework and Implementation Schedule.
- **Rural Residential Framework**, which translates Council's proposed vision and key directions into strategic planning objectives and recommendations.
- **Implementation Schedule**, which provides guidance on prioritisation, timing and resourcing of key recommendations.

2.2 PROJECT SCOPE

The purpose of the Rural Living Strategy is to establish a planning and economic framework within the Corangamite Shire, which supports rural enterprise and opportunities for rural living. The project has sought to achieve this by:

- Reviewing the Shire's rural living land stocks, rural land uses, policies and strategies and relevant infrastructure and economic opportunities;
- Engaging with stakeholders to test key assumptions and to decipher key issues and directions for planning and economic policy to address; and
- Developing strategies and policy to attract further rural residential investment.

Rural residential development has been considered within the context of this project using the definition provided in Planning Practice Note 37, which states:

Rural residential development refers to land in a rural setting, used and developed for dwellings that are not primarily associated with agriculture. Some agriculture may take place on the land however it will be ancillary to the use for a dwelling. It is likely to be carried on for 'lifestyle' reasons and is unlikely to provide a significant source of household income. Rural residential land is typically also used for non-agricultural home occupations or for large gardens. These lots are larger than typical residential lots, but are usually too small for agricultural use.

2.3 METHOD

The Rural Living Strategy is being undertaken over five (5) stages as illustrated in Figure 1 (right). This figure represents the relationship between the current and proposed deliverables for each stage of the Rural Living Strategy.

The current stage (Stage 5) seeks to finalise the Rural Living Strategy document following feedback received during the public exhibition period for the Draft Rural Living Strategy. The results of consultation for this stage are outlined in Section 2.5 (overleaf).

Figure 1 (right) represents the relationship between the current and proposed deliverables for each stage of the Rural Living Strategy.

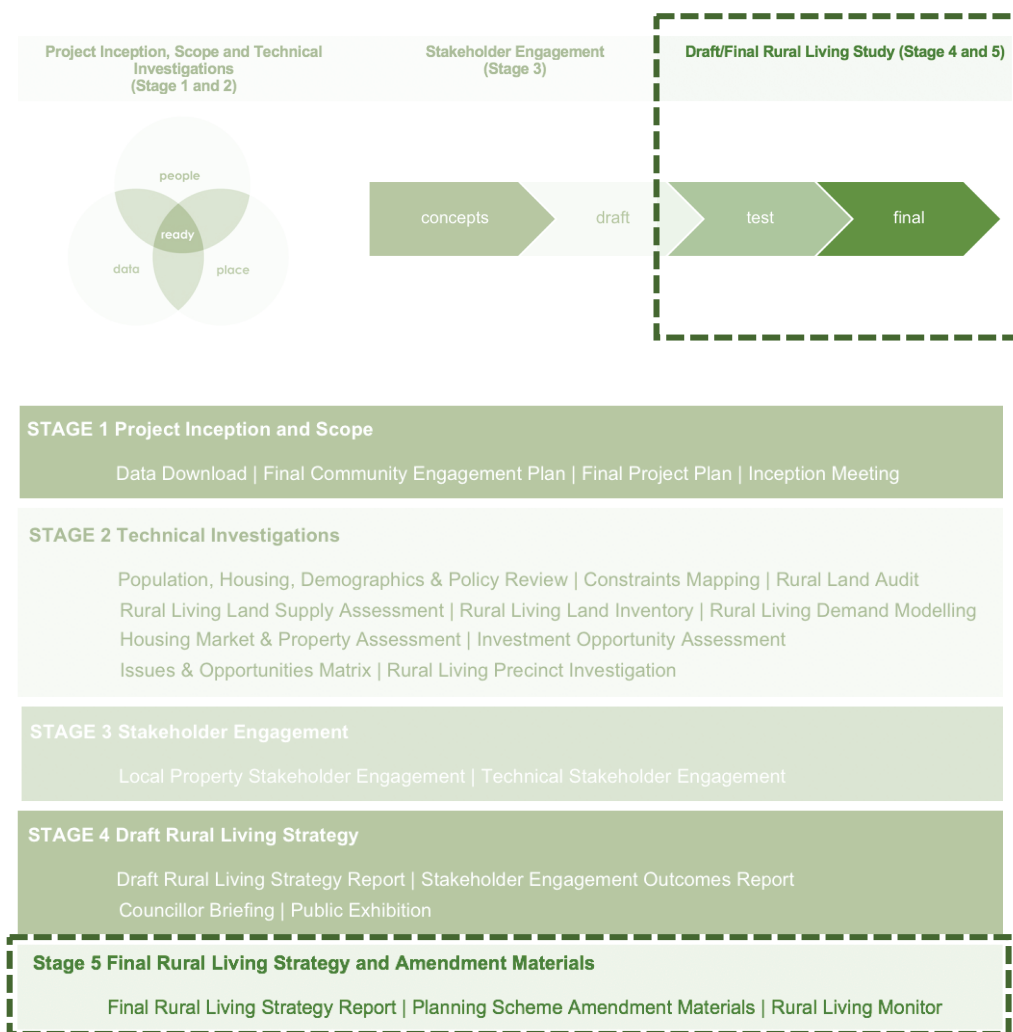


Figure 1. Project Methodology

2.4 STAKEHOLDER ENGAGEMENT OUTCOMES

The stakeholder engagement outcomes documented in this report relate to two periods of focused engagement during November 2018 (Stage 3) and March-April 2019 (Stage 4). It is worth noting that consultation activities have occurred throughout all stages of the project and are not specifically commented on in this section. These activities are comprehensively listed in the Project and Community Engagement Plan (see **Appendix A**), which was prepared during Stage 1 of the project.

The activities and key outcomes derived from stakeholder engagement conducted as part of the Corangamite Rural Living Strategy project are outlined below.

STAGE 3 STAKEHOLDER ENGAGEMENT

The purpose of engagement during this stage of the project was to gain feedback from key stakeholders on the Background Report. The input from stakeholder groups engaged at this stage of the process was used to inform the Draft and Final Rural Living Strategy.

Eleven (11) workshops were carried out and attended by:

- Public organisations and agencies, including:
 - o Corangamite Shire Council;
 - o Wannon Water;
 - o Department of Environment, Land, Water and Planning.
- Key landowners, developers and property managers, including representatives from:

- o Daffy G A Real Estate (Camperdown)
- o Ray White (Camperdown)
- o Falk & Co Real Estate (Camperdown)
- o Ray White (Timboon)
- o Charles Stewart (Camperdown)
- o Harris & Wood (Warrnambool)
- o Home Seeka Real Estate (Warrnambool)
- o Roberts One Real Estate (Warrnambool).

One-on-one interviews and email exchanges were also carried out with invitees unable to attend the workshops in order to gain comment and feedback.

The key outcomes derived from these workshops are summarised by theme, below:

Servicing and Infrastructure

Key landowners, developers and property managers consistently remarked that the requirements for infrastructure in rural residential development were cost-prohibitive to developers. The presence of existing accessible road infrastructure was consistently identified as the key determinant of a rural residential property's development potential.

Public organisations and agencies remarked that an appropriate assessment of servicing requirements, infrastructure provision, land supply and demand and bushfire hazard should be considered in any areas for future rural residential supply.

Environment and Landscape Values

Key landowners, developers and property managers consistently remarked that inquiries for rural residential land were frequently located within areas of high environmental and landscape significance, such as Timboon and Port Campbell.

Public organisations and agencies consistently remarked that townships which appeared to experience high demand for rural residential development (i.e. Timboon and Port Campbell) were also the most constrained by environmental risks (i.e. bushfire, slope and vegetation). These stakeholders remarked that an appropriate assessment of landscape values, environmental risks and bushfire hazard should be considered in any areas for future rural residential supply.

Land Supply and Demand

Key landowners, developers and property managers consistently remarked that there was high demand for one-hectare and two-hectare properties within the rural residential market. These stakeholders cited demand was driven mostly from suburban based investors looking for rural residential property to relocate to, with interest focused mainly on the peripheries of Camperdown, Timboon and Port Campbell. Timboon-based stakeholders all speculated that the Timboon Township's rural residential land supply was about to experience a rapid take up in the very near future.

Public organisations and agencies remarked that rural residential demand figures for the Shire were relatively low and that the take up of existing rural residential land should be a priority prior to rezoning of further land for rural residential development. These stakeholders also emphasised that existing serviced rural residential land should not be compromised for development at higher densities, should it be required in future.

STAGE 4 STAKEHOLDER ENGAGEMENT

The purpose of engagement during this stage of the project was to gain feedback from the general public and key stakeholders on the Draft Rural Living Strategy. The input from stakeholder groups engaged at this stage of the process was used to inform the Final Rural Living Strategy.

In addition to a public invitation for submissions to the Draft Rural Living Strategy, three (3) public 'drop in session' were carried out during March 2019. These sessions were attended by thirty-one (31) individuals with a range of perspectives and interests.

Invitations were also sent out to all key agencies and state government departments to attend targeted workshops or one-on-one interviews. No agencies took the opportunity to meet with the project team during this stage.

During the exhibition period thirteen (13) submissions were received including four (4) submissions supporting the strategy (with no requested changes) and nine (9) submissions requesting changes or stating concerns.

The key outcomes derived from the 'drop in sessions' are summarised by location, below:

Lismore Drop-In Session

This session was used to discuss the settlements of Skipton, Lismore and Derrinallum. The following items were raised by the ten (10) attendees who participated in the forum:

- Example of twenty (20) conventional residential lots selling quickly within Lismore (east of Brown Street).
- Potential re-use of the old 'flaxmill' site (south of Seymour Street).
- Costs versus benefits of servicing the town with sewer infrastructure.
- The need to invest in initiatives which attract 'young' families and skilled workers to Lismore and Derrinallum (and the Shire at large) and incentivize these demographics to relocate or remain in small townships.
- New and upgraded accommodation needed to cater for an ageing community demographic in order to help people 'age in place'.
- Need for '24-hour' access to nearby health services.

- Need for investment in moderate-quality short-term accommodation to attract visitors and capitalise on tourism landmarks (such as Mount Elephant) close to town.

Timboon Drop-In Session

This session was used to discuss the settlements of Timboon, Port Campbell and Simpson. The following items were raised by the nine (9) attendees who participated in the forum:

- Infrastructure impediments and solutions to carrying out an approved thirty-nine (39) plan of subdivision for a property at Leahys Road and Lindquists Road, Timboon.
- Potential for rural residential growth east of Timboon and south of the unmade section of the Church Street road reserve.
- Example of 'slow moving' conventional residential subdivision east of Rands Road.
- Support for promoting rural residential 'development' within twenty (20) kilometres of key centres.
- Interest in developing land south of the unmade section of the Church Street road reserve.
- Support for recommendation to rezone land adjoining Curdies River Road from Farming Zone to Low Density Residential Zone.

Camperdown Drop-In Session

This session was used to discuss the settlements of Camperdown, Terang, Noorat and Cobden.

The following items were raised by the eleven (11) attendees who participated in the forum:

- Support for recommendation to rezone land north of Black Street, Terang from the Farming Zone to the Rural Living Zone.
- Concern over poorly draining rural residential areas north of Black Street, Terang.
- Support for rezoning of land north of Gnotuk Road, Camperdown.
- Support for rezoning land west of Park Road, Camperdown from the Farming Zone to the Rural Conservation Zone.
- Request to consider additional land for rezoning south of the Princes Highway.
- Objection to applying a two (2) hectare minimum subdivision size for Low Density Residential Zone land north of Gillies Street, Camperdown.
- Support for a one (1) hectare minimum lot size to existing Low Density Residential Zone land north of Gillies Street, Camperdown.
- Support for additional rural residential land in Noorat.

3 PROJECT DRIVERS

3. PROJECT DRIVERS

This section describes the drivers of change which shape the context for current and future rural residential development in Corangamite Shire.

3.1 PROTECTION OF AGRICULTURAL LAND

Corangamite Shire contains areas of valuable, high quality agricultural land. The protection of agricultural land needs to be considered in light of current and future needs, taking into account future changes such as climate change, advances in agricultural and land management practices, and emerging technologies.

Corangamite Shire is also well positioned to capture growing interest and investment in intensive agriculture, including primary production, service provision and processing and manufacturing of intensively farmed products. Intensive agriculture has the potential to generate local employment on farm and across the supply chain, attracting opportunities for locally based manufacturing, research and development, training and technological advancements.

3.2 LAND FRAGMENTATION

Historic subdivision policies have resulted in fragmentation of rural land and have left a significant legacy of small rural lots, being lots less than 2ha. As such landholders, commonly have expectations that they will be able to construct a dwelling on small rural lot. However, unfettered dwelling development in rural areas can have a number of significant consequences

on agriculture including increased land prices, reduced investment in farm operations and land use conflicts.

This Strategy seeks to ensure that agricultural land is protected from encroachment arising from inappropriate rural residential development and to direct rural residential development to locations where it will not result in the loss of productive agricultural land.

3.3 ENVIRONMENTAL AND LANDSCAPE ASSETS

Corangamite Shire includes numerous major environmental features and areas of biodiversity significance including coastline, waterways, lakes, views and vistas to natural features and landscapes of world-renown. The municipality also contains areas of productive agricultural land. These environmental assets need to be carefully protected from any negative impacts of land use and development. Additionally, other environmental issues such as bushfire risk, slope, flooding and acid sulphate soils are recognised as constraints to particular future land uses and development in order to minimise any potential risk to life and property.

3.4 HOUSING GROWTH

Corangamite Shire is currently home to approximately 16,086 residents. The population of Corangamite Shire is forecast to grow by at least 2.5% to house an additional 439 persons by 2036. Camperdown, Terang and

Timboon will accommodate the majority of the growth, followed by Port Campbell, Noorat and Simpson.

The growing population will require an additional 702 new houses to be provided through infill and greenfield development across all residential and rural residential zones, meaning an average of 39 new dwellings will need to be constructed each year for the next eighteen (18) years (2018-2036).

Corangamite Shire aspires to grow the Shire's population beyond this figure to reinforce its role as the premier rural lifestyle municipality along the Great Ocean Road.

3.5 TOURISM VISITATION AND INVESTMENT

Visitation to the Shire has grown over the past ten years, attracting an annual average of almost 400,000 overnight visitors and up to 3 million visitors in total. Of these, at least 2 million visitors are attracted to the Port Campbell National Park annually. A number of tourism accommodation proposals have also been approved by Corangamite Shire Council since 2008, valued at \$134 million. These developments alone may generate up to 800 direct and in-direct jobs (combined) over the construction phase of their developments. Further permanent impacts are expected to follow during the operational phase of these developments, which will drive significant growth in population and tourism investment. These clusters of intensive tourism and construction activity could create seasonal and permanent pressure for accommodation along the coastline and in close proximity to coastal settlements.

This Strategy seeks to plan the addition of rural residential supply in areas which are likely to experience pressure arising from employment and population growth.

3.6 OPTIMISATION OF RURAL RESIDENTIAL LAND

Corangamite Shire has potential for further rural residential development among existing rural residential land stocks and areas identified in existing policy and Framework Plans. However, much of this land is subject to flooding, buffer distances to industry, constrained by infrastructure requirements or not optimised to meet local market preferences for lot size.

This Strategy seeks to recognise current constraints on development and direct future rural residential land supply to areas where this style of development can be supported by existing infrastructure and services.

3.7 RURAL RESIDENTIAL INVESTMENT ATTRACTION

There are some areas within Corangamite Shire where populations are in decline and where current development rates do not provide a strategic justification for adding further rural residential supply to the market to cater for current or projected demand.

In these circumstances, the prospect of adding further rural residential land supply may sometimes be viewed as an opportunity to attract population or investment.

This strategy should be approached with caution, as the addition of further supply to rural residential land stocks can result in further depressing the

market and compromising the financial viability of further rural residential development.

This Strategy seeks to plan the addition of rural residential land supply in areas which are able to support further demand and ensure land is released to the market when required.

4 STRATEGIC CONTEXT

4. STRATEGIC CONTEXT

4.1 STRATEGIC 'LINE OF SIGHT'

This section outlines the strategic 'line of sight' between the National and State Context, State and Local Planning Policy and Local Context within Corangamite Shire as it pertains to rural residential land use and development. These items provide the basis for the overarching context for the vision, directions and recommendations of the Rural Living Strategy.

Key 'line of sight' observations are illustrated in **Figure 2** with further discussion provided in the following sub-sections.

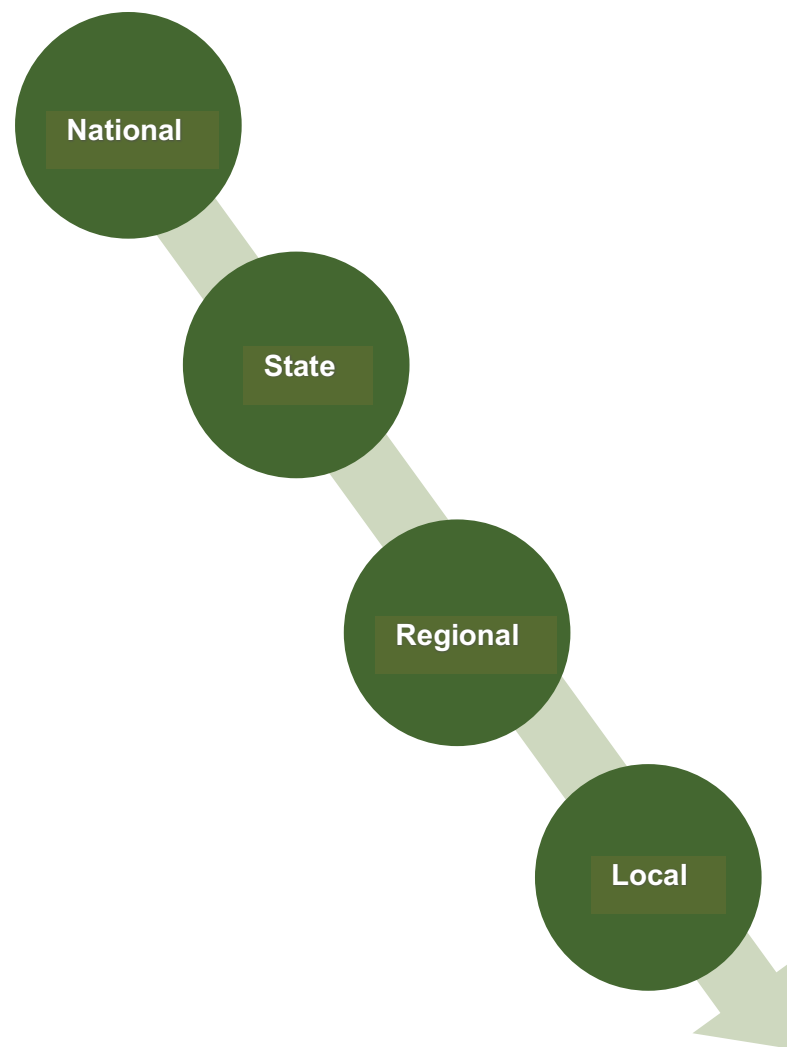


Figure 2. Strategic 'Line of Sight'

4.2 STRATEGIC POLICY ALIGNMENT

The following key National, State, Regional and Local strategic planning and policy documents are relevant to rural residential land use and development. Key findings from these documents have been ordered to demonstrate the strategic alignment between existing policies across the key themes of 'Economic Development', Settlement, Environmental Hazards, Housing and Rural Residential Development. A more detailed analysis and discussion of these documents is contained in the **Corangamite Shire Rural Living Strategy Background Report (2018)**.

THEME	'SIGHT' LEVEL	POLICY	KEY IMPLICATIONS
ECONOMIC DEVELOPMENT	NATIONAL	Tourism Forecasts (2017)	Projected 50% increase in tourism expenditure in Australia between 2018-2027. Projected increase to 15 million international visitors p.a. to Australia by 2056-2027.
ECONOMIC DEVELOPMENT	NATIONAL	National Food Plan (2013)	Aims to increase agriculture and food-related exports by 45% to 2025. Aims to increase agricultural productivity by 30% to 2025.
ECONOMIC DEVELOPMENT	STATE	Victoria's 2020 Tourism Strategy	Increase [tourism] yield by supporting major investment in priority regions, with an initial focus on the Great Ocean Road. Support and identify changes to planning and other regulation across Local, State and Commonwealth Governments and remove unnecessary barriers to investment, and approval processes to reduce unnecessary costs and provide certainty.
ECONOMIC DEVELOPMENT	STATE	Victoria's Visitor Economy (2018)	6.7% increase in total tourism spend on Great Ocean Road (2017-2018). Highest total tourism spend of any tourism region in Victoria (\$1.3 billion). 4.9% growth in total visitors per annum.

THEME	'SIGHT' LEVEL	POLICY	KEY IMPLICATIONS
ECONOMIC DEVELOPMENT	STATE	Victorian Visitor Economy Strategy (2016)	<p>Aims to increase visitor expenditure to \$36.5 billion to 2024/2025.</p> <p>Aims to increase employment to 320,700 jobs to 2024/2025.</p> <p>Increase government investment in infrastructure and amenities for key public tourist attractions.</p>
ECONOMIC DEVELOPMENT	STATE	Clause 14.01 Agriculture	Protect the state's agricultural base by preserving productive farmland (Protection of agricultural land).
ECONOMIC DEVELOPMENT	STATE	Clause 17.01 Employment	Strengthen and diversify the economy (Diversified economy).
ECONOMIC DEVELOPMENT	REGIONAL	Clause 17.01-1R Diversified economy – Great South Coast	<p>Support agriculture as a primary source of economic prosperity and increase the region's contribution to the nation's food production.</p> <p>Support rural production and associated economic development opportunities including rural industry, rural sales, accommodation and tourism.</p>
ECONOMIC DEVELOPMENT	LOCAL	Clause 21.04 Economic Development	<p>Protect agricultural land (Agriculture).</p> <p>Sustainably manage regionally significant tourism attractions, such as the Great Ocean Road, lakes, waterways and volcanic cones (Tourism).</p>
ECONOMIC DEVELOPMENT	LOCAL	Corangamite Economic Development Strategy 2017-2921	<p>Ensure the planning framework, infrastructure and availability of zoned land supports industry attraction and rural living (Theme 1- Maintain Leadership in Economic Development).</p> <p>Facilitate increased supply of short stay accommodation in the hinterland and northern regions, particularly boutique farm stay and cottage accommodation (Theme 3 – Grow the Visitor Economy).</p>

THEME	'SIGHT' LEVEL	POLICY	KEY IMPLICATIONS
SETTLEMENT	STATE	Clause 11 Settlement	Anticipate the needs of existing and future communities through provision of zoned and service land for housing and employment.
SETTLEMENT	STATE	Clause 11.01 Victoria	Promote sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.
SETTLEMENT	STATE	Clause 11.02 Managing Growth	<p>Ensure sufficient supply of land is available for residential uses (Supply of urban land).</p> <p>Manage the sequence of development in areas of growth so that services are available from early in the life of new communities (Sequencing of development).</p> <p>Locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create sustainability benefits while protecting primary production, major sources of raw materials and valued environmental areas (Growth areas).</p> <p>To plan for sustainable coastal development (Coastal settlement).</p> <p>Protect and enhance the valued attributes of identified distinctive areas and landscapes (Distinctive areas and landscapes).</p>
SETTLEMENT	REGIONAL	Clause 11.01-5R Great South Coast	Attract more people to the region.
SETTLEMENT	REGIONAL	Clause 11.03-5R The Great Ocean Road region	Manage the sustainable development of the Great Ocean Road region.
SETTLEMENT	STATE	Victorian Coastal Strategy	Identifies Port Campbell as a coastal settlement within the Great South Coast Region.

THEME	'SIGHT' LEVEL	POLICY	KEY IMPLICATIONS
SETTLEMENT	LOCAL	Clause 21.01-2 Key Issues and Influences	<p>Planning for growth within existing township boundaries and into appropriate adjacent land as efficiently as possible and in a manner that delivers appropriate infrastructure.</p> <p>Managing rural residential development and subdivision to reduce impact on productive agriculture.</p> <p>Maintaining the viability of townships and rural communities in the face of declining population.</p> <p>Managing competing demands for agricultural land, including limiting urban and rural residential encroachment into highly productive agricultural areas.</p>
SETTLEMENT	LOCAL	Clause 21.02 Settlement, Built Form and Heritage	<p>Ensure urban and rural land uses are clearly separated (Township Settlement).</p> <p>Ensure development is undertaken in a manner that prioritises the protection of human life over all other policy considerations (Township Settlement).</p> <p>Limit the further fragmentation of rural land (Rural Settlement, Subdivision and Dwellings).</p> <p>Apply the Rural Living Zone to areas suitable for rural lifestyle dwellings and subdivision (Rural Settlement, Subdivision and Dwellings).</p>

THEME	'SIGHT' LEVEL	POLICY	KEY IMPLICATIONS
SETTLEMENT	LOCAL	Clause 21.02 Settlement, Built Form and Heritage	<p>Encourage infill residential development and consolidation of existing townships (Township Settlement).</p> <p>Ensure urban and rural land uses are clearly separated (Township Settlement)</p> <p>Ensure development is undertaken in a manner that prioritises the protection of human life over all other policy considerations (Township Settlement).</p> <p>Ensure rural residential development is appropriately located (Rural Settlement, Subdivision and Dwellings).</p> <p>Limit the further fragmentation of rural land (Rural Settlement, Subdivision and Dwellings).</p> <p>Apply the Rural Living Zone to areas suitable for rural lifestyle dwellings and subdivision (Rural Settlement, Subdivision and Dwellings).</p>
SETTLEMENT	LOCAL	Clause 21.05 Infrastructure and Transport	Ensure new uses and development of land have access to adequate services.
ENVIRONMENTAL ASSETS AND HAZARDS	STATE	Protecting Victoria's Environment – Biodiversity 2037	Victoria will increasingly need to protect and utilise its environmental assets, including its world-class tourism attractions to deliver co-benefits for the economy and environment, and to help communities become more liveable, resilient and climate adapted.
ENVIRONMENTAL ASSETS AND HAZARDS	STATE	Regional Bushfire Assessment – Corangamite Shire Council	Almost all of the Corangamite Shire is identified as 'bushfire prone'. Bushfire hazards exist within urban/rural interfaces in Skipton, Timboon and Port Campbell.

THEME	'SIGHT' LEVEL	POLICY	KEY IMPLICATIONS
ENVIRONMENTAL ASSETS AND HAZARDS	STATE	Clause 13.02 Bushfire	Direct population growth and development to low risk locations, being those locations assessed as having a radiant heat flux of less than 12.5 kilowatts/square metre under <i>AS 3959-2009 Construction of Buildings in Bushfire-prone Areas</i> (Bushfire planning).
ENVIRONMENTAL ASSETS AND HAZARDS	STATE	Clause 13.03 Floodplains	Assist the protection of life, property and community infrastructure from flood hazard (Floodplain management).
ENVIRONMENTAL ASSETS AND HAZARDS	LOCAL	Clause 21.03-2 Environment and Natural Resources	Ensure development is only permitted where the risks to life, property and community infrastructure from bushfire and flood is low (Environmental risks).
ENVIRONMENTAL ASSETS AND HAZARDS	LOCAL	Municipal Emergency Management Plan	The Shire is prone to bushfire in the grasslands to the north and to a lesser extent in the forested areas in the south.
HOUSING AND RURAL RESIDENTIAL DEVELOPMENT	OTHER	Practice Note 37 Rural Residential Development	Provides a framework for determining whether rural residential development be supported in a locality.
HOUSING AND RURAL RESIDENTIAL DEVELOPMENT	OTHER	Practice Note 42 Applying the Rural Zones	Provides guidance regarding the application of rural zones.

THEME	'SIGHT' LEVEL	POLICY	KEY IMPLICATIONS
HOUSING AND RURAL RESIDENTIAL DEVELOPMENT	STATE	Clause 16 Housing	Identify land suitable for rural residential development (Rural residential development).
HOUSING AND RURAL RESIDENTIAL DEVELOPMENT	STATE	Clause 16.01 Residential Development	Promote a housing market that meets community needs (Integrated housing).
HOUSING AND RURAL RESIDENTIAL DEVELOPMENT	REGIONAL	Clause 16.01-5R Rural residential development – Great South Coast	Support rural residential development in locations that: <ul style="list-style-type: none"> - Are adjacent to towns with limited demand to sustain population levels and communities. - Are not strategically identified for standard density urban growth.
HOUSING AND RURAL RESIDENTIAL DEVELOPMENT	LOCAL	Clause 21.02 Settlement, Built Form and Heritage	Ensure rural residential development is appropriately located (Rural Settlement, Subdivision and Dwellings).

HOUSING AND
RURAL
RESIDENTIAL
DEVELOPMENT

LOCAL

Clause 21.06 Local Areas

Provide for a range of residential development options, including large residential lots adjacent to town (**Camperdown**).

Support single dwellings on lots in residential areas adjacent to industrial areas (**Camperdown**).

Support the restructure of allotments to an appropriate density in the land subject to inundation north of the railway line and east of Camperdown-Ballararat Road (**Camperdown**).

Provide a variety of housing types to meet the needs and expectations of a range of community members, including infill, aged suburban, large lot, rural residential and the higher end markets (**Cobden**).

Support low density residential development to the south of the town (**Lismore**).

Avoid future urban development to low density residential areas (**Noorat**).

Protect the existing low scale coastal village character and identify of Port Campbell (**Port Campbell**).

Support new development that does not compromise the landscape setting of the town (**Port Campbell**).

Protect visual quality of rural land which forms an important back drop to the town – no low-density residential development (**Port Campbell Township Structure Plan**).

Promote and support a compact urban form (**Simpson**).

Facilitate urban development in growth corridors in the following manner: Low density residential development to the west of the town / Princes Highway (**Terang**).

Low Density Residential Development:

THEME	'SIGHT' LEVEL	POLICY	KEY IMPLICATIONS
HOUSING AND RURAL RESIDENTIAL DEVELOPMENT	LOCAL	Corangamite Planning Scheme Review 2016	<p>A) No expansion beyond existing zoned areas.</p> <p>B) New development area with 2Ha minimum lot size.</p> <p>C) Consolidate existing low-density development (Timboon).</p> <hr/> <p>The community desires to encourage 'rural living' development as a valid response to population attraction and lifestyle 'transitioning'.</p>

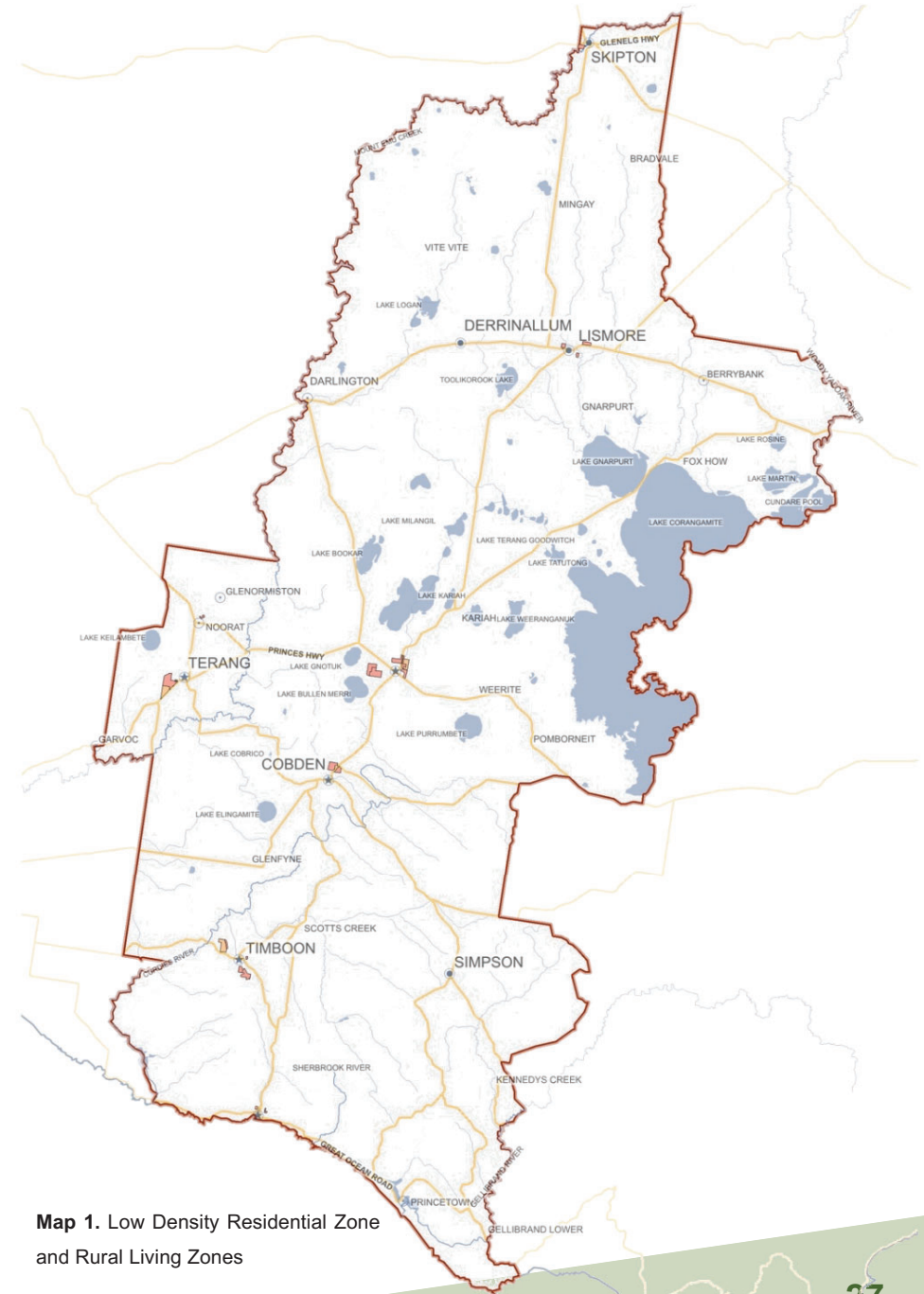
4.3 LOCAL PLANNING FOR RURAL RESIDENTIAL DEVELOPMENT

The Rural Living Strategy is focused on delivery recommendations for land contained in the rural residential suite of planning controls. The zones which designate land for 'rural residential' uses are highlighted in Map 1 (right). Tables 1 and 2 (overleaf) describe the current guidance for development within these areas and the extent of land contained within these zones at a municipal scale. Section 6 describes how these zones apply to each settlement and township in greater detail.

- Low Density Residential Zone:** This zone provides for low-density residential development on lots, which, in Corangamite Shire's context, are situated within rural environments or on the fringe of urban areas.
- Rural Living Zone:** Provides for residential use in a rural environment and is applied on the rural edge of some of the Corangamite Shire's larger townships and settlements.

The above zones are the primary tools for identifying land for rural residential development in the Corangamite Planning Scheme.

Further discussion on the location of rural residential development, current land supply, demand, property market characteristics and future needs is contained in Section 4.5.



Map 1. Low Density Residential Zone and Rural Living Zones

Table 1. Low Density Residential Zone

Schedule	Land	Minimum subdivision area	Minimum area for which no permit is required to use land for a dwelling
1	Camperdown, Cobden, Lismore, Noorat, Port Campbell, Skipton, Terang and Timboon.	0.4 hectares	N/A
2	Camperdown's western edge.	2 hectares	N/A
3	Camperdown's western edge.	0.4 hectares	N/A

Table 2. Rural Living Zone

Schedule	Land	Minimum subdivision area	Minimum area for which no permit is required to use land for a dwelling
1	Applies to land on the rural edges of Camperdown and Terang.	8 hectares	0.7 hectares
2	Applies to one lot on Curdies River Road, Timboon.	3 hectares	0.7 hectares

4.4 FRAGMENTATION OF RURAL LAND

Historic subdivision policies have resulted in fragmentation of rural land and have left a significant legacy of small rural lots. Subdivision of large properties was facilitated through soldier settlement schemes and two-lot subdivision provisions have been used to create 'superannuation' lots or to address financial distress and farm succession issues. Map 2 demonstrates the extent and distribution of land parcels while Map 3 demonstrates the holdings of land, which comprise these land parcels. Many of these small lots are farmed as part of larger holdings.

Furthermore, a review of dwelling and subdivision planning permit approvals in the Farming Zone and Rural Conservation Zone found:

- Since 2008, around 19 planning permits have been approved annually for new dwellings in the Farming Zone and Rural Conservation Zone.
- Planning permit approvals for new dwellings in the Farming Zone and Rural Conservation Zone between 2008-2010/18 have been concentrated in Corriemungle, Port Campbell (District) and Timboon (District).

It would be expected that the number of dwellings would coincide with an increase in the number of farm businesses or farm holdings. However, the number of farm businesses in Corangamite has remained steady over the last ten (10) years.

The consolidation of some farms for productivity gains suggests that many new dwellings being constructed in the Farming Zone are not strictly for farming purposes. This notion is supported by the Corangamite Planning Scheme Review, which also identified that the encroachment of rural lifestyle dwellings in the Shire's Farming Zone areas is increasing despite the dwellings being contrary to strategic settlement policies at a State and local level, which seek to maintain residential living within existing settlements and to protect productive agricultural land.

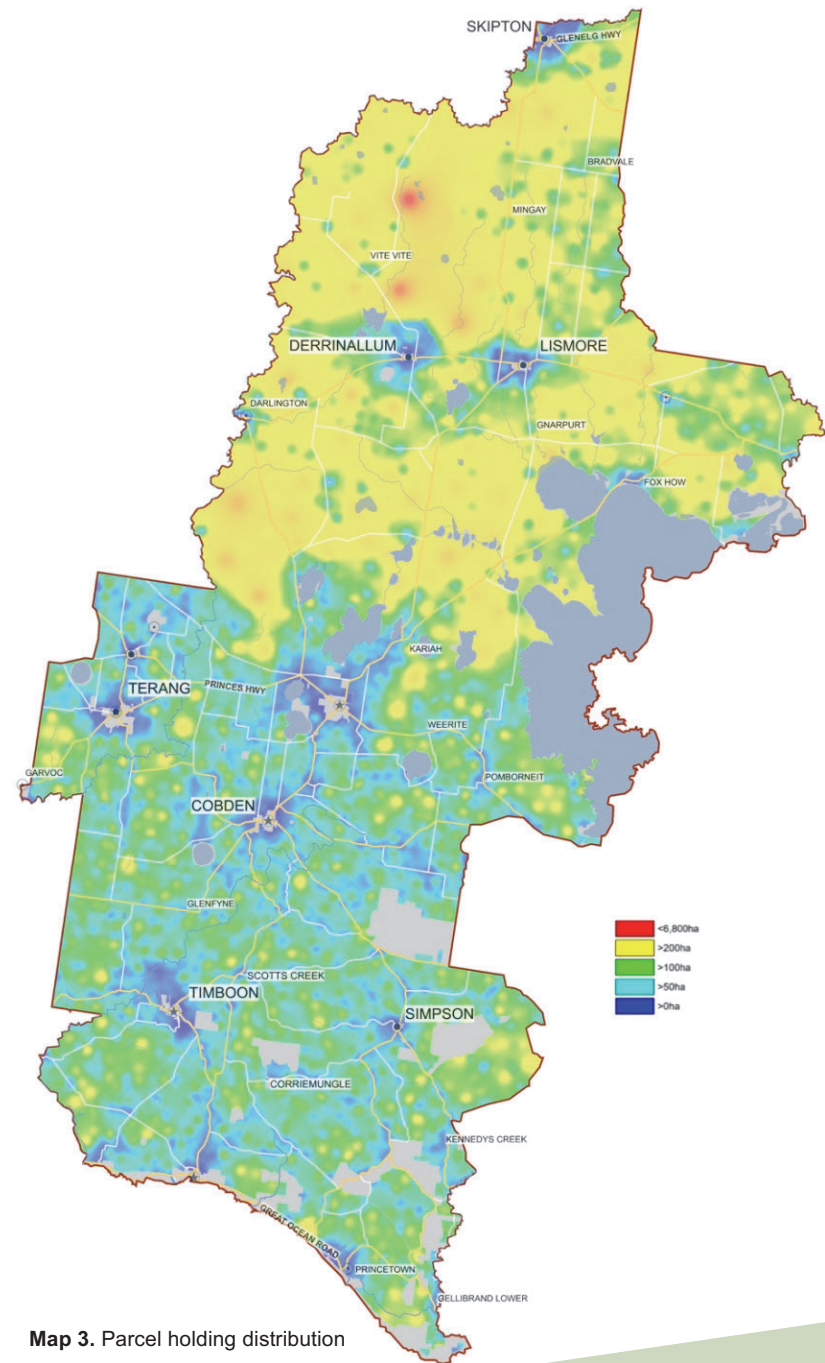
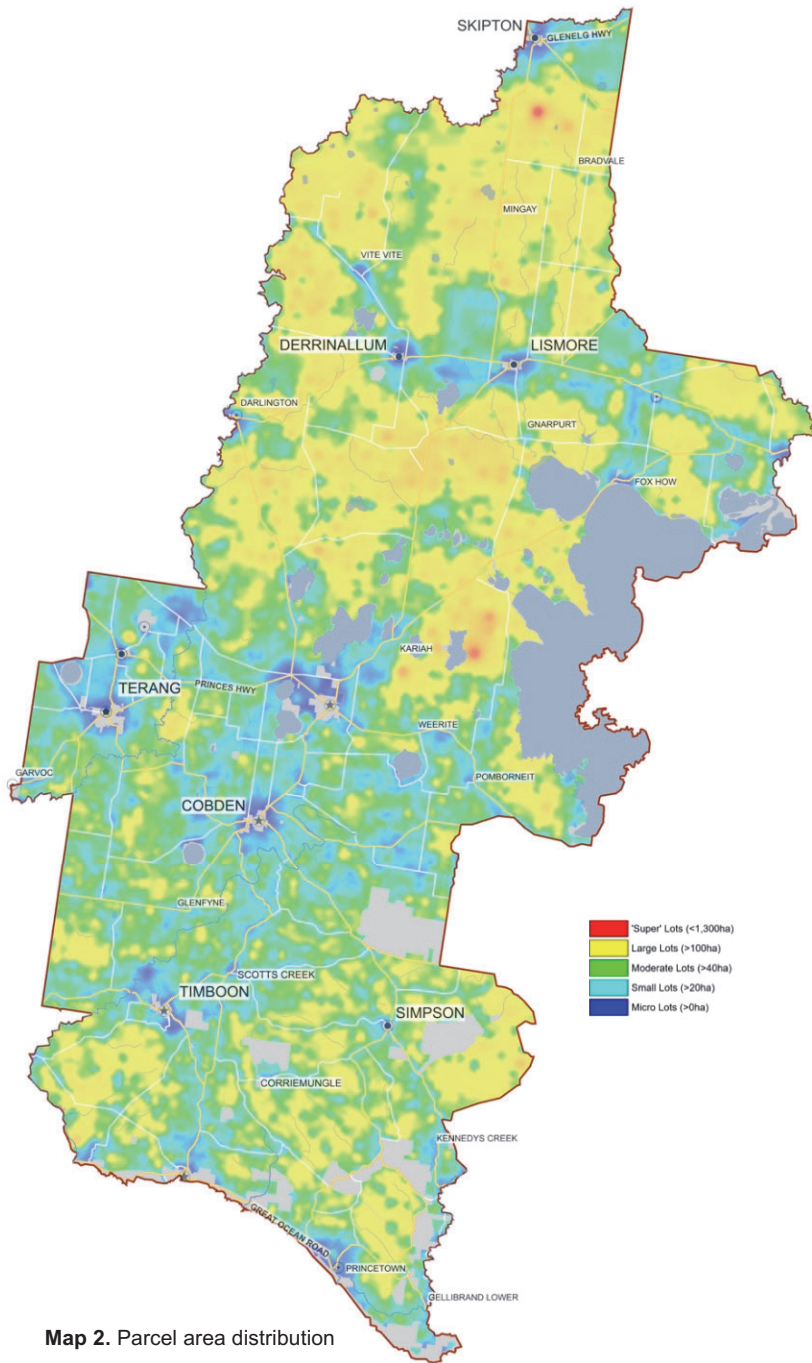
This notion is also supported by comments received through stakeholder discussions with Council, real estate agents and developers who observed that they are frequently in receipt of enquiries for dwelling development on lots under the minimum lot size for a dwelling in the Farming Zone, from landholders wanting a rural lifestyle property.

Landholders commonly have expectations that they will be able to construct a dwelling on a small lot. However, unfettered dwelling development in rural areas has a number of significant consequences, including:

- An "impermanence syndrome" i.e. market apprehension or uncertainty about the status of agricultural land which leads to disinvestment in agricultural production, devaluation of land and an erosion in producer confidence. This occurs when competition for rural land increases land prices and facilitates speculation. As farmland becomes 'fragmented', farmers are deterred from investing in their operations as they anticipate the conversion of their land out of commercial agriculture, or develop a reliance on theoretical income that land can be sold off and developed for rural residential development.

- Rural amenity expectations, as new residents in an agricultural landscape have an expectation of a 'dormant' or benign rural environment with little to no impact from surrounding farm operations.
- Residential development in rural settings results in a poor uptake of land in zoned rural residential estates, due to 'leakage' into rural areas.

The Rural Living Strategy seeks to provide clear direction to Council and the community regarding locations where rural residential should be located to avoid the above outcomes through the proposed Rural Residential Framework and Implementation Schedule.



4.5 LAND SUPPLY AND PROPERTY MARKET CHARACTERISTICS

This section provides a summary of the rural residential supply and demand assessment and key findings arising from the property market analysis contained in the Corangamite Shire Rural Living Strategy – Background Report.

2.5 SUPPLY AND DEMAND

Rural residential development occurs across the municipality and provides a valuable and highly sought-after lifestyle choice for current and future residents of Corangamite Shire.

According to Practice note 37 'rural residential development' refers to:

Land in a rural setting, used and developed for dwellings that are not primarily associated with agriculture. Some agriculture may take place on the land however it will be ancillary to the use for a dwelling. It is likely to be carried on for 'lifestyle' reasons and is unlikely to provide a significant source of household income.

For the purposes of this analysis, rural residential development includes land currently in the Rural Living Zone and Low Density Residential Zone.

Two rural residential demand scenarios have been investigated as part of the projected demand analysis. Both scenarios have been informed by detailed analysis of planning policy, population forecasts, development constraints and property data.

For the purposes of this supply and demand assessment, it is assumed that all unoccupied and unconstrained lots will be developed without further subdivision of this land and that household and dwelling demand is maintained at current rates of development.

On this basis, it is estimated that there is a total of 150 available unoccupied lots within the Low Density Residential Zone and Rural Living Zone suitable for rural residential development. Using an annual development rate of 3.1 rural residential dwellings per year, this equates to approximately 48 years supply of rural residential land across the municipality.

The following observations are made regarding this scenario:

- State Planning Policy advocates that municipalities generally retain a 15-year supply of land. On this basis, there is currently a 33-year surplus of rural residential land across the Shire.
- Using the past rate of demand for development within the Low Density Residential Zone and Rural Living Zone, it is projected that:
 - a total of 47 rural residential lots are required to provide 15 years of supply for the Shire.
- It is estimated that the Shire currently has 155.9ha of vacant Low Density Residential Zone and 141ha of vacant Rural Living Zone land to cater for this demand.

- Due to the low take up of land zoned for rural residential development, even a small shift in the number of dwellings constructed within the Low Density Residential Zone and Rural Living Zone may have significant impacts on this scenario. For instance:
 - If 50% of rural residential development within the Farming Zone (8.5 dwellings) was re-directed to the Low Density Residential Zone and Rural Living Zone, this would result in a decrease in land supply from 48 years to 13 years of supply.

The Rural Living Strategy seeks to ensure a sufficient supply of rural residential land is provided where there is demonstrated projected demand, and to recognise realistic development scenario's and requirements for rural residential development as part of the proposed Rural Residential Framework and Implementation Schedule.

Table 3. Unoccupied lots available for development					
Location	LDRZ			RLZ	Total
	1	2	3		
Camperdown	48	2	14	6	70
Cobden	22				22
Lismore	10				10
Noorat	3				3
Port Campbell	5				5
Skipton	9				9
Terang	15			5	20
Timboon	10			1	11
Total	122	2	14	12	150

Table 4. Unoccupied land available for development (hectares)					
Location	LDRZ			RLZ	Total
	1	2	3		
Camperdown	44.6	8	31	38	121.62
Cobden	17				17
Lismore	26				26
Noorat	4.4				4.4
Port Campbell	1.9				1.9
Skipton	9				9
Terang	23			42	65
Timboon	30			61	91
Total	155.9	8	31	141	335.92

2.6 PROPERTY MARKET

Since 2014, the market has demonstrated a consistent preference for occupied/developed rural residential lots between approximately 2ha-3.5ha and vacant/unoccupied rural residential lots between 3-5ha.

The above mean 'block'/lot sizes are distinctive, as the mean rural residential lifestyle property size typically ranges between 1-2ha within the municipalities of the Great South Coast and Colac Otway Shire.

Between 2013-2016, the rural residential property market has consistently comprised approximately 30% of total residential property sales, with a peak of 33% of total residential property sales in 2015. This is significant within a regional context, as the rural residential market typically comprises between 15-25% of rural municipal property sales within the Great South Coast area.

The above trends demonstrate there is a distinct larger-lot rural lifestyle market within the Corangamite Shire Council, as compared to surrounding municipalities in the Great South Coast region.

When compared against available unoccupied lots, there appears to be a deficiency in the market for this style allotment and an 'over supply' of allotments below 1ha.

This observation has been confirmed through stakeholder consultation with developers, real estate agents and Council officers who cite frequent enquiries for larger style rural lifestyle lots and comments from interested buyers on the lack of availability for this land.

Further commentary from real estate agents has revealed that many of these enquiries come from retiring farmers and rural lifestyle seekers from Melbourne and along the coast seeking affordable rural residential land to pursue a combination of sustainable living and rural lifestyle pursuits (i.e. small scale adjustment and light animal husbandry).

The Rural Living Strategy seeks to recognise market preferences and realistic development scenario's for rural residential development as part of the proposed rural residential framework and implementation schedule.

4.6 RURAL TOURISM IMPACTS

Tourism is a \$1.3 billion industry to the Great Ocean Road region of which Corangamite Shire contributes \$81 million annually. Total visitation to Corangamite Shire sat at 3 million in 2010 and is expected to well exceed this figure by 2030.

A number of tourism accommodation proposals have been approved by Corangamite Shire Council since 2008 in the order of \$134 million. These proposals are occurring around Port Campbell and Princetown and may generate up to 800 direct and in-direct jobs (combined) over the construction phase of their developments. Further permanent impacts are expected to follow during the operational phase of these developments, which will drive significant growth in population and tourism investment.

This level of investment in tourism accommodation and tourism activities is expected to continue as the Great Ocean Road grows in visitation market share.

These clusters of intensive tourism and construction activity could create seasonal and permeant pressure for accommodation along the coastline and in close proximity to coastal settlements.

This pressure could result in focused demand for development within existing rural residential land stocks near the coast and create a higher projected up take of rural residential development than past development rates and current projections can reasonably anticipate.

The Rural Living Strategy seeks to recognise this potential pressure for development and accommodation as part of the proposed Rural Residential Framework and Implementation Schedule, and provides future direction on additional rural residential land supply areas in the event that markedly higher rates of rural residential development occur after the adoption of the Rural Living Strategy.

5 STRATEGIC FRAMEWORK

5. STRATEGIC FRAMEWORK

5.1 OVERVIEW

Corangamite Shire contains a variety of rural residential settings, ranging from the spacious foothills of Lake Bullen Merri and Mount Noorat to more 'compact' development among Timboon and Port Campbell's bushlands; all of which are key attractions for local residents and migrants to the Shire.

The Rural Living Strategy supports and encourages a range of rural residential opportunities across Corangamite Shire. It advocates for targeted rural residential growth commensurate with current rates of development within the Shire's rural residential land stocks and provides guidance on forecast rural residential demand and future rural residential development fronts over a 20-year horizon.

Corangamite Shire is forecast to grow by 2.5% over the next seventeen (17) years (2018-2036). Corangamite Shire Council has prepared the Rural Living Strategy as part of its population attraction agenda, which seeks to maximise population growth by ensuring the Shire's lifestyle assets are optimised to attract population, jobs and investment.

Based on demand and supply analysis, the municipality has an adequate supply of rural residential zone land to meet long-term demand. Specifically, the analysis indicates Corangamite Shire contains approximately 335 hectares of land zoned for rural residential development to accommodate forecast rates of development beyond a 20-year period across eight settlements. This figure reflects realistic yields from partially developed and

constrained land and land which is unlikely to be further developed due to local market preferences for lot size and amenity.

It is important to acknowledge that there is limited potential for development among much of the existing vacant rural residential stock, and in some cases limited areas to grow and expand due to existing environmental and land use constraints. These include the Port Campbell National Park, the southern coastline, erosion and slope, areas subject to flooding and bushfire hazard as well as buffer distances from industrial development.

Changes to Corangamite Shire Council's current regime of rural residential land will therefore play a key role in facilitating development of existing zoned rural residential land in conjunction with planned investment and population attraction initiatives and recommended non-planning interventions.

The Corangamite Shire Rural Living Strategy contains two key tools to provide a strategic framework for the management of future rural residential development:

Rural Residential Framework – identifies the level of rural residential growth at a municipal and township scale and illustrates changes to the current suite of zones in line with market preferences for lot size and

amenity and realistic development yields taking into account existing development constraints.

Implementation Schedule – identifies a regime of rezoning changes, planning policy changes and non-planning initiatives to support the Rural Residential Framework.

5.2 VISION

A ‘vision statement’ has been prepared to guide the overarching intent for rural residential development in Corangamite Shire. The vision should reflect the key drivers of rural residential development in the Shire and the shared ambition of the government, business and the community. The draft vision is prepared as follows:

Corangamite Shire will provide a diverse range of rural residential opportunities to achieve its vision to become the premier rural lifestyle municipality. Areas of special character and high agricultural productivity will be protected and enhanced, whilst respecting the general spaciousness of rural residential development, which is a character and attraction in its own right. Rural residential forms of housing will occur predominantly around existing settlements and urban areas with good access to basic infrastructure services, desirable rural amenity and where there is low environmental hazard.

5.3 STRATEGIC DIRECTIONS

Strategic Directions have been prepared to guide the formation of strategic objectives, recommendations and implementation items contained within the Rural Residential Framework and Implementation Schedule and are linked to the Project Drivers.

These directions comprise the following:

1. Develop clear policies as to where rural living is appropriate and where it should be encouraged.
2. Ensure a long-term supply of land for rural residential development in appropriate locations.
3. Direct rural living opportunities to existing settlements that have the necessary infrastructure and services to support additional population growth.
4. Direct future rural living opportunities in areas where there is sufficient supply.
5. Re-shape local rural residential frameworks in areas where there is evidence that the market has not responded to rural residential opportunities.
6. Consider application of rural residential zones and schedules, which may be used to support rural residential development opportunities.
7. Consider appropriateness of existing local planning policy and development plans for rural residential areas.
8. Provide direction on economic development initiatives which could be used to incentivise the market to uptake existing rural residential opportunities.

5.4 STRATEGIC OBJECTIVES

Strategic Objectives have been prepared to guide the formation of recommendations and implementation items contained within the Rural Residential Framework and Implementation Schedule. These objectives were tested with key stakeholders as part of the development of the Background Report.

These objectives respond to specific local conditions affecting rural residential development and apply to all areas considered within the proposed Rural Residential Framework. These objectives should be considered alongside existing objectives and strategies contained in the Municipal Planning Strategy (Clause 21).

The objectives are grouped into the following key themes:

- Economic Development
- Environmental Assets and Hazards
- Rural Residential Housing
- Settlement.

5.5 ECONOMIC DEVELOPMENT

- Rural residential development to avoid impacting on high productivity agricultural land.
- Rural residential development to avoid encroaching on established uses requiring a separation distance.
- Rural residential development to avoid impacts on significant nature-based tourist attractions.

5.6 ENVIRONMENTAL ASSETS AND HAZARDS

- Rural residential development to avoid food affected areas.
- Rural residential development to avoid significant landscape areas.
- Rural residential development to avoid impacts on significant biodiversity assets.
- Rural residential development to avoid loss of significant remnant vegetation and associated biodiversity values.
- Rural residential development to avoid areas susceptible to erosion or landslip.
- Rural residential development to avoid bushfire hazard areas.

5.7 SETTLEMENT

- Rural residential development to avoid areas identified with a high level of constraint for waste water management.
- Rural residential development to avoid areas without at least a serviced 'access' level of road infrastructure.
- Rural residential development to avoid areas which are optimally utilised for higher density residential development.
- Further rural residential land to be considered only where it can be logically sequenced with existing rural residential land and infrastructure.
- Further rural residential land to be considered where it provides a logical land use link to an existing settlement.
- Rural residential will not impede the long-term urban growth of Corangamite's settlements.

5.8 HOUSING AND RURAL RESIDENTIAL LAND

- Provide for a range of residential development options which meet demand preferences for location, amenity and lot size.
- Existing townships and settlements within Corangamite Shire, including land within residential zones, will remain the focus for new dwelling development in order to avoid further fragmentation of rural land and potential rural land use conflicts.

6 RURAL RESIDENTIAL FRAMEWORK

6. RURAL RESIDENTIAL FRAMEWORK

6.1 APPROACH

The Rural Living Strategy identifies five new rural residential precincts in order to provide for long term land supply for Corangamite Shire beyond the existing surplus of rural residential supply. These areas are illustrated through the Municipal and Township Rural Residential Frameworks contained in this section. These areas include:

- Camperdown
- Terang
- Timboon
- Port Campbell
- Lismore

Rural Residential Framework's have also been completed for four additional settlements which outline opportunities for rural residential development beyond the planning horizon of this document and support the retention of existing rural residential land stocks. These include:

- Noorat
- Cobden
- Skipton
- Simpson
- Derrinallum

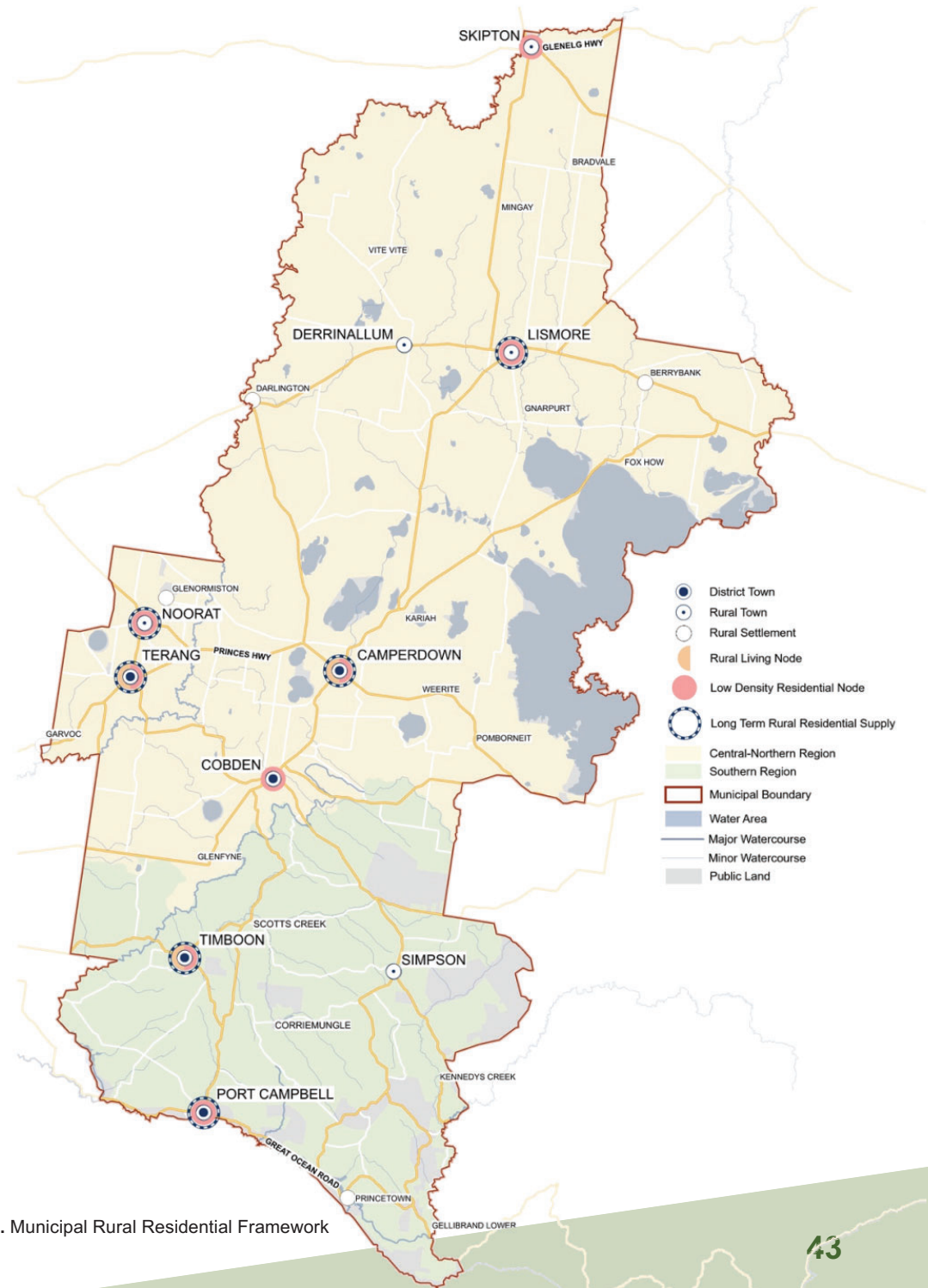
Investigation areas were originally identified in the Background Report and have been further refined through an analysis of implications on relevant economic development, environmental, settlement, rural residential and housing matters.

The methodology used to assess these implications includes a desktop analysis of:

- Development and land use.
- Lot access, shape and orientation.
- Topography, environmental and physical constraints.
- Infrastructure requirements and constraints.
- Land ownership patterns.

6.2 MUNICIPAL RURAL RESIDENTIAL FRAMEWORK

The Municipal Rural Residential Framework illustrates the role and recommendations for each settlement which are further illustrated within the Township Rural Residential Frameworks. These frameworks have been considered for consistency with the Regional Growth Plan and the Corangamite Shire Strategic Framework Plan and are intended to be viewed alongside these frameworks.



Map 4. Municipal Rural Residential Framework

6.3 TOWNSHIP RURAL RESIDENTIAL FRAMEWORKS

The Township Rural Residential Frameworks illustrate the role and recommendations for each settlement identified as a 'Rural Living' or 'Low Density Residential' node within the Municipal Rural Residential Framework. These frameworks have been considered for consistency with the Regional Growth Plan and the Corangamite Shire Strategic Framework Plan and are intended to be viewed alongside these frameworks.

6.4 CAMPERDOWN

6.4.1 TOWNSHIP CONTEXT

The Camperdown Township was established by migrant pastoralists and squatters in 1839 and has experienced swings in population growth and decline, from a town of 415 in 1861 to its current population of 3,332. Like many rural towns, Camperdown's population catchment is much larger than its urban boundary. Camperdown serves as the primary social, retail and administration centre for much of Corangamite's central hinterlands. Camperdown's population is expected to grow by approximately 5.6% between now and 2036.

Camperdown comprises a radial urban form which has gradually elongated westward toward the foothills of the Lake Gnotuk volcanic crater through the uptake of Low Density Residential Zone (LDRZ) land.



Map 5. Camperdown Township

6.5 RURAL RESIDENTIAL CONTEXT

The Corangamite Planning Scheme currently supports Camperdown’s potential for further residential, commercial and industrial growth within existing urban growth boundaries.

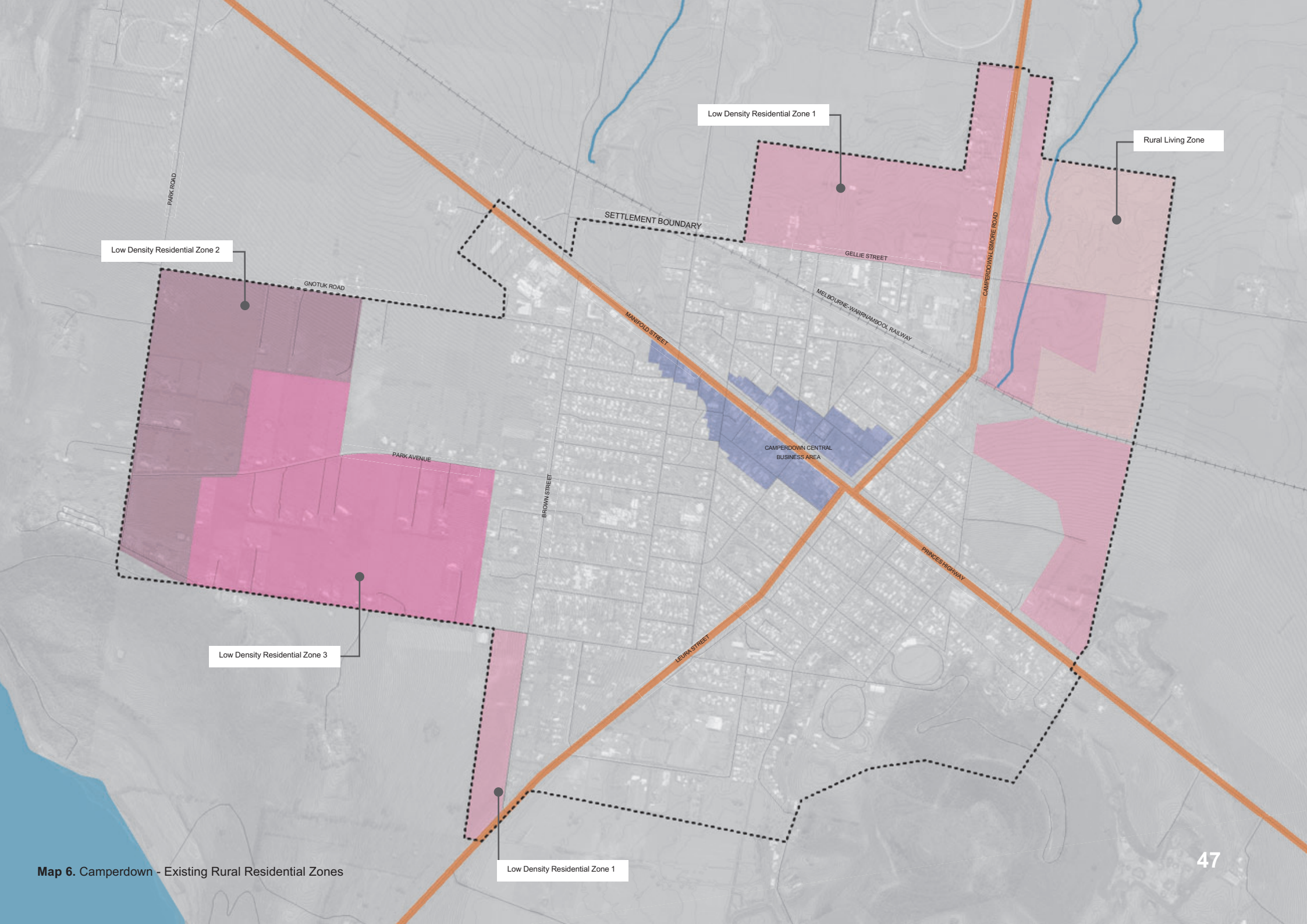
Corangamite’s rural residential land is divided into a western and north-eastern development front. These fronts are highlighted on Map 6 (page 47). The western rural residential front has a dual outlook over the historic Camperdown landscape and upwards to the maar craters of Lake Bullen Merri and Lake Gnotuk. These lands have been the focus of most new rural residential development within the township since 2008. Camperdown’s rural residential zone land is presently structured to ensure these landscape features are not compromised by development and can be enjoyed for their cultural, economic and scenic value.

The land on Camperdown’s north-eastern front is significantly constrained from realising the optimal development densities permitted under the Low Density Residential Zone (Schedule 1) and Rural Living Zone. These constraints, and others, are highlighted on Map 7 (page 48) and Map 8 (page 49). These constraints do not rule out entirely the potential for further rural residential development, but the lack of development activity over the past ten (10) years is evidence that the market has not responded to development opportunities within these areas.

A combination of lot size, infrastructure provision and the prevailing subdivision pattern is not conducive to further development. This is reflected in the lack of rural residential development activity in these areas.

Table 5. Unoccupied lots available for development

Location	LDRZ			RLZ	Total
	1	2	3		
Camperdown (lots)	48	2	14	6	70
Municipal land supply (years)	15.5	0.65	4.5	1.9	22.5



Low Density Residential Zone 1

Rural Living Zone

Low Density Residential Zone 2

SETTLEMENT BOUNDARY

GELLIE STREET

GNOTUK ROAD

MELBOURNE-WARRNAMBOOL RAILWAY

MANIFOLD STREET

CAMPERDOWN WALMSLEY ROAD

CAMPERDOWN CENTRAL BUSINESS AREA

PARK AVENUE

PRINCES HIGHWAY

BROWN STREET

LEURA STREET

Low Density Residential Zone 3

Low Density Residential Zone 1

Map 6. Camperdown - Existing Rural Residential Zones

Significant Landscape Feature:
Lake Bullen Merri (Significant Landscape Overlay – Schedule 1)
Implication:
Rural residential development to avoid significant landscape areas.

Constraint:
Flood affected land (Land Subject to Inundation Overlay)
Implication:
Rural residential development to avoid flood affected areas.

Constraint:
Productive agricultural land
Implication:
Rural residential development to avoid impacting on existing productive agricultural land and land actively used for agriculture.

Constraint:
Flood affected land (Restructure Overlay).
Implication:
Rural residential development to avoid flood affected areas.

Constraint:
100m milk processing plant buffer.
Implication:
Rural residential development to avoid compromising dairy processing plant.

Constraint:
500m saleyards buffer and direct industrial interface.
Implication:
Rural residential development to avoid compromising saleyards and nearby industrial development.

Constraint:
Infrastructure availability
Implication:
Ensure rural residential land has reasonable access to infrastructure services required for anticipated densities of rural residential development

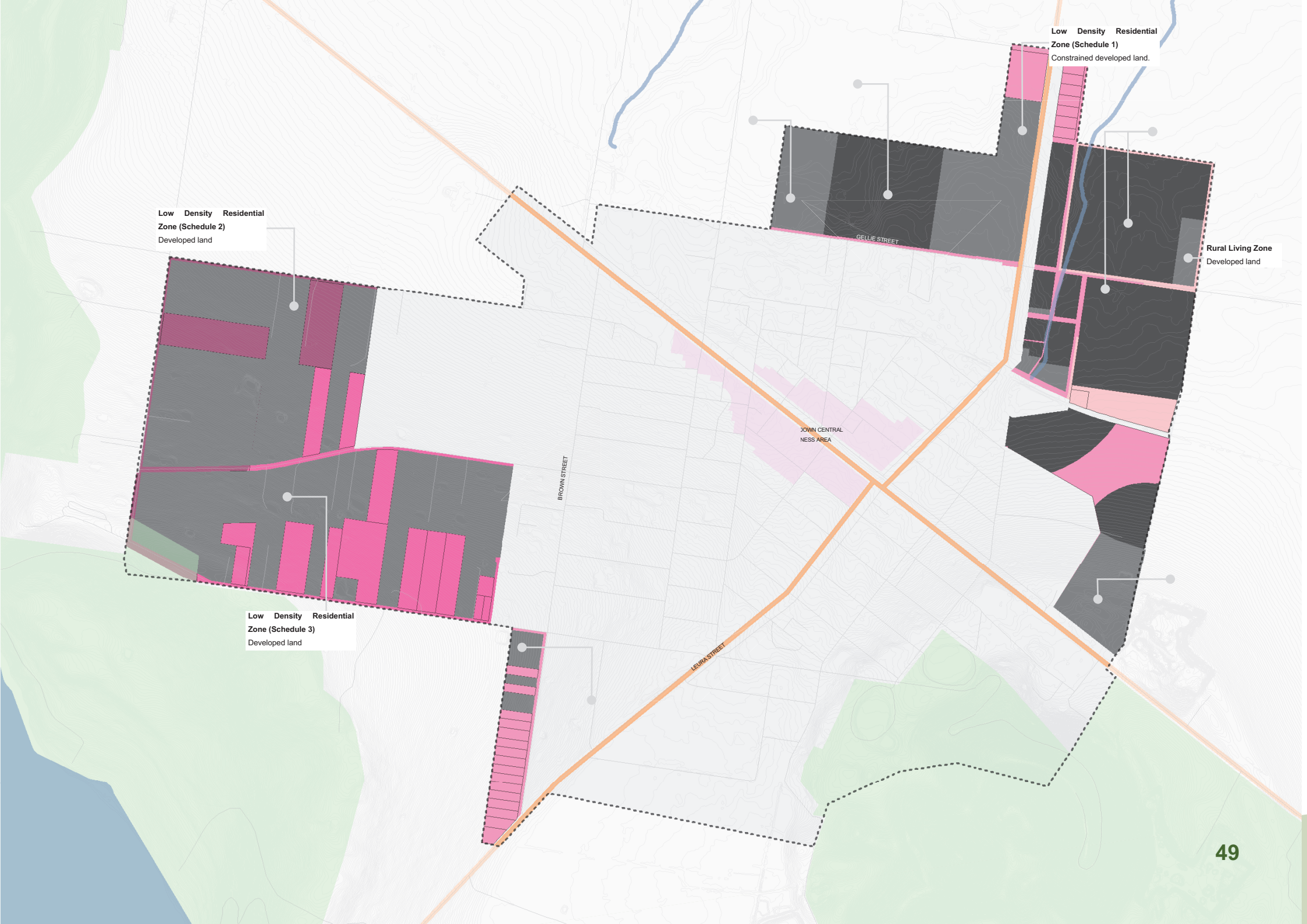
Constraint:
250m quarry buffer and direct quarry interface.
Implication:
Rural residential development to avoid compromising quarry.

Significant Landscape Feature:
Lake Gnotuk
Implication:
Rural residential development to avoid significant landscape areas.

Constraint:
Productive agricultural land
Implication:
Rural residential development to avoid impacting on existing productive agricultural land and land actively used for agriculture.

Significant Landscape Feature:
Mt Sugarloaf and Mt Leura
Implication:
Rural residential development to avoid significant landscape areas.

Map 7. Camperdown - Constraints and Environmental Values



Low Density Residential
Zone (Schedule 2)
Developed land

Low Density Residential
Zone (Schedule 3)
Developed land

Low Density Residential
Zone (Schedule 1)
Constrained developed land.

Rural Living Zone
Developed land

JOWN CENTRAL
NESS AREA

BROWN STREET

GELLIE STREET

LEIRA STREET

6.4.3 RECOMMENDATIONS

The following recommendations are proposed on the basis that Camperdown comprises 23 years of the municipality's total rural residential land supply, based on current rates of development. These recommendations should be closely monitored over the plan period and reviewed annually to ensure land is brought onto the market when required.

These recommendations should be read in conjunction with:

- Map 9 Camperdown Rural Residential Framework Recommendations and Staging Plan; and
- Implementation Schedule (Section 7).

CA1. Apply the Development Plan Overlay to Low Density Residential Zone land north of Gellie Street and introduce a Schedule to the Development Plan Overlay which requires minimum lot sizes to be established with consideration to land capability and potential offsite impacts from existing industry such as odour, dust and noise.

Ensure the EPA are engaged in the preparation of any Development Plan to manage potential odour, dust and noise impacts associated with the Camperdowns Saleyards.

CA2. Rezone Rural Living Zone land affected by the Restructure Overlay north of Gellie Street to the Farming Zone.

CA3. Retain the existing endorsed 'Restructure Plan'.

CA4. Apply the Development Plan Overlay to Low Density Residential Zone land bound by the rail line, Clarke Street and the Princes Highway and introduce a Schedule to the Development Plan Overlay which requires minimum lot sizes to be established with consideration to land capability and potential offsite impacts from existing industry such as odour, dust and noise.

Ensure the EPA are engaged in the preparation of any Development Plan to manage potential odour, dust and noise impacts associated with the Camperdowns Saleyards and quarry.

CA5. Rezone part of land north of Gnotuk Road and west of Park Road (Stage 2) from the Farming Zone to the Rural Living Zone.

CA6. Rezone part of land north of Gnotuk Road and west of Park Road (Stage 3) from the Farming Zone to the Rural Living Zone.

CA7. Identify land bound by the Princes Highway and Park Road as the preferred direction for future long-term rural residential growth, following take up of existing and planned rural residential land stocks.

Recommendations:

CA7: Identify land bound by the Princes Highway and Park Road as the preferred direction for future rural residential growth, following take up of existing and planned rural residential land stocks.

Recommendations (Stage 1):

CA1: Apply the Development Plan Overlay to Low Density Residential Zone land north of Gellie Street and introduce a Schedule to the Development Plan Overlay which requires minimum lot sizes to be established with consideration to land capability and potential offsite impacts from existing industry such as odour, dust and noise.

Ensure the EPA are engaged in the preparation of any Development Plan to manage potential odour, dust and noise impacts associated with the Camperdown Saleyards.

Recommendations (Stage 1):

CA2: Rezone to Farming Zone.
CA3: Support existing endorsed Restructure Plan.

Recommendations (Stage 3):

CA6: Rezone to Rural Living Zone (2ha minimum lot size for subdivision).

Recommendations (Stage 2):

CA5: Rezone to Rural Living Zone (2ha minimum lot size for subdivision).

Recommendations (Stage 2):

CA5: Rezone to Rural Living Zone (2ha minimum lot size for subdivision).

Recommendations (Stage 1):

CA4: Apply the Development Plan Overlay to Low Density Residential Zone land bound by the rail line, Clarke Street and Princes Highway and introduce a Schedule to the Development Plan Overlay which requires minimum lot sizes to be established with consideration to land capability and potential offsite impacts from existing industry such as odour, dust and noise

Ensure the EPA are engaged in the preparation of any Development Plan to manage potential odour, dust and noise impacts associated with the Camperdown Saleyards and quarry.

Map 9. Camperdown Rural Residential Framework Recommendations and Staging Plan

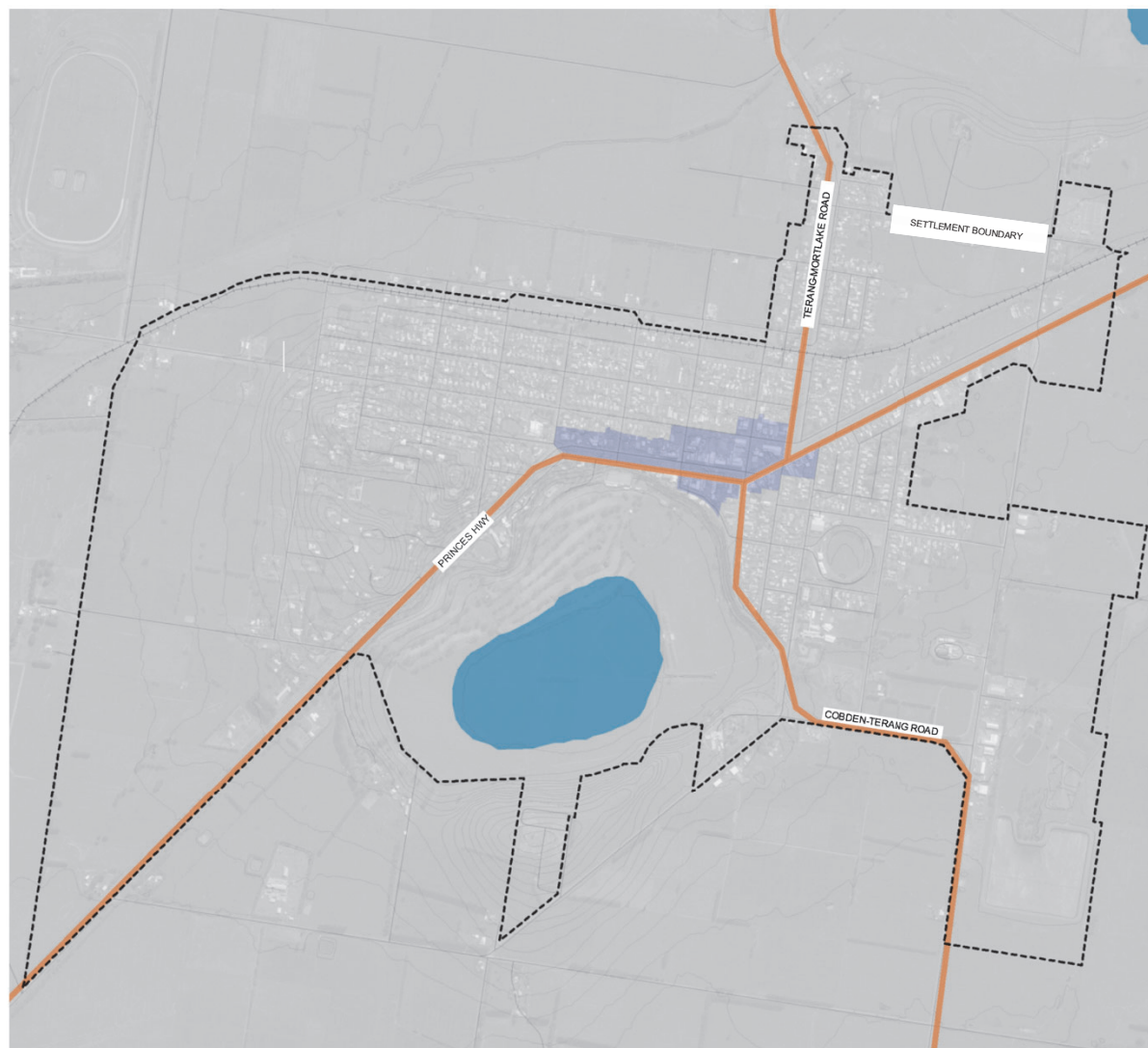
6.6 TERANG

6.7 TOWNSHIP CONTEXT

The Terang Township was established shortly after 1855, when the first sale of township allotments took place. Terang's population grew rapidly between this time and 1903 to approximately 1,800 people. Terang has grown steadily since this time to its current population of 2,224. Like many rural towns, Terang's population catchment is much larger than its urban boundary. Terang serves as a key social, retail and administration centre for rural suburbs between Glenormiston, Cobrico and Garvoc and offers niche services beyond this catchment. Terang's population is expected to grow by approximately 3.89% between now and 2036.

Terang comprises a grid urban form which has gradually elongated along key routes to Camperdown (east), Cobden (south), Mortlake (north) and Warrnambool (southwest).

The bulk of new residential development has occurred within the original grid surveyed by Alfred Ainsworth.



Map 10. Terang Township

6.5.2 RURAL RESIDENTIAL CONTEXT

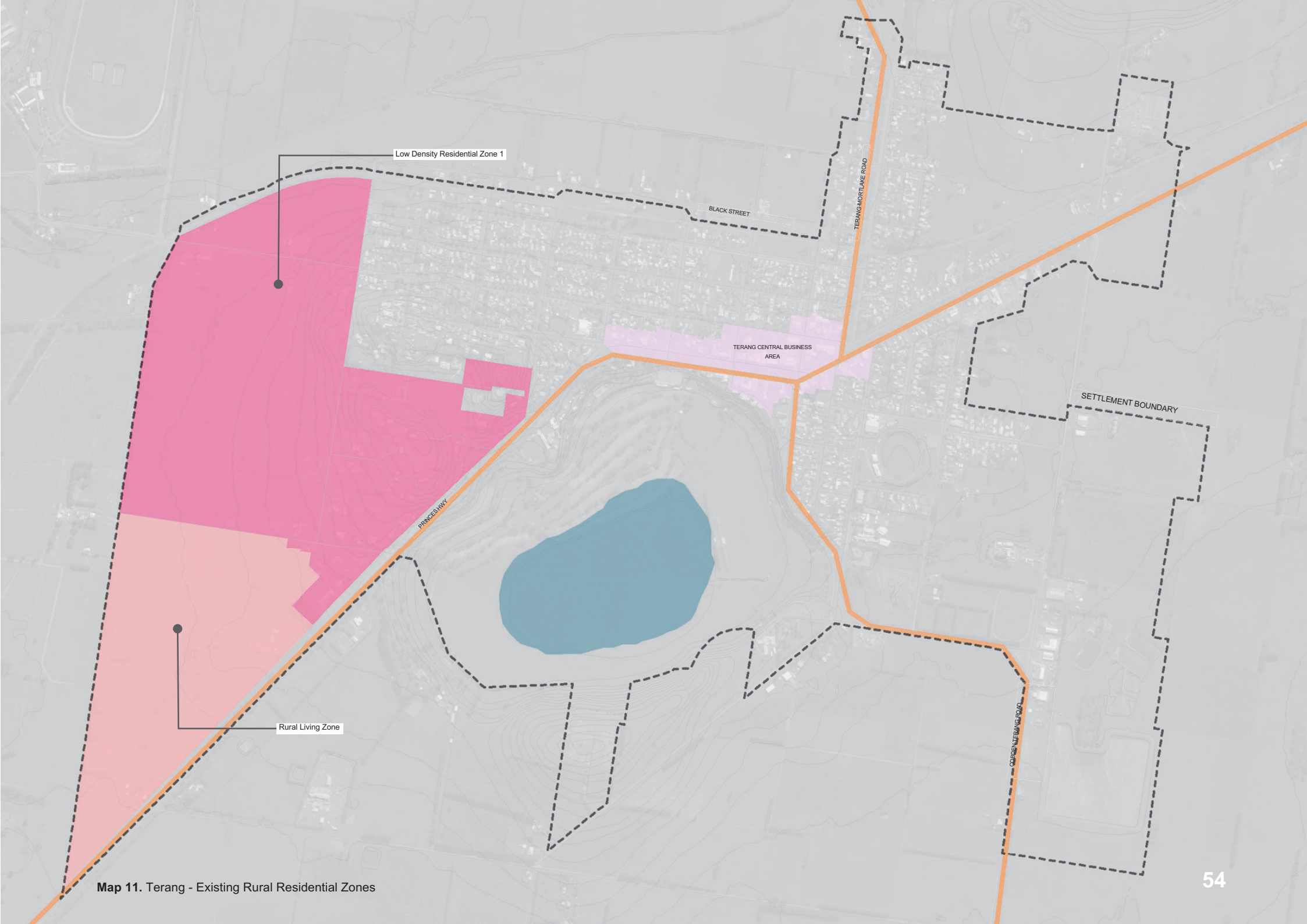
The Corangamite Planning Scheme supports Terang’s potential for further residential, commercial and industrial growth within existing urban growth boundaries and identifies two areas for rural-residential development. These areas are located on the western and southwestern edge of the Terang Township.

While much of the land within these areas has been developed, there remains unrealised development potential within the existing supply of Low-Density Residential Zone Land and Rural Living Zone.

The land on Terang’s western and southern edge comprises few constraints for development or subdivision to the densities permitted under the Low Density Residential Zone (Schedule 1) and Rural Living Zone. The lack of development activity in light of few constraints for development over the past ten (10) years is evidence that the market has not responded to development opportunities within these areas.

Table 6. Unoccupied lots available for development

Location	LDRZ			RLZ	Total
	1	2	3		
Terang (lots)	15			5	20
Municipal land supply (years)	4.8	0	0	1.6	6.4



Low Density Residential Zone 1

BLACK STREET

TERANG MORTLAKE ROAD

TERANG CENTRAL BUSINESS AREA

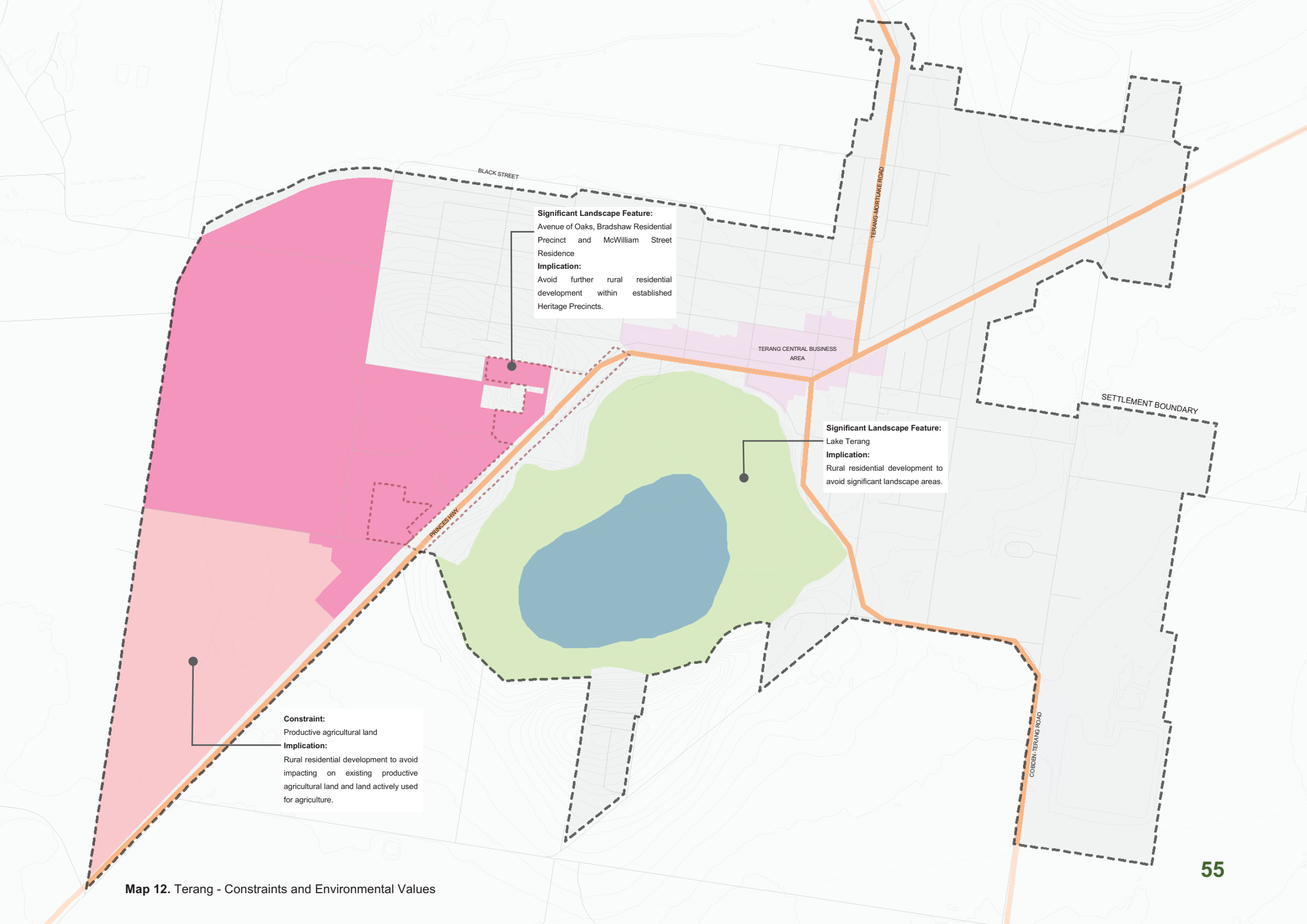
SETTLEMENT BOUNDARY

PRINCESS WAY

Rural Living Zone

COURTENAY ROAD

Map 11. Terang - Existing Rural Residential Zones

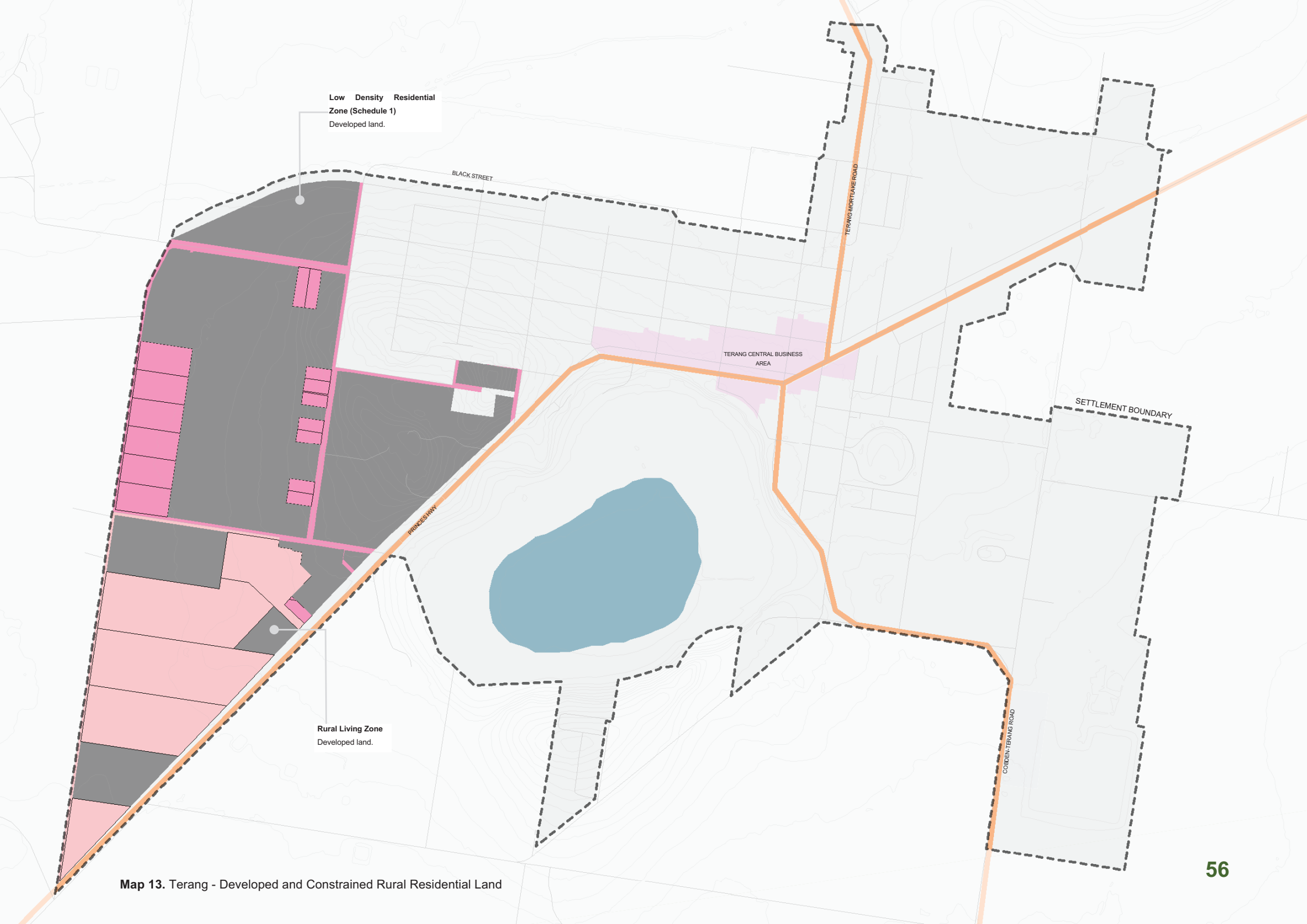


Significant Landscape Feature:
 Avenue of Oaks, Bradshaw Residential Precinct and McWilliam Street Residence
Implication:
 Avoid further rural residential development within established Heritage Precincts.

Significant Landscape Feature:
 Lake Terang
Implication:
 Rural residential development to avoid significant landscape areas.

Constraint:
 Productive agricultural land
Implication:
 Rural residential development to avoid impacting on existing productive agricultural land and land actively used for agriculture.

Map 12. Terang - Constraints and Environmental Values



Low Density Residential
Zone (Schedule 1)
Developed land.

BLACK STREET

TERANG-MORTLAKE ROAD

TERANG CENTRAL BUSINESS
AREA

SETTLEMENT BOUNDARY

PRINCES HWY

Rural Living Zone
Developed land.

COBDEN-TERANG ROAD

Map 13. Terang - Developed and Constrained Rural Residential Land

6.5.3 RECOMMENDATIONS

The following recommendations are proposed on the basis that Terang comprises 6.4 years of the municipality's total rural residential land supply, based on current rates of development. These recommendations should be closely monitored over the plan period and reviewed annually to ensure land is brought onto the market when required.

These recommendations should be read in conjunction with:

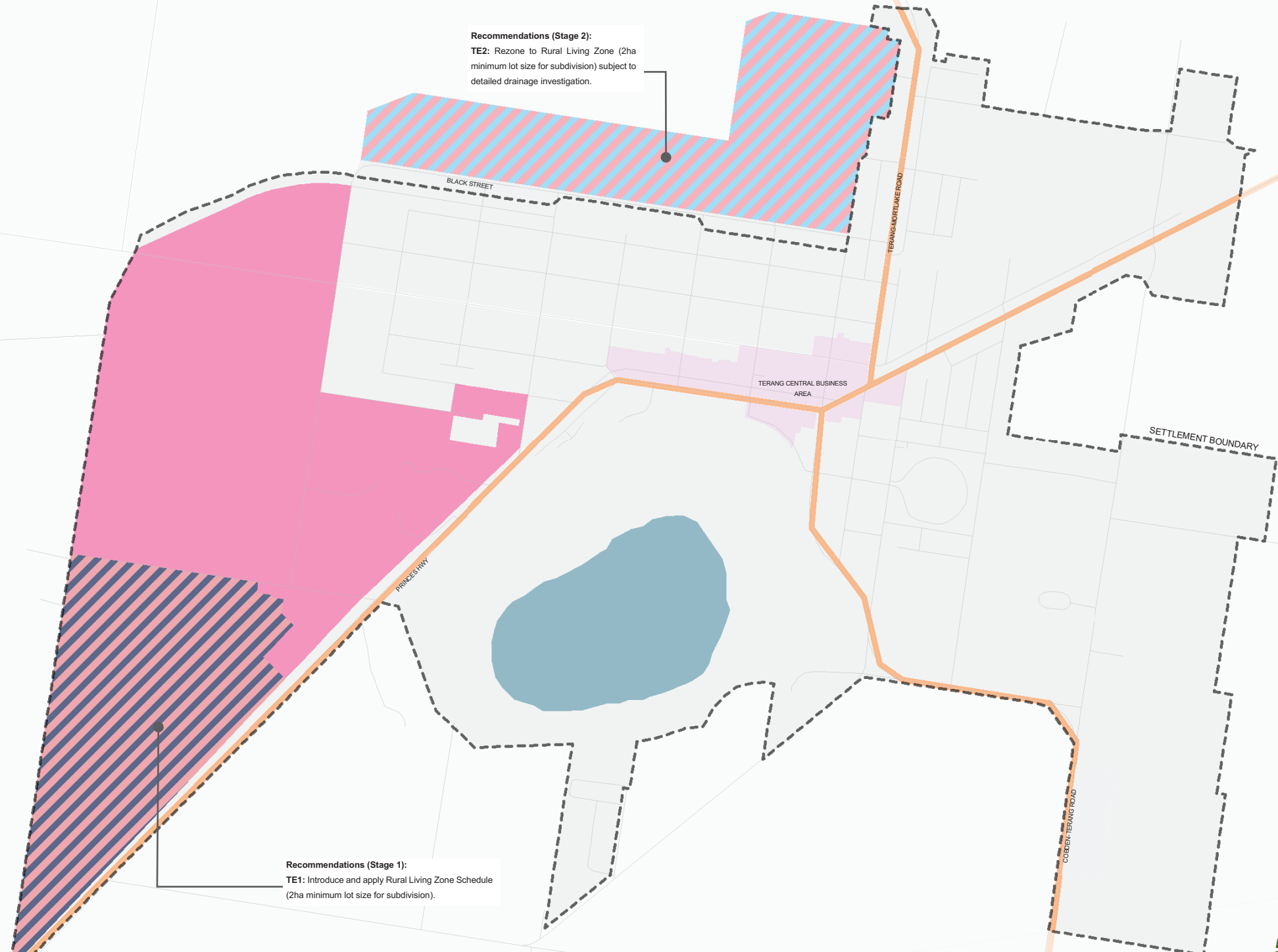
- Map 14 Terang Rural Residential Framework Recommendations and Staging Plan; and
- Implementation Schedule (Section 7).

TE1. Introduce and apply Rural Living Zone Schedule specifying a 2ha minimum lot size for subdivision to existing Rural Living Zone Land in Terang.

TE2: Rezone land north of Black Street and adjoining the unmade road reserve adjoining Terang-Mortlake Road from the Farming Zone to the Rural Living Zone (2ha minimum lot size for subdivision) subject to detailed drainage investigation.

Recommendations (Stage 2):
TE2: Rezone to Rural Living Zone (2ha minimum lot size for subdivision) subject to detailed drainage investigation.

Recommendations (Stage 1):
TE1: Introduce and apply Rural Living Zone Schedule (2ha minimum lot size for subdivision).



Map 14. Terang Rural Residential Framework Recommendations and Staging

6.8 TIMBOON

6.9 TOWNSHIP CONTEXT

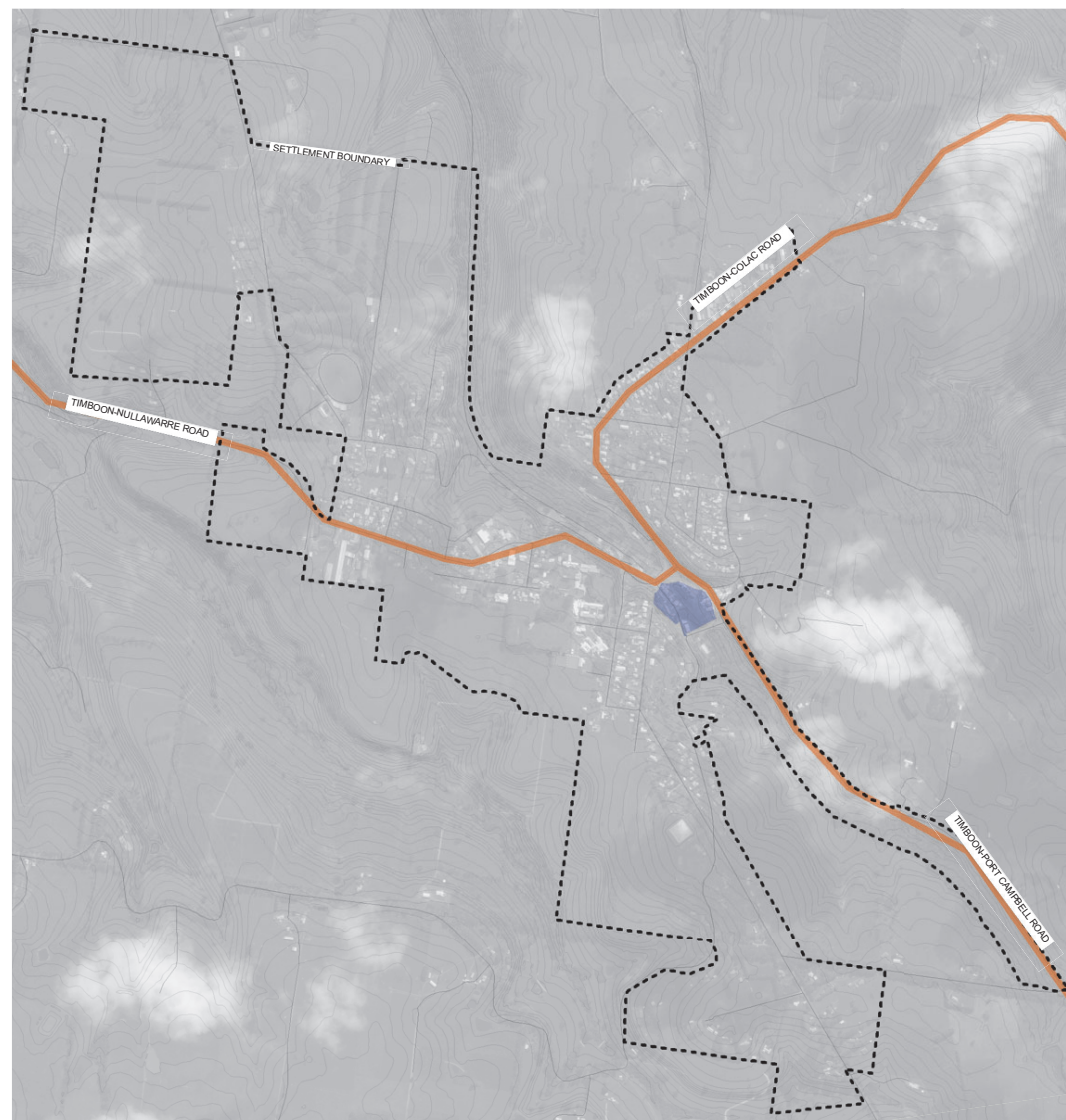
The Timboon Township was established in the 1870's as a timber and farming settlement. Early growth in the township was tied directly to the expansion of the timber and agriculture industry and early rail projects within the region. Timboon has grown steadily since this time to its current population of 1,202.

Timboon is situated between Port Campbell and Cobden and serves as a secondary health, education and employment centre for rural suburbs between these areas. Timboon and District's population is expected to grow by approximately 7.46% between now and 2036.

Timboon's urban form follows a linear pattern along Power Creek and elongates around key routes to Port Campbell (southeast), Brucknell (northwest) and Scotts Creek (northeast).

Tourism is a growing market for Timboon, driven by niche agricultural production and proximity to recreational and environmental assets.

The majority of residential development has occurred as scattered infill across Timboon's conventional residential and rural residential precincts.



Map 15. Timboon Township

6.10 RURAL RESIDENTIAL CONTEXT

The Corangamite Planning Scheme supports Timboon’s potential for further residential, commercial and industrial growth within existing urban growth boundaries and identifies three areas to concentrate rural-residential development. These are located on the north-eastern and south-western edges of the Timboon Township.

Timboon is centred in the valley of Power Creek, a tributary to the Curdies River, and is surrounded by a mix of woodland hills and undulating pastoral land.

Timboon’s rural residential zone land has been structured to ensure these landscape features are not compromised by development and can be enjoyed for their cultural, economic and scenic value.

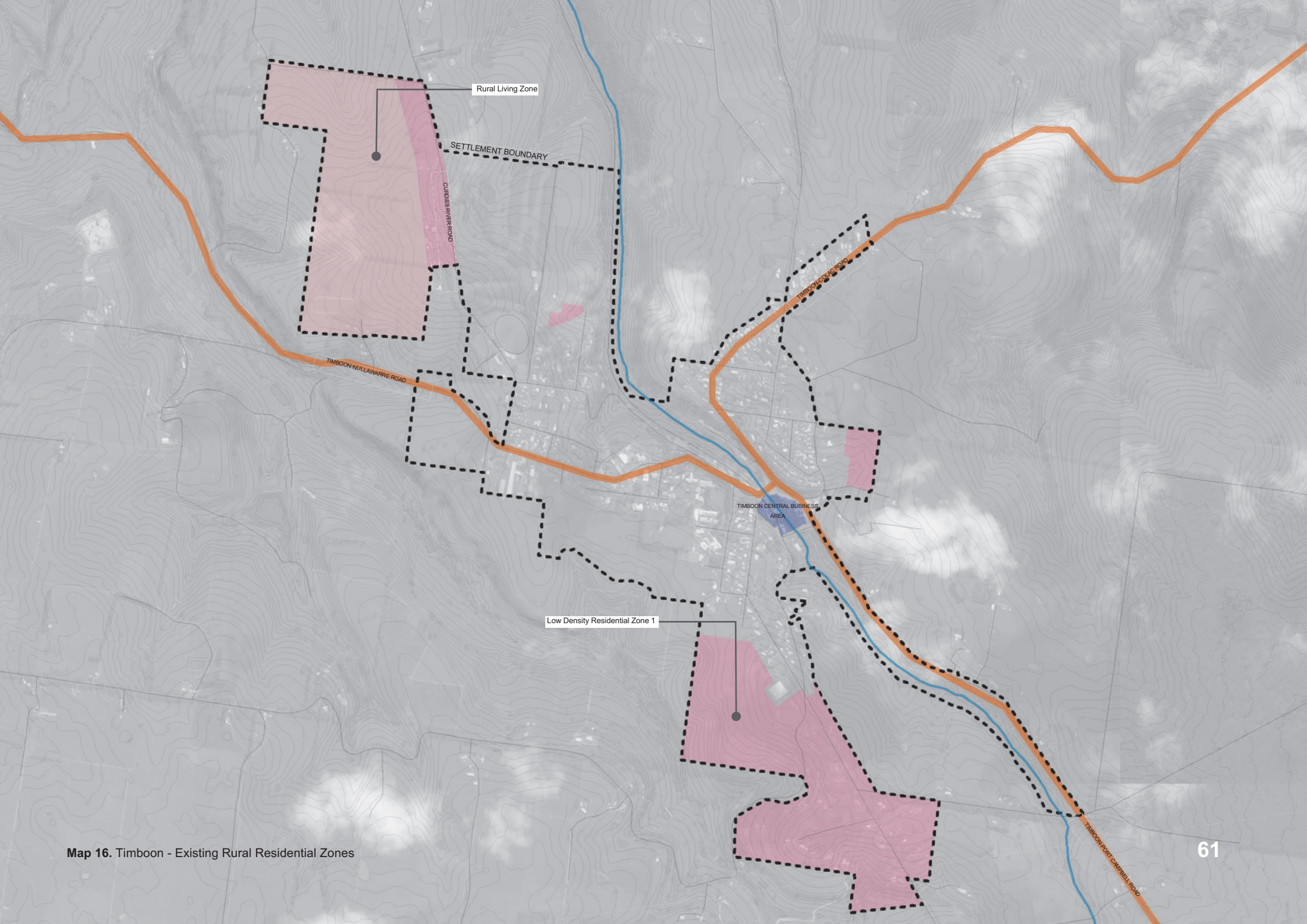
There are also significant environmental constraints surrounding the Timboon township including slope and bushfire risk which limit the extent of further rural residential development on the edge of the township.

While much of the land within Timboon’s rural residential land stock has been developed, there remains significant unrealised subdivision potential. Some of this subdivision potential is expected to be realised shortly with a 10-lot ‘rural living’ subdivision expected to be brought to market shortly. This

subdivision will use up the entirety of Timboon’s Rural Living Zone land stock, if developed, and add nine years of rural residential supply to the market. This development could also have a large impact on projections for future rural residential demand. A quick uptake (within a year) of this land would represent an additional nine years of municipal rural residential land supply based on current rates of development, resulting in a theoretical demand increase from 3.1 dwellings per annum to 3.7 dwellings per annum.

Table 7. Unoccupied lots available for development

Location	LDRZ			RLZ	Total
	1	2	3		
Timboon	10			1	11
Municipal land supply	3.2			0.3	3.5



Rural Living Zone

SETTLEMENT BOUNDARY

CURDIES RIVER ROAD

TIMBOON NULLAWARRE ROAD

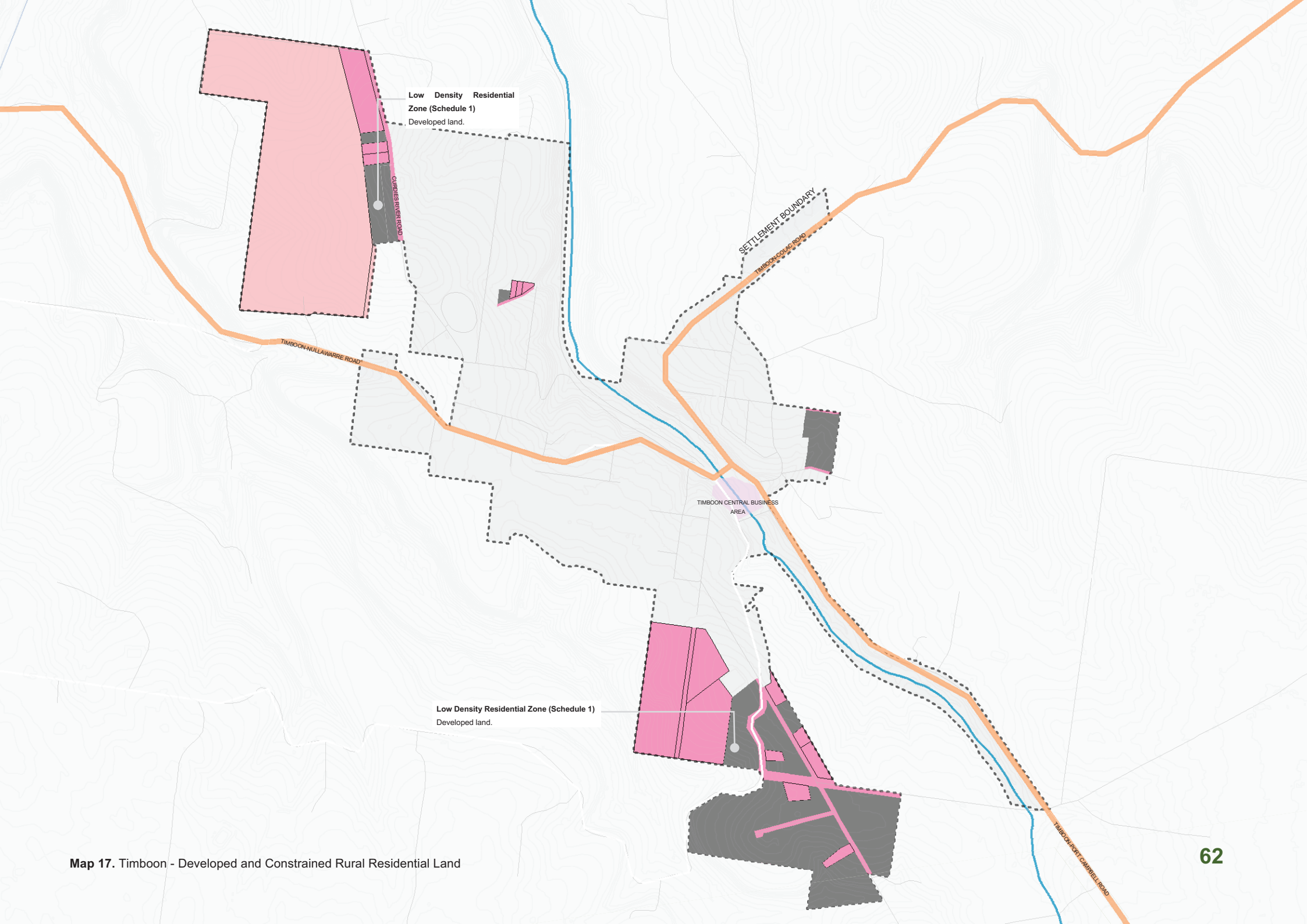
TIMBOON COLAS ROAD

TIMBOON CENTRAL BUSINESS AREA

Low Density Residential Zone 1

TIMBOON PORT CAMPBELL ROAD

Map 16. Timboon - Existing Rural Residential Zones



Low Density Residential
Zone (Schedule 1)
Developed land.

SETTLEMENT BOUNDARY
TIMBOON COAC ROAD

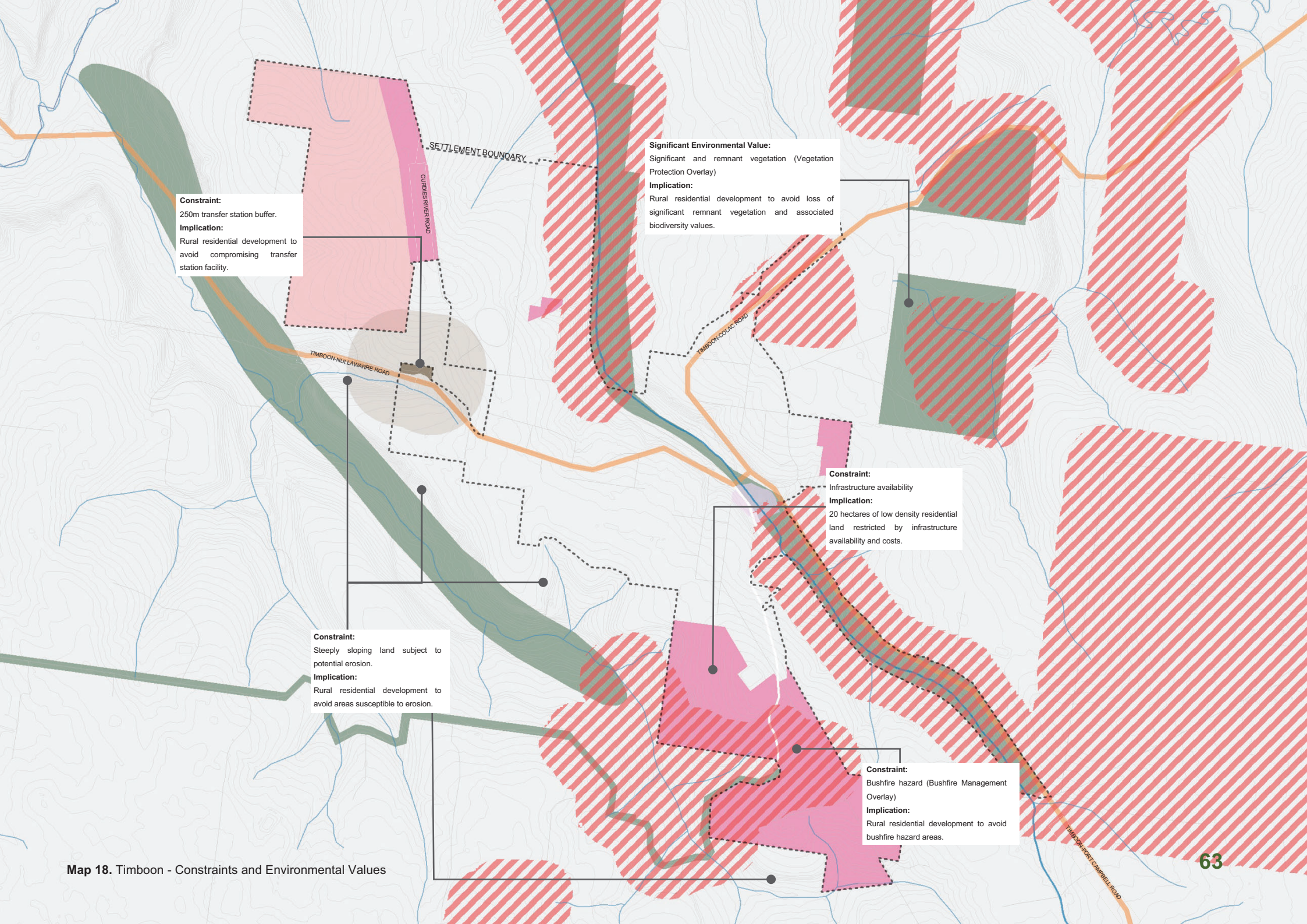
TIMBOON WULLAWARRE ROAD

TIMBOON CENTRAL BUSINESS
AREA

Low Density Residential Zone (Schedule 1)
Developed land.

TIMBOON WEST LOWRELL ROAD

Map 17. Timboon - Developed and Constrained Rural Residential Land



Constraint:
250m transfer station buffer.

Implication:
Rural residential development to avoid compromising transfer station facility.

Significant Environmental Value:
Significant and remnant vegetation (Vegetation Protection Overlay)

Implication:
Rural residential development to avoid loss of significant remnant vegetation and associated biodiversity values.

Constraint:
Infrastructure availability

Implication:
20 hectares of low density residential land restricted by infrastructure availability and costs.

Constraint:
Steeply sloping land subject to potential erosion.

Implication:
Rural residential development to avoid areas susceptible to erosion.

Constraint:
Bushfire hazard (Bushfire Management Overlay)

Implication:
Rural residential development to avoid bushfire hazard areas.

Map 18. Timboon - Constraints and Environmental Values

6.11 RECOMMENDATIONS

The following recommendations are proposed on the basis that Timboon comprises 3.5 years of the municipality's total rural residential land supply, based on current rates of development. This situation could change shortly, as 10 lots are expected to be brought to market in the short-term.

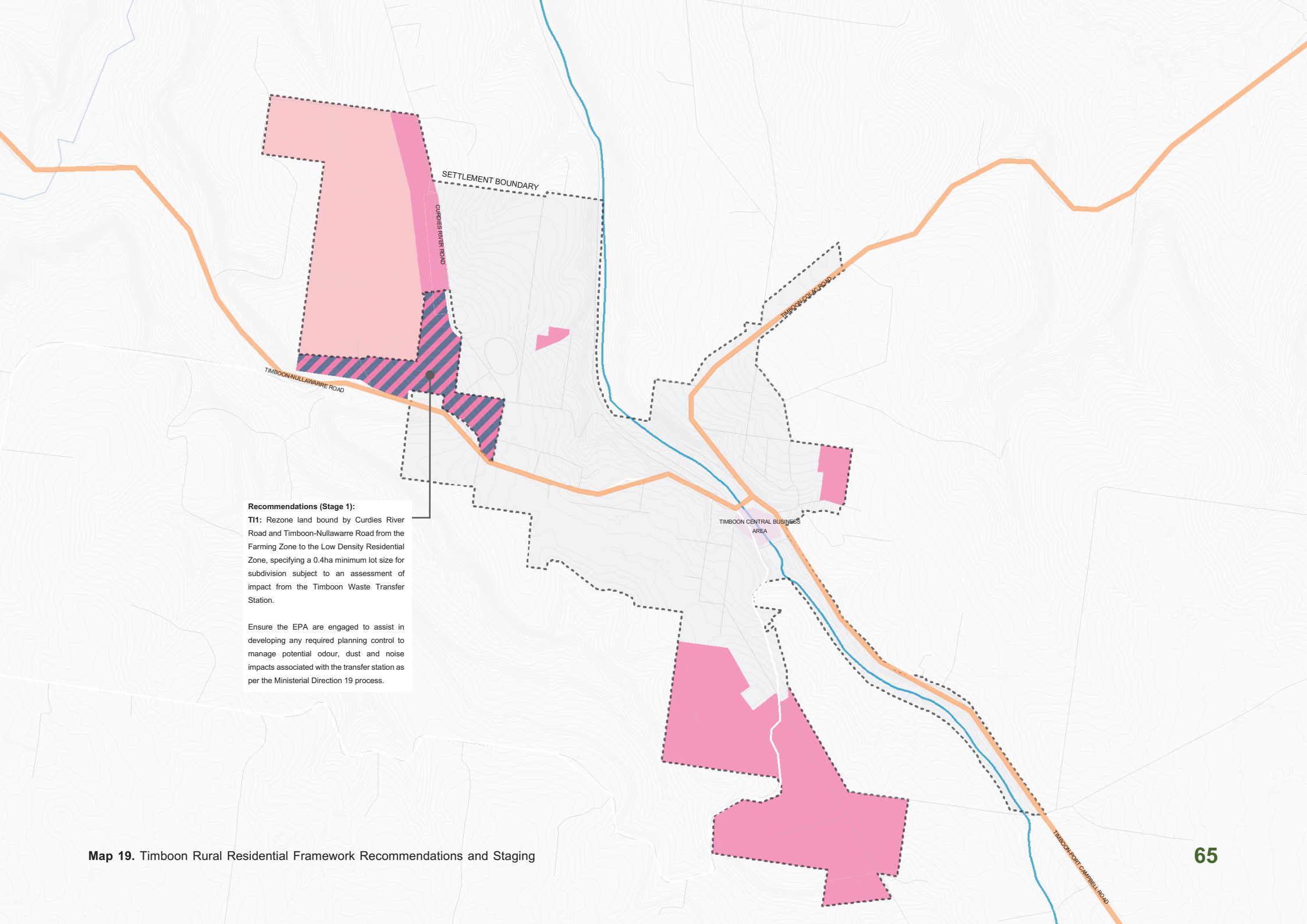
These recommendations should be closely monitored over the plan period and reviewed annually to ensure land is brought onto the market when required.

These recommendations should be read in conjunction with:

- Map 19 Timboon Rural Residential Framework Recommendations and Staging; and
- Implementation Schedule (Section 7).

TI1. Rezone land bound by Curdies River Road and Timboon-Nullawarre Road from the Farming Zone to the Low Density Residential Zone, specifying a 0.4ha minimum lot size for subdivision subject to assessment of impact from the Timboon Waste Transfer Station.

Ensure the EPA are engaged to assist in developing any required planning control to manage potential odour, dust and noise impacts associated with the transfer station as per the Ministerial Direction 19 process.



Recommendations (Stage 1):

T11: Rezone land bound by Curdies River Road and Timboon-Nullawarre Road from the Farming Zone to the Low Density Residential Zone, specifying a 0.4ha minimum lot size for subdivision subject to an assessment of impact from the Timboon Waste Transfer Station.

Ensure the EPA are engaged to assist in developing any required planning control to manage potential odour, dust and noise impacts associated with the transfer station as per the Ministerial Direction 19 process.

Map 19. Timboon Rural Residential Framework Recommendations and Staging

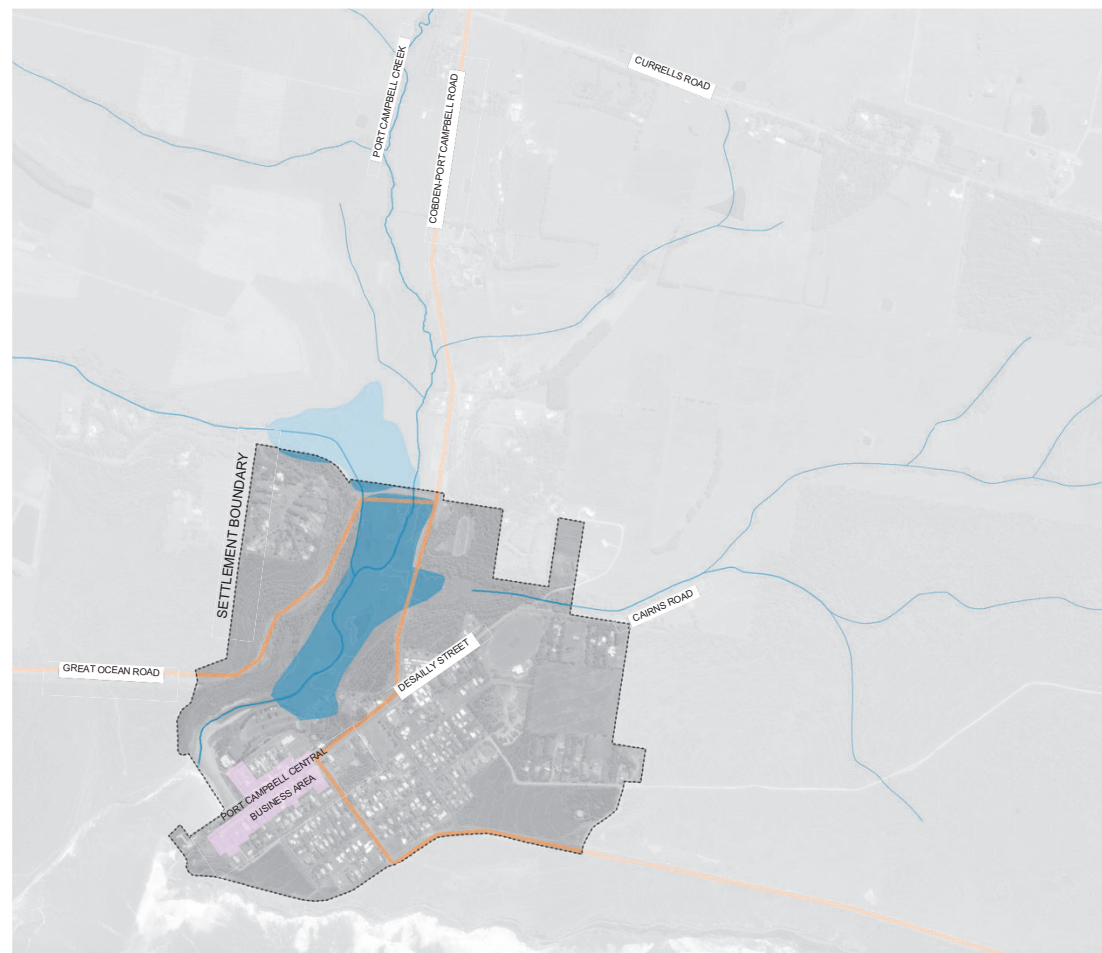
6.12 PORT CAMPBELL

6.7.1 TOWNSHIP CONTEXT

The Port Campbell coastal settlement was established in the 1870s as a port and safe haven between the early shipping ports of Warrnambool and Apollo Bay. Port Campbell has grown incrementally to a population of 267 since this time. Port Campbell's urban population has grown by eleven (11) people since 2006 and is not expected to grow substantially given the limited scope for residential development within the Township.

Port Campbell is located twelve (12) kilometres west of the Twelve Apostles and contains facilities for commercial fishing, tourism, recreation, accommodation, retail and community activities. The adjacent Port Campbell National Park has over 1.9 million visitors a year, with up to 800,000 visitors accommodated through the town annually. This type of economic activity generates demand for a high volume of seasonal workers at times when demand for accommodation is at its peak.

Port Campbell's urban form follows closely to the original survey grid with the exception of a number of residential areas extending around the Great Ocean Road to the northwest and east of the original grid.



Map 20. Port Campbell Township and 'Surrounds'

6.7.2 RURAL RESIDENTIAL CONTEXT

Port Campbell is contained within a complex mix of environmental, cultural and scenic landscapes. There are also several environmental risks contained among these landscapes including bushfire hazard areas associated with the Port Campbell National Park and scattered remnant vegetation, which is of very high conservation significance.

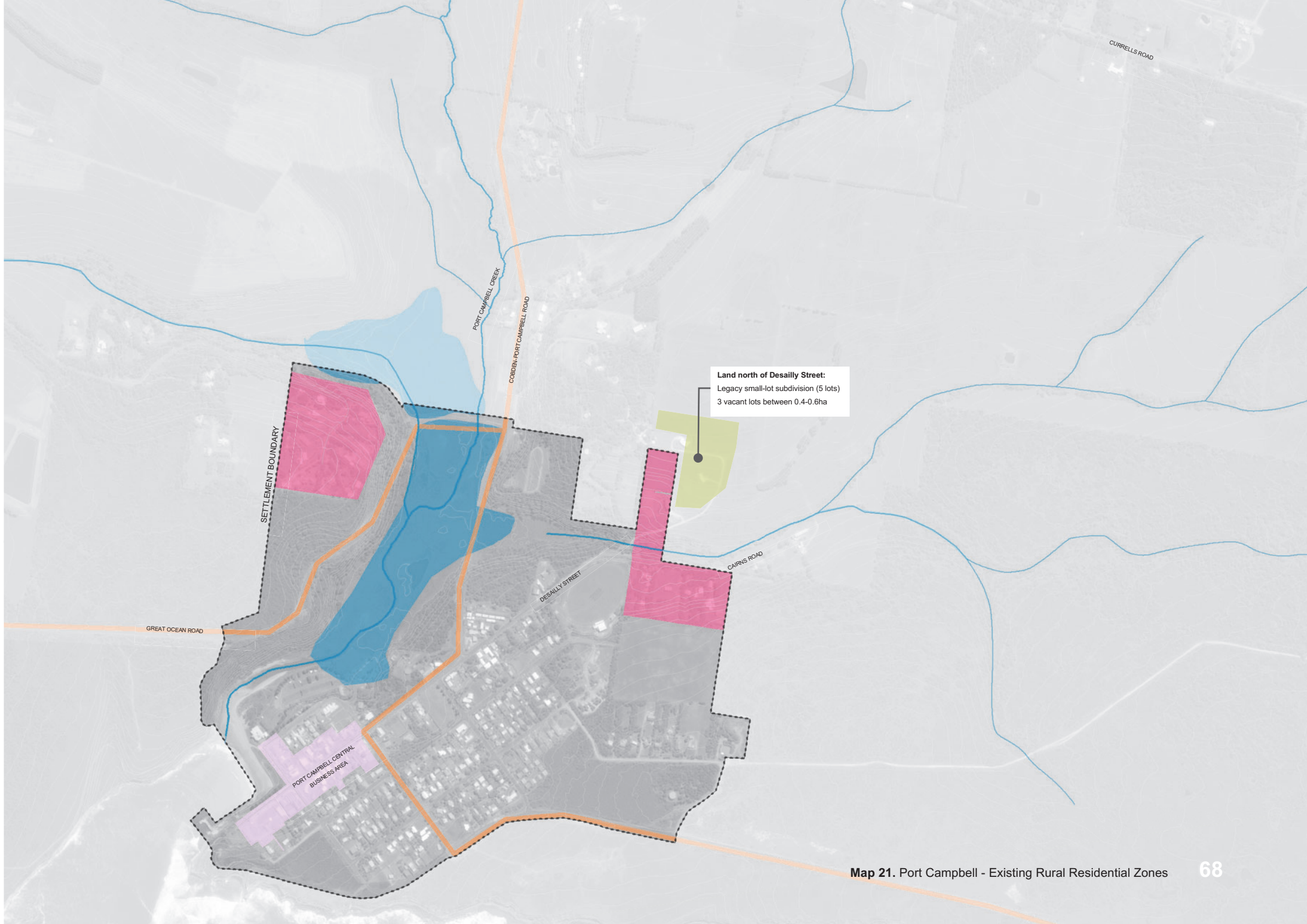
The Corangamite Planning Scheme supports limited residential development within Port Campbell, which respects these landscape features and the identified landscape character of the area.

Much of Port Campbell’s rural residential land has already been developed, with only one lot capable of supporting substantial further subdivision.

An area adjoining the Low Density Residential Zone to the north east of the township has been previously subdivided under a previous planning regime to create five lots, ranging from 0.4 hectares to 0.6 hectares. Two of these lots have been developed since the subdivision was created.

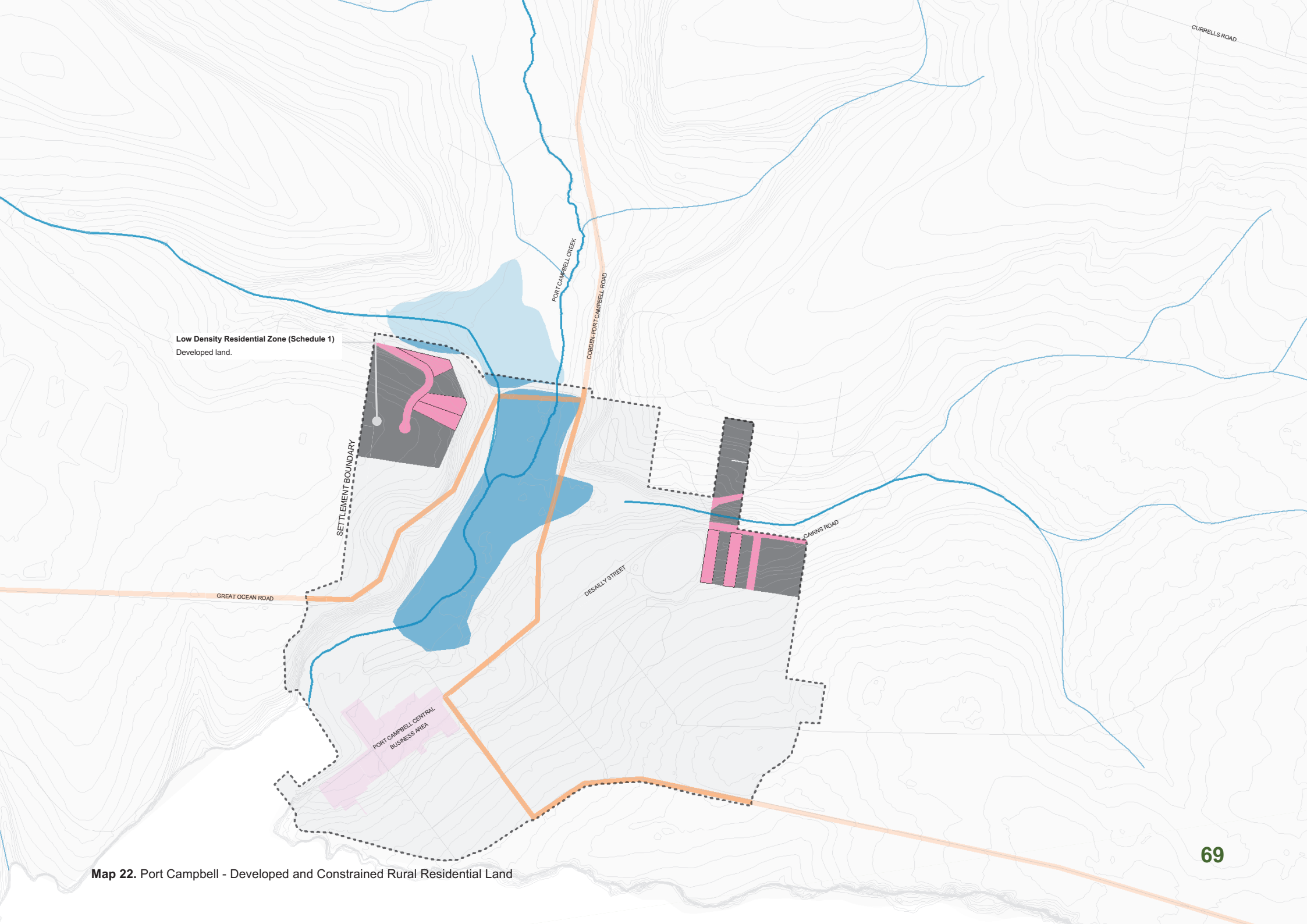
Uptake of Low Density Residential Zone land will soon reach full capacity unless suitable land can be identified to cater for existing and future demand.

Location	LDRZ			RLZ	Total
	1	2	3		
Port Campbell (lots)	5				5
Municipal land supply (years)	1.6				1.6



Land north of Desailly Street:
Legacy small-lot subdivision (5 lots)
3 vacant lots between 0.4-0.6ha

Map 21. Port Campbell - Existing Rural Residential Zones



Low Density Residential Zone (Schedule 1)
Developed land.

SETTLEMENT BOUNDARY

GREAT OCEAN ROAD

PORT CAMPBELL CREEK

COBDEN-PORT CAMPBELL ROAD

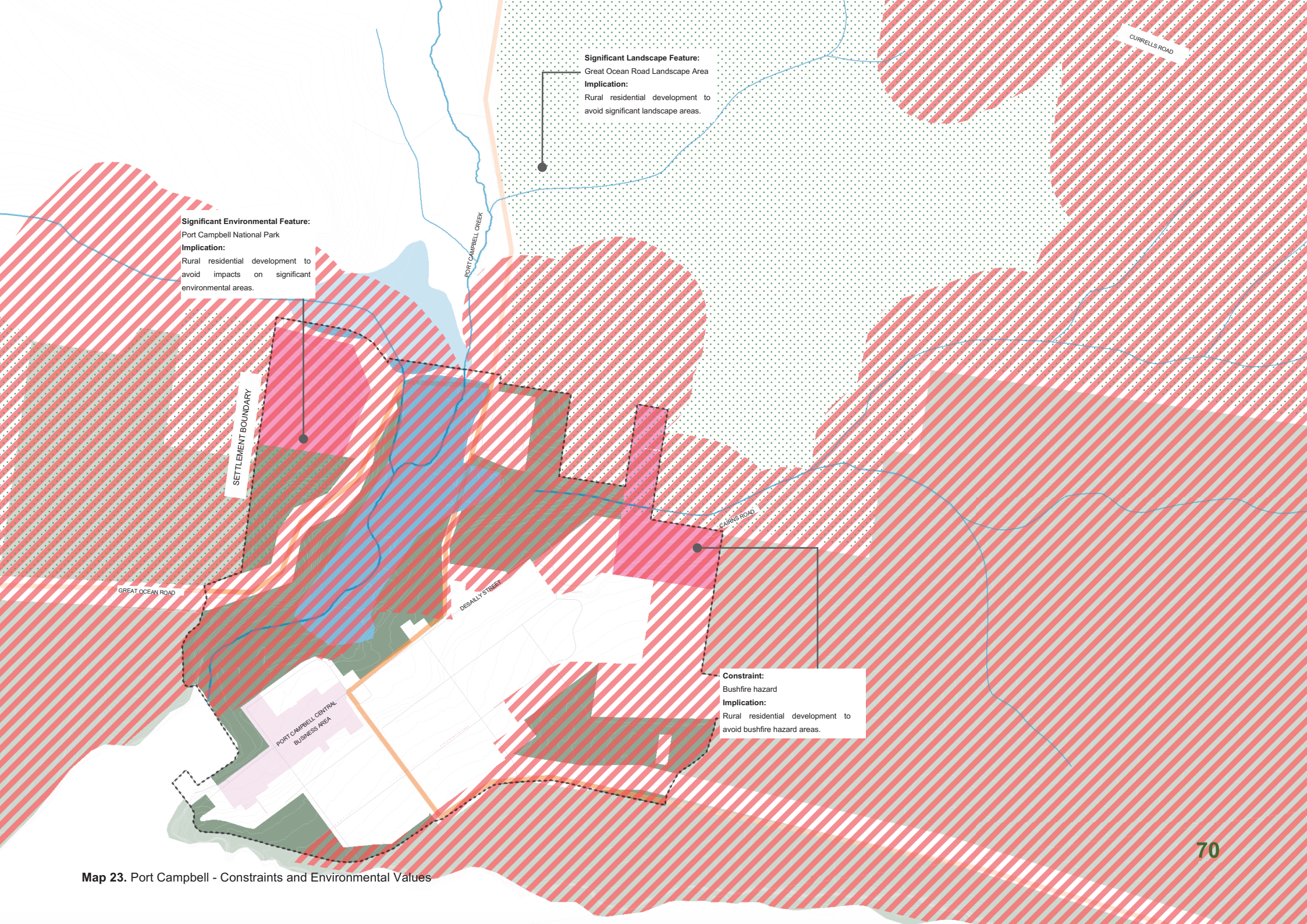
DESAILLY STREET

CARRNS ROAD

CURRELLS ROAD

PORT CAMPBELL CENTRAL
BUSINESS AREA

Map 22. Port Campbell - Developed and Constrained Rural Residential Land



Significant Environmental Feature:
Port Campbell National Park
Implication:
Rural residential development to avoid impacts on significant environmental areas.

Significant Landscape Feature:
Great Ocean Road Landscape Area
Implication:
Rural residential development to avoid significant landscape areas.

Constraint:
Bushfire hazard
Implication:
Rural residential development to avoid bushfire hazard areas.

SETTLEMENT BOUNDARY

GREAT OCEAN ROAD

DESAILLY STREET

CAIRNS ROAD

CURRELL'S ROAD

PORT CAMPBELL CENTRAL BUSINESS AREA

PORT CAMPBELL CREEK

Map 23. Port Campbell - Constraints and Environmental Values

6.7.3 RECOMMENDATIONS

The following recommendations are proposed on the basis that Port Campbell comprises 1.2 years of the municipality's total rural residential land supply and contains a projected local land supply of 12.5 years to accommodate rural residential development, based on current rates of development.

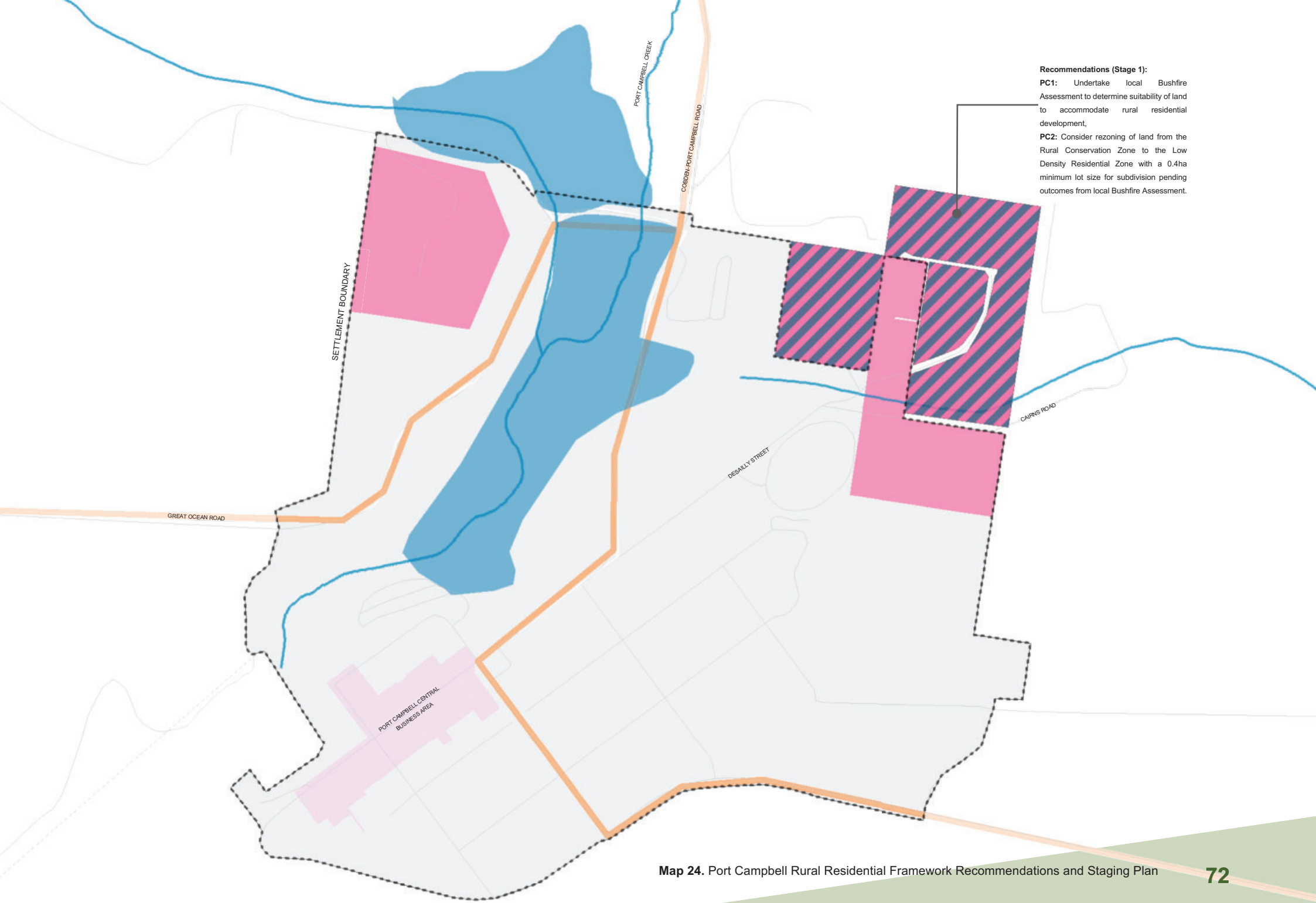
These recommendations should be closely monitored over the plan period and reviewed annually to ensure land is brought onto the market when required.

These recommendations should be read in conjunction with:

- Map 24 Rural Residential Framework Recommendations and Staging;
- Implementation Schedule (Section 7).

PC1. Undertake local Bushfire Assessment for Rural Conservation Zone land between Desailly Street and Cairns Road to determine suitability of land to accommodate rural residential development.

PC2. Consider rezoning of land at Desailly Street and Cairns Road from the Rural Conservation Zone to the Low Density Residential Zone with a 0.4ha minimum lot size for subdivision alongside local Bushfire Assessment.



Recommendations (Stage 1):
PC1: Undertake local Bushfire Assessment to determine suitability of land to accommodate rural residential development,
PC2: Consider rezoning of land from the Rural Conservation Zone to the Low Density Residential Zone with a 0.4ha minimum lot size for subdivision pending outcomes from local Bushfire Assessment.

Map 24. Port Campbell Rural Residential Framework Recommendations and Staging Plan

6.13 LISMORE

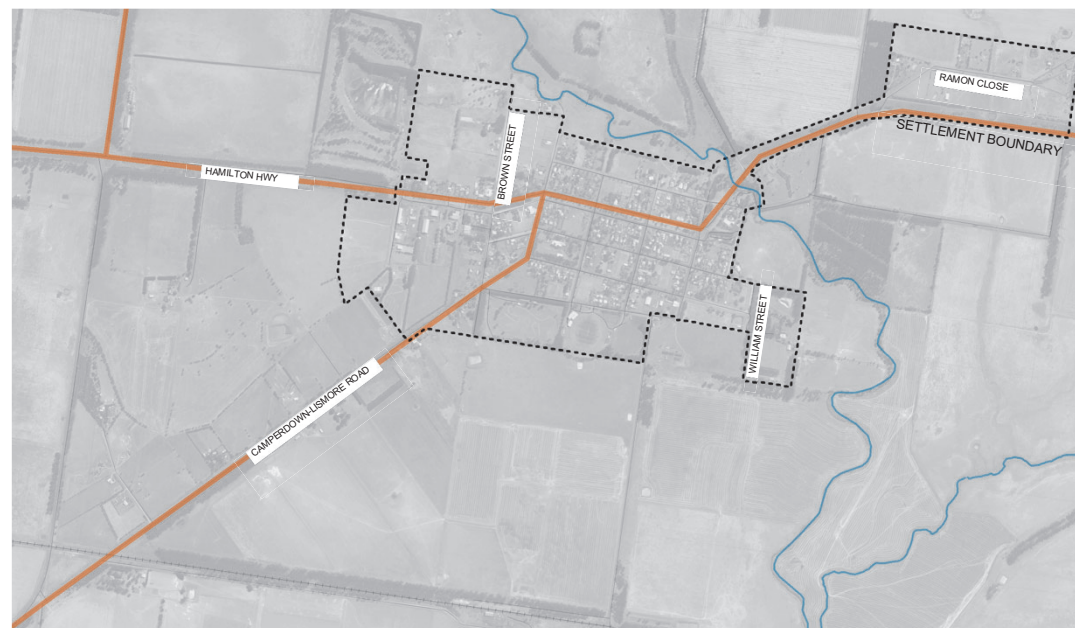
6.14 TOWNSHIP CONTEXT

The Lismore Township was established in the 1850s as a pastoral settlement. Early growth in the township was tied directly to the expansion of the wool industry and early rail projects within the region. Lismore has grown steadily since this time to its current population of 420.

Lismore is situated north of Lake Gnarpurt on the confluence of the Hamilton Highway and Camperdown-Lismore Road. Lismore has a small selection of agricultural supply, machinery, retail and hospitality businesses which serve the surrounding rural suburbs. Lismore's urban population decreased 4 per cent between 2011 and 2016.

The vast majority of Lismore's urban form follows closely along the original survey grid, with rural residential development fronts forming off the original grid to the northwest, east and northeast.

The majority of recent residential development has occurred within the original surveyed grid.



Map 25. Lismore Township

6.15 RURAL RESIDENTIAL CONTEXT

The Corangamite Planning Scheme supports Lismore’s potential for further residential growth and mix of commercial and industrial development within existing urban growth boundaries and identifies three rural residential fronts on the town’s northern (Brown Street), southeastern (William Street) and eastern (Ramon Close) edge.

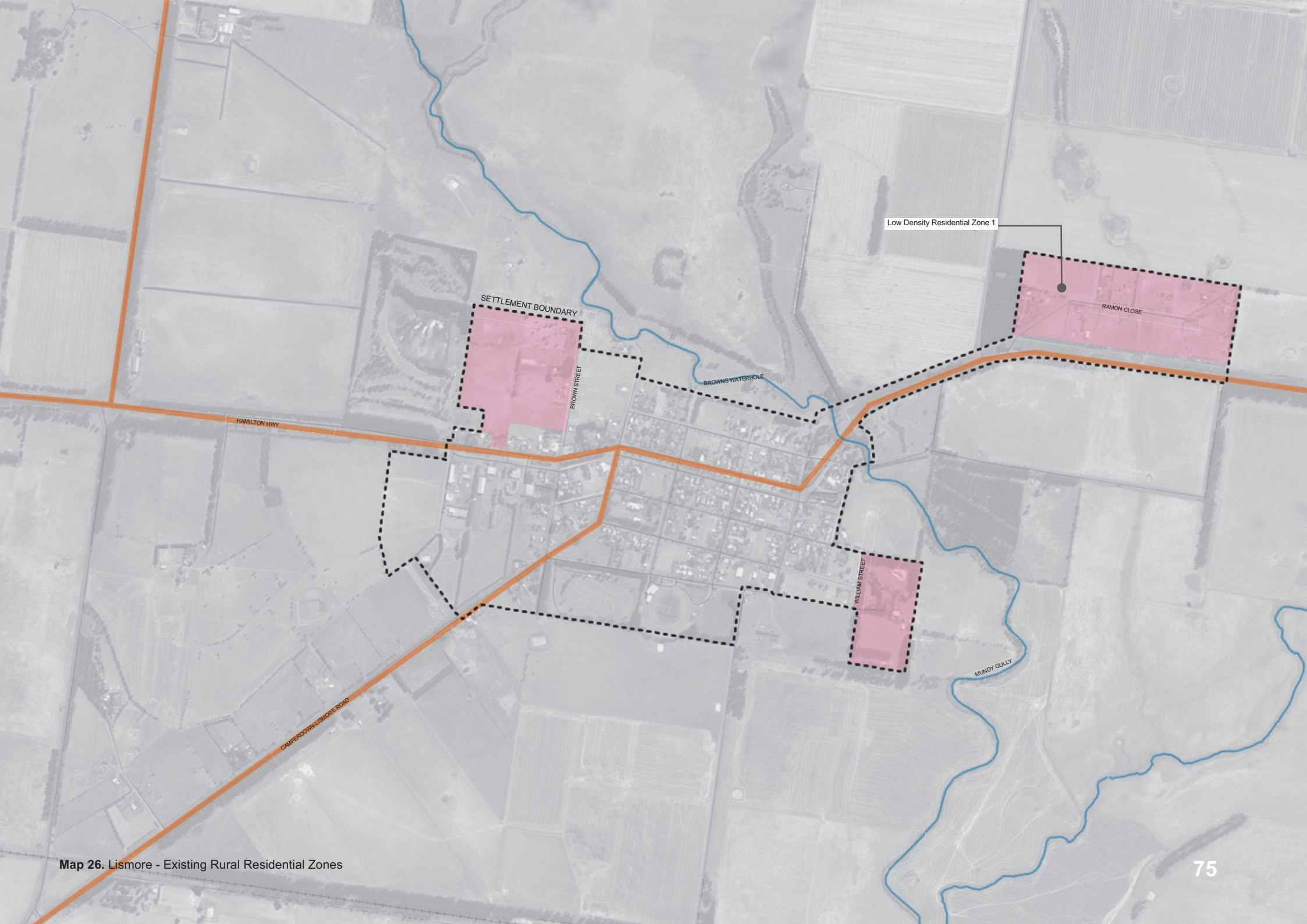
While much of Lismore’s rural residential stock has been developed, there remains undeveloped serviced rural residential land within the William Street, Ramon Close and Brown Street estates. There are very few impediments to developing this land either for single dwellings or for further subdivision, beyond market demand.

A number of legacy rural subdivisions have been identified through the Background Report to the south of the Lismore township. Of these areas only one has been developed extensively for rural residential development. This area includes twenty-two lots ranging from 2-4 hectares, of which two lots have been approved for dwellings since 2008.

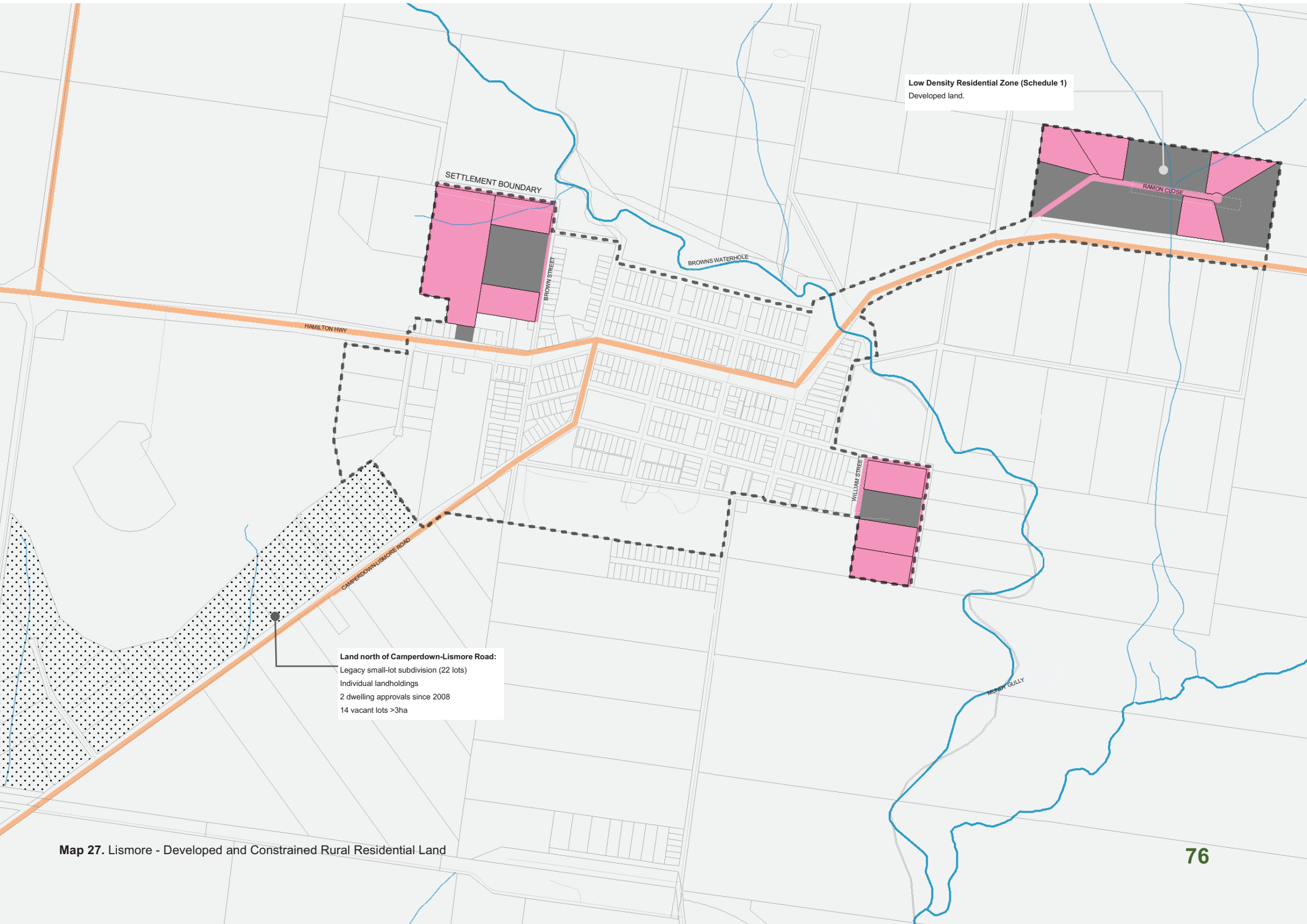
This subdivision’s inclusion in the Farming Zone is considered inappropriate as it is inconsistent with the established rural residential land use that dominates adjoining land and the fact that the land has been removed from agricultural production. The land has been ‘earmarked’ for future consideration as a long-term

rural residential land supply area to reflect its existing condition as fragmented from productive agricultural land and to prevent future encroachment into adjoining agricultural land from surrounding properties. Any potential rezoning should consider limiting any further subdivision of the land, but allow the small number of vacant lots to be developed as no further service infrastructure is required.

Location	LDRZ			RLZ	Total
	1	2	3		
Lismore (lots)	10				10
Municipal land supply (years)	3.2				3.2



Map 26. Lismore - Existing Rural Residential Zones



Low Density Residential Zone (Schedule 1)
Developed land.

SETTLEMENT BOUNDARY

BROWNS WATERHOLE

RAMON CLOSE

BROWN STREET

HAMILTON HWY

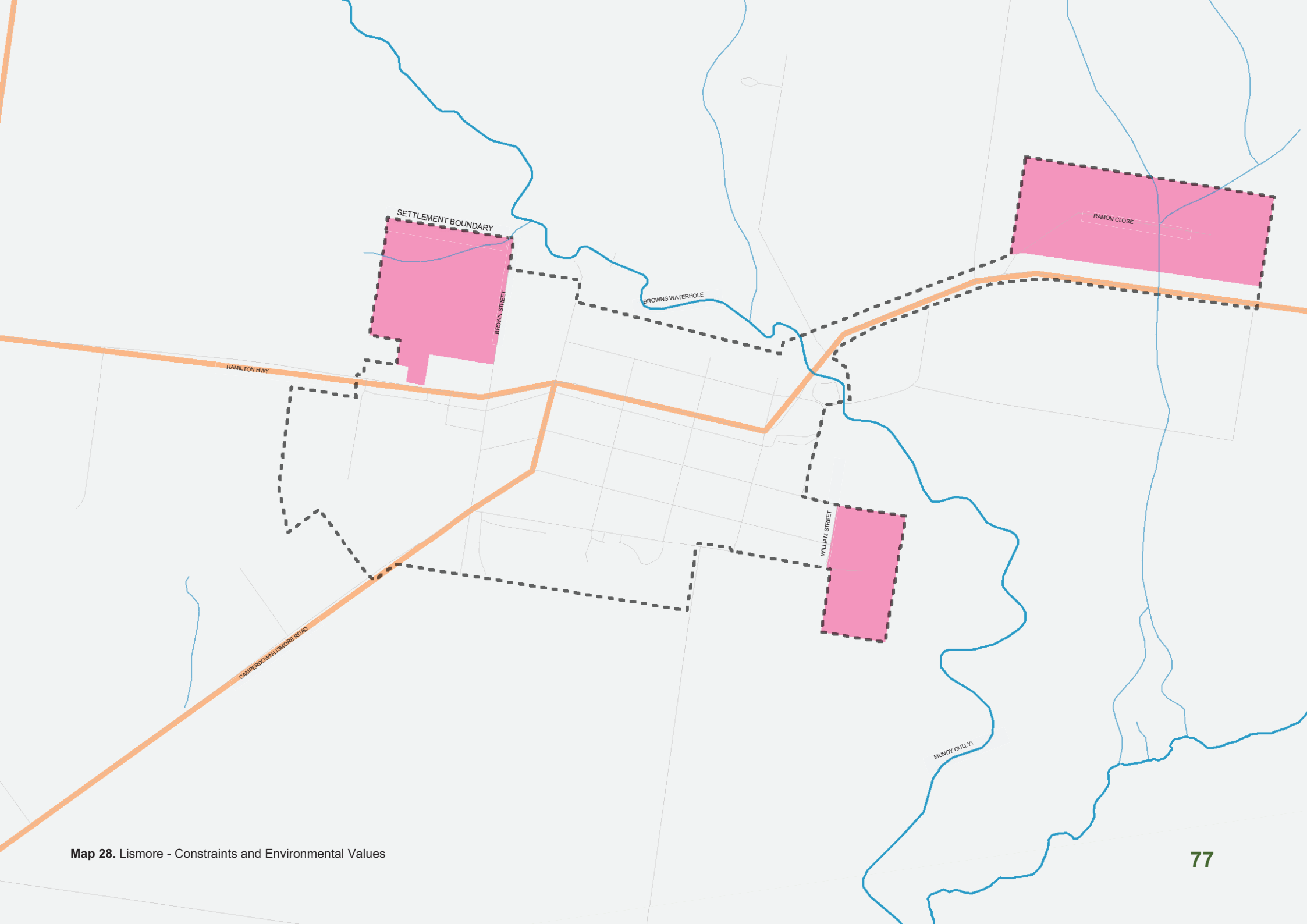
WILLIAM STREET

CAMPERDOWN-LISMORE ROAD

WANDY GULLY

Land north of Camperdown-Lismore Road:
 Legacy small-lot subdivision (22 lots)
 Individual landholdings
 2 dwelling approvals since 2008
 14 vacant lots >3ha

Map 27. Lismore - Developed and Constrained Rural Residential Land



Map 28. Lismore - Constraints and Environmental Values

6.16 RECOMMENDATIONS

The following recommendations are proposed on the basis that Lismore comprises 3.2 years of the municipality's total rural residential land supply based on current rates of development.

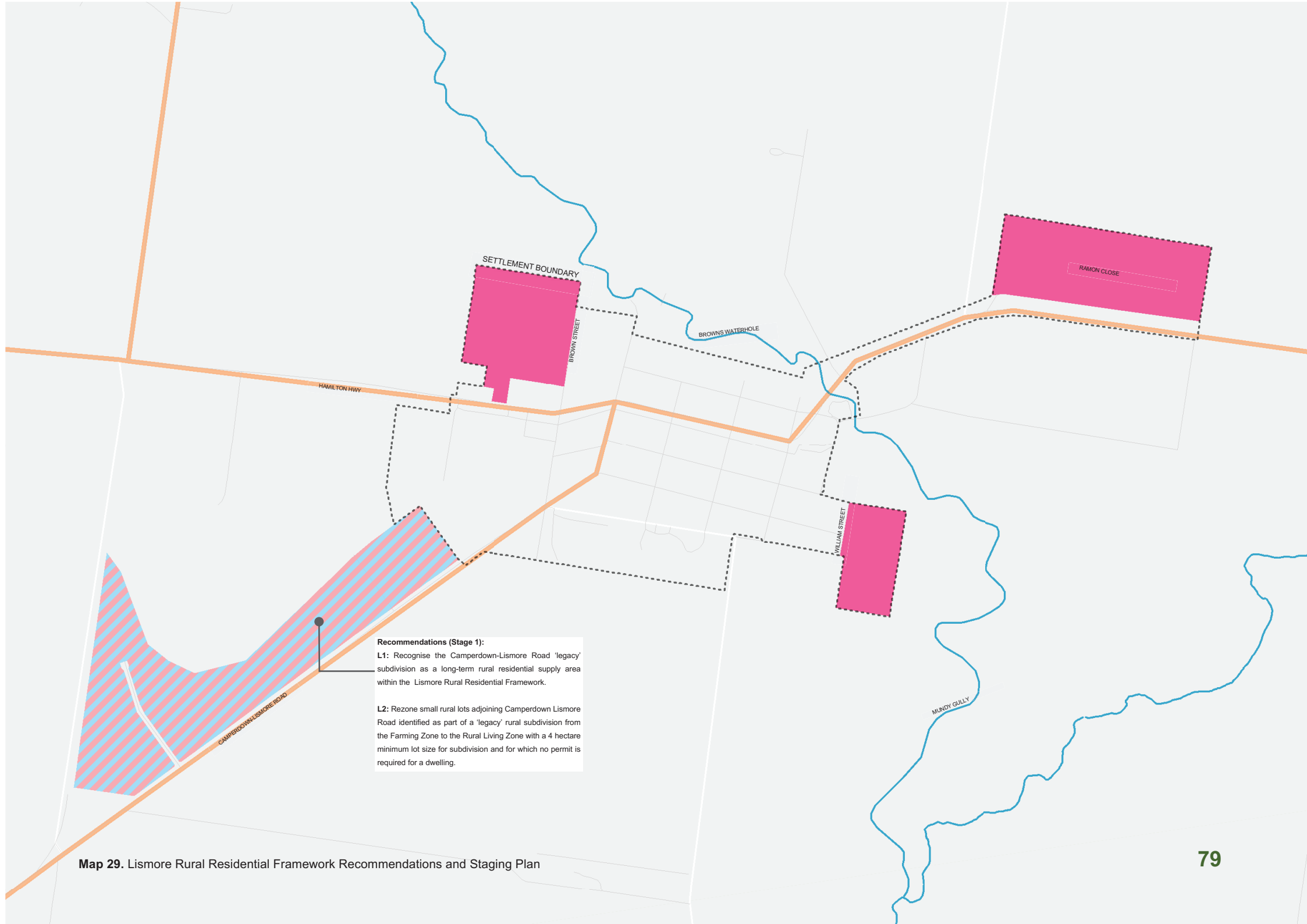
These recommendations should be closely monitored over the plan period and reviewed annually to ensure land is brought onto the market when required.

These recommendations should be read in conjunction with:

- Map 29 Rural Residential Framework Recommendations and Staging Plan; and
- Implementation Schedule (Section 7).

L1. Recognise the Camperdown-Lismore Road 'legacy' subdivision as a long-term rural residential supply area within the Lismore Rural Residential Framework.

L2. Rezone small rural lots adjoining Camperdown-Lismore Road identified as part of a 'legacy' rural subdivision from the Farming Zone to the Rural Living Zone with a 4 hectare minimum lot size for subdivision and for which no permit is required for a dwelling.



Recommendations (Stage 1):

L1: Recognise the Camperdown-Lismore Road 'legacy' subdivision as a long-term rural residential supply area within the Lismore Rural Residential Framework.

L2: Rezone small rural lots adjoining Camperdown Lismore Road identified as part of a 'legacy' rural subdivision from the Farming Zone to the Rural Living Zone with a 4 hectare minimum lot size for subdivision and for which no permit is required for a dwelling.

Map 29. Lismore Rural Residential Framework Recommendations and Staging Plan

6.9 NOORAT

6.9.1 TOWNSHIP CONTEXT

Prior to European settlement, Mount Noorat was a centre for trade and ceremony among local aboriginal tribes. Post-European settlement, Noorat was established as a service centre for the Glenormiston run, which stretched over 120,000 acres between Gnotuk and The Sisters. Noorat's population has fluctuated in recent times, from a population of 239 in 2006 to 209 in 2016.

Noorat is situated between Terang (south) and Glenormiston (north) and serves as an attractive lifestyle destination with secondary health, education and hospitality facilities which service the town and the surrounding rural suburbs.

Noorat's urban form follows a radial pattern along Terang-Mortlake Road (north-south), Mackinnons Bridge Road (east) and Glenormiston Road (northeast).

The majority of residential development over the last ten years has occurred within the Township Zone along Mackinnons Bridge Road.



Map 30. Noorat Township

6.9.2 RURAL RESIDENTIAL CONTEXT

The Corangamite Planning Scheme supports Noorat's potential for further residential growth and tourism-oriented commercial development within existing urban growth boundaries and identifies one rural residential front on the town's northeastern (Carropook Street - Morack Street) edge.

There has been no development activity within Noorat's Low Density Residential Zone since prior to 2008, despite desirable aspects to Mount Noorat and access to existing road infrastructure. There are very few impediments to developing this land either for single dwellings or for further subdivision, beyond market demand and land owner interest. Dwelling approval data suggests that rural-residential 'style' development is occurring within the Township Zone, with two dwelling approvals on lots over 0.4 hectares occurring since 2008 and one dwelling approval within the Farming Zone (10 hectare lot).

Township development in Noorat has historically occurred (almost exclusively) along arterial roads, with very little development occurring beyond pre-existing road infrastructure.

There is approximately 32 hectares of vacant Township Zone land available for a mix of residential, commercial, industrial and community uses. Approximately 26 hectares (or 81%) of this vacant Township Zone land is not serviced with road infrastructure and is unlikely to be developed to conventional

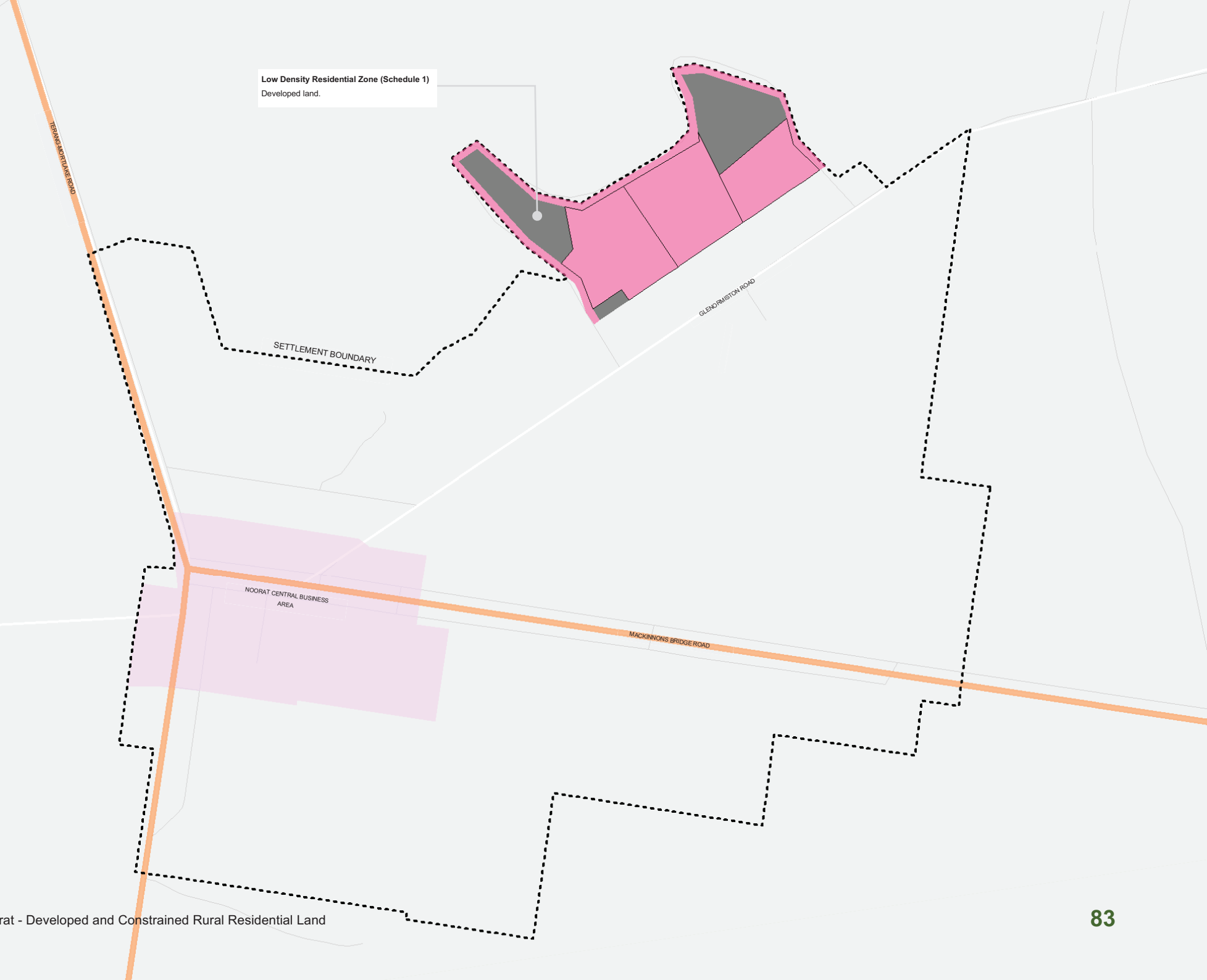
residential densities due to wastewater infrastructure limitations and a low appetite for private investment in infrastructure for conventional residential development.

There is an opportunity to recognise the limited role of these un-serviced areas to accommodate residential development in response to infrastructure limitations and market preferences for larger lot sizes. However, due to the extent of Township Zone land (which allows for a broad mix of uses) that could be affected it is considered appropriate to pursue this action as part of a more wholistic and strategic review of the Noorat township and its role within Corangamite Shire Council.

There is also an opportunity to identify areas for future rural residential consideration beyond existing zoned land to ensure multiple fronts for development are available to the market in the event that existing Low Density Residential Zone lands are developed beyond historical rates of development.

Land adjoining the southwestern boundary on Terang-Mortlake Road has been identified as an appropriate area for future investigation due to its proximity to existing rural residential and township development. Future development of this area may also provide an opportunity to provide a consistent neighbourhood character to the southern gateway to Noorat and an enhanced entrance to the township from the southern approach.

Table 10. Unoccupied lots available for development				
Location	LDRZ			Total
	1	2	3	
Noorat (lots)	3			3
Municipal land supply (years)	0.9			0.9



Low Density Residential Zone (Schedule 1)
Developed land.

SETTLEMENT BOUNDARY

GLENORMISTON ROAD

NOORAT CENTRAL BUSINESS
AREA

MACKINNONS BRIDGEROAD

TERRAS MOUNTAINE ROAD

Map 31. Noorat - Developed and Constrained Rural Residential Land

6.17 RECOMMENDATIONS

The following recommendations are proposed on the basis that Noorat comprises 0.9 years of the municipality's total rural residential land supply, based on current rates of development.

These recommendations should be closely monitored over the plan period and reviewed annually to ensure land is brought onto the market when required.

These recommendations should be read in conjunction with:

- Map 32 Rural Residential Framework Recommendations and Staging Plan; and
- Implementation Schedule (Section 7).

N1. Undertake Structure Plan for Noorat and consider opportunity to rezone unutilised Township Zone land to the Low Density Residential Zone.

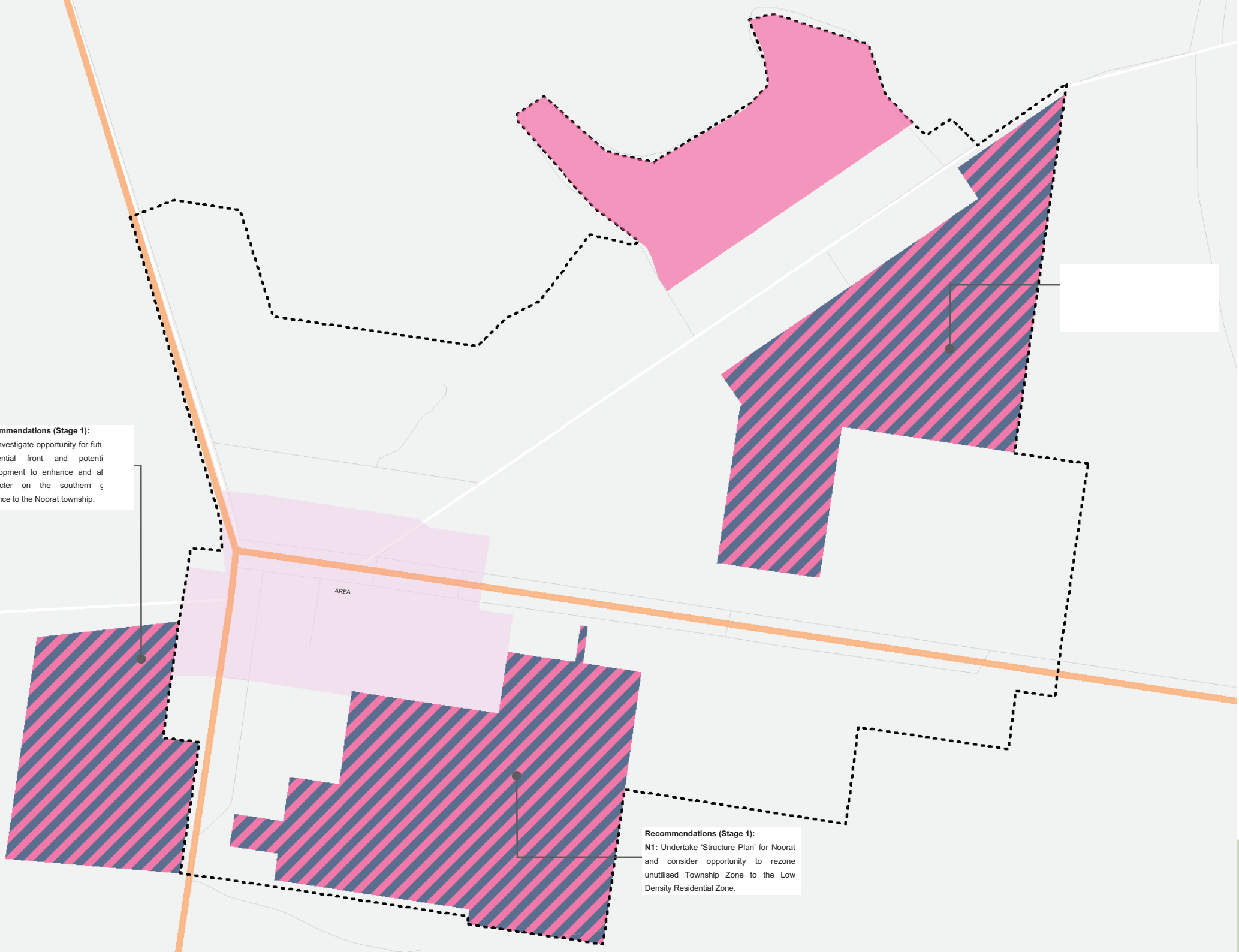
N2. Investigate opportunity for future rural residential front and potential for development to enhance and align the character on the southern gateway entrance to the Noorat Township.

Recommendations (Stage 1):

Investigate opportunity for future potential front and potential development to enhance and attract on the southern entrance to the Noorat township.

Recommendations (Stage 1):

N1: Undertake 'Structure Plan' for Noorat and consider opportunity to rezone unutilised Township Zone to the Low Density Residential Zone.



6.10 COBDEN

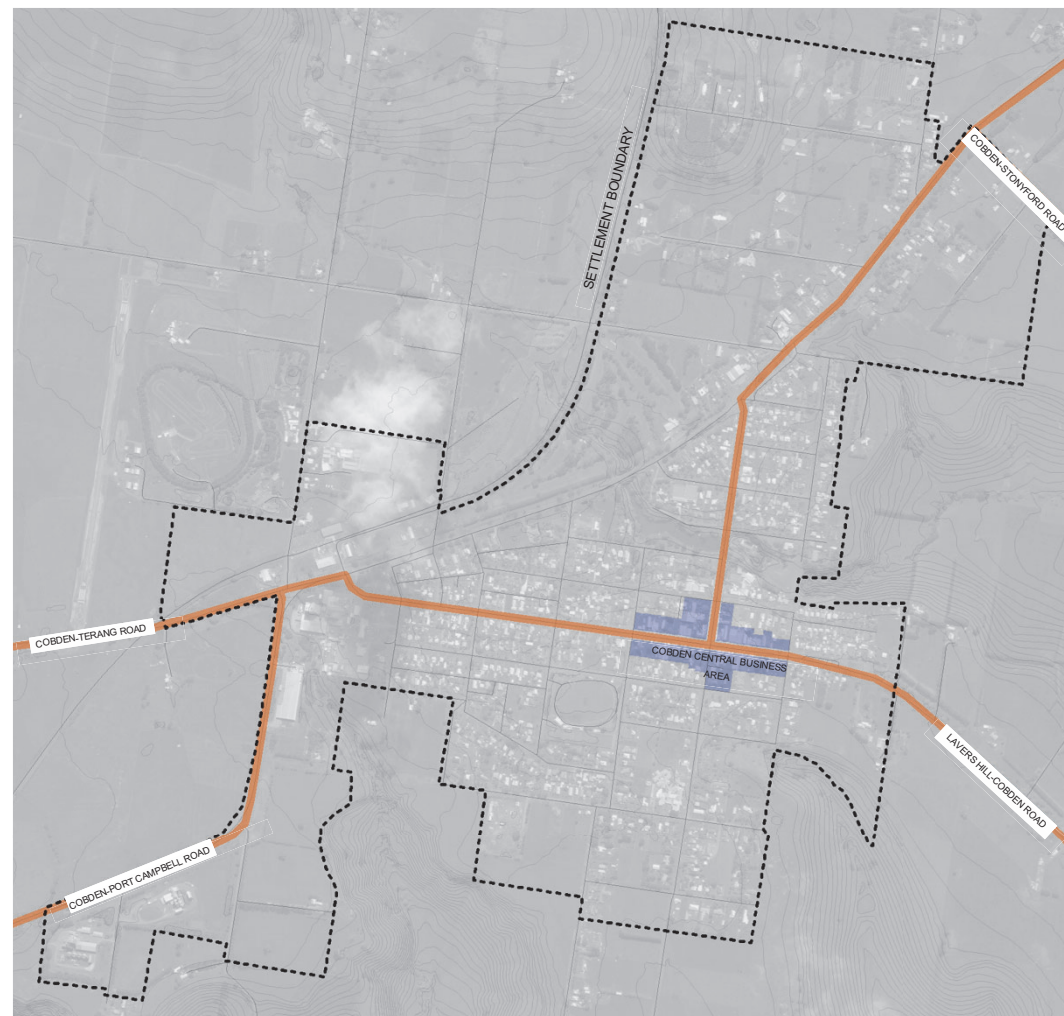
6.10.1 TOWNSHIP CONTEXT

The Cobden Township was established in the 1860s. Early growth in the township was tied directly to the expansion of the dairy industry and early rail projects within the region. Cobden has grown steadily since this time to its current population of 1,877.

Cobden is situated between Camperdown, Terang and Timboon and serves as a secondary education, health and employment centre for rural suburbs between these areas. Cobden is also the home of Victoria's first cheese and butter factory, which is now the site of the Cobden Fonterra milk plant. Cobden's population is expected to grow by approximately 2.09% between now and 2036.

Cobden's urban growth follows a radial pattern starting from the original Cobden grid and gradually elongating along key routes to Camperdown (north), Terang (west), Simpson (east) and Timboon (south).

Residential development over the last ten years has occurred as scattered infill across Cobden's conventional residential precincts and within Cobden's northern rural residential precinct.



Map 33. Cobden Township

6.10.2 RURAL RESIDENTIAL CONTEXT

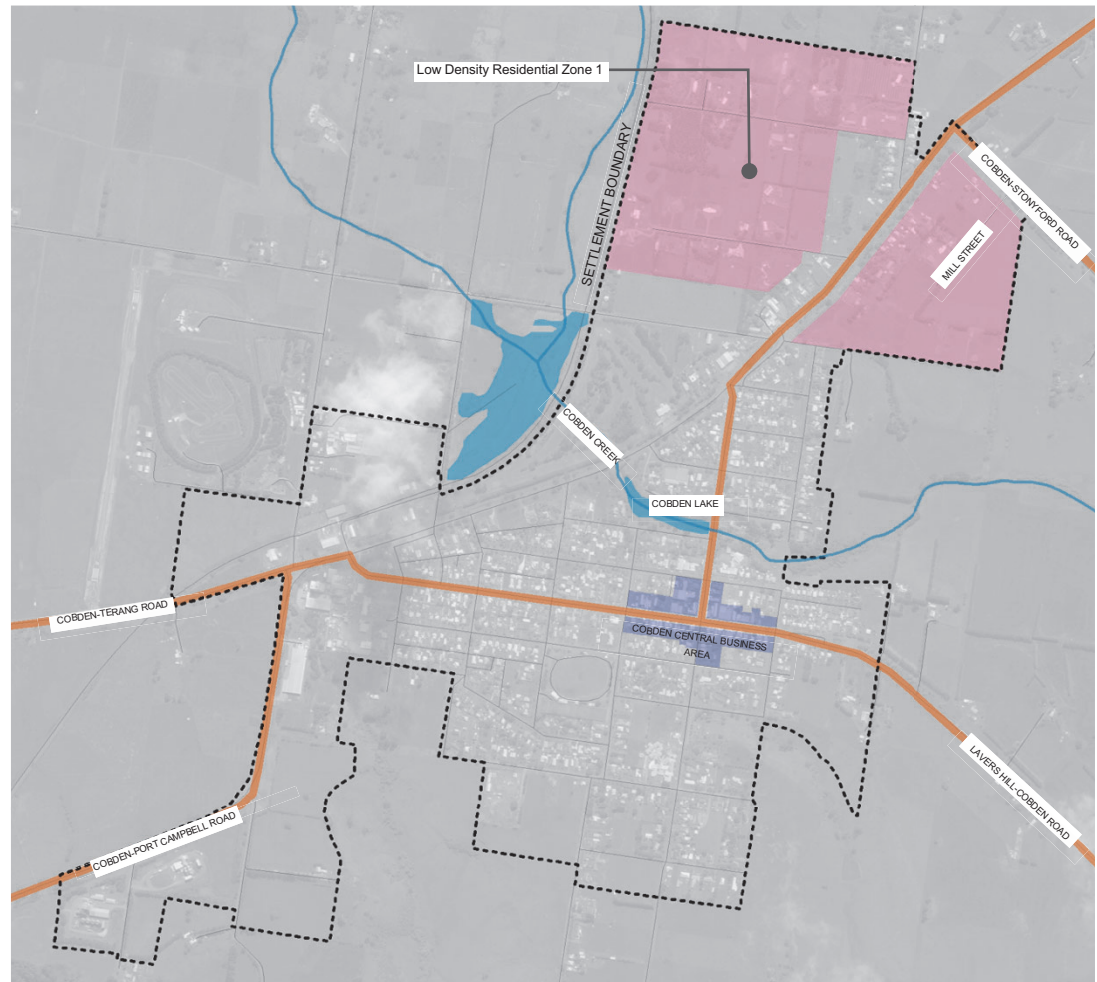
The Corangamite Planning Scheme supports Cobden’s potential for further residential, commercial and industrial growth within existing urban growth boundaries and identifies two areas for rural-residential development. These areas are located on the northwest and southeast side of Camperdown-Cobden Road.

While much of the land within these areas has been developed, there remains significant unrealised subdivision potential on Mill Street.

Large tracts of rural residential land on Mill Street have yet to be developed despite few environmental or physical constraints and desirable lot sizes and amenity.

The lack of development activity in light of few constraints for development over the past ten years is evidence that the market has not responded to development opportunities within this area.

Table 9. Unoccupied lots available for development				
Location	LDRZ			Total
	1	2	3	
Cobden (lots)	22			22
Municipal land supply (years)	7.1			7.1



Map 34. Cobden - Existing Rural Residential Zones

6.10.3 RECOMMENDATIONS

The following recommendations are proposed on the basis that Cobden comprises 7.1 years of the municipality's total rural residential land supply, based on current rates of development.

These recommendations should be closely monitored over the plan period and reviewed annually.

CO1. Support the retention and uptake of existing Low Density Residential Zone land.

CO2. Council to develop a Rural Residential Property Investment Guide in consultation with local real estate agents and developers.

6.11 SKIPTON

6.11.1 TOWNSHIP CONTEXT

The Skipton Township was formally established in the 1850's as a pastoral settlement and has grown to a population of 421 since this time.

Skipton is situated at the northern tip of the Corangamite Shire local government area, 52 kilometres southwest of Ballarat and 62 kilometres north of Camperdown. Skipton serves as a secondary health, education, employment and retail centre for the rural suburbs between Streatham, Lake Goldsmith, Linton and Bradvale. Despite its proximity to large centres and proximity to rural populations, Skipton's urban population decreased 7 per cent between 2011 and 2016.

Skipton has developed a fairly large urban footprint (relative to its population) and has grown around four key routes to Beaufort (north), Streatham (west), Ballarat (east), Lismore (south) and Emu Creek which winds through the towns mid-section.

Tourism is a growing market for Skipton, which is mainly driven by interest in the Lakes and Craters precinct of the UNESCO Kanawinka Geopark and the Mount Widderin Caves.

Recent residential development has located across the townships residential, commercial and rural edges.



Map 35. Skipton Township

6.11.2 RURAL RESIDENTIAL CONTEXT

The Corangamite Planning Scheme supports Skipton’s potential for further residential, commercial and industrial growth within existing urban growth boundaries and identifies one area for rural-residential development. This area is located west of Mount Emu Creek and south of Smythe Street.

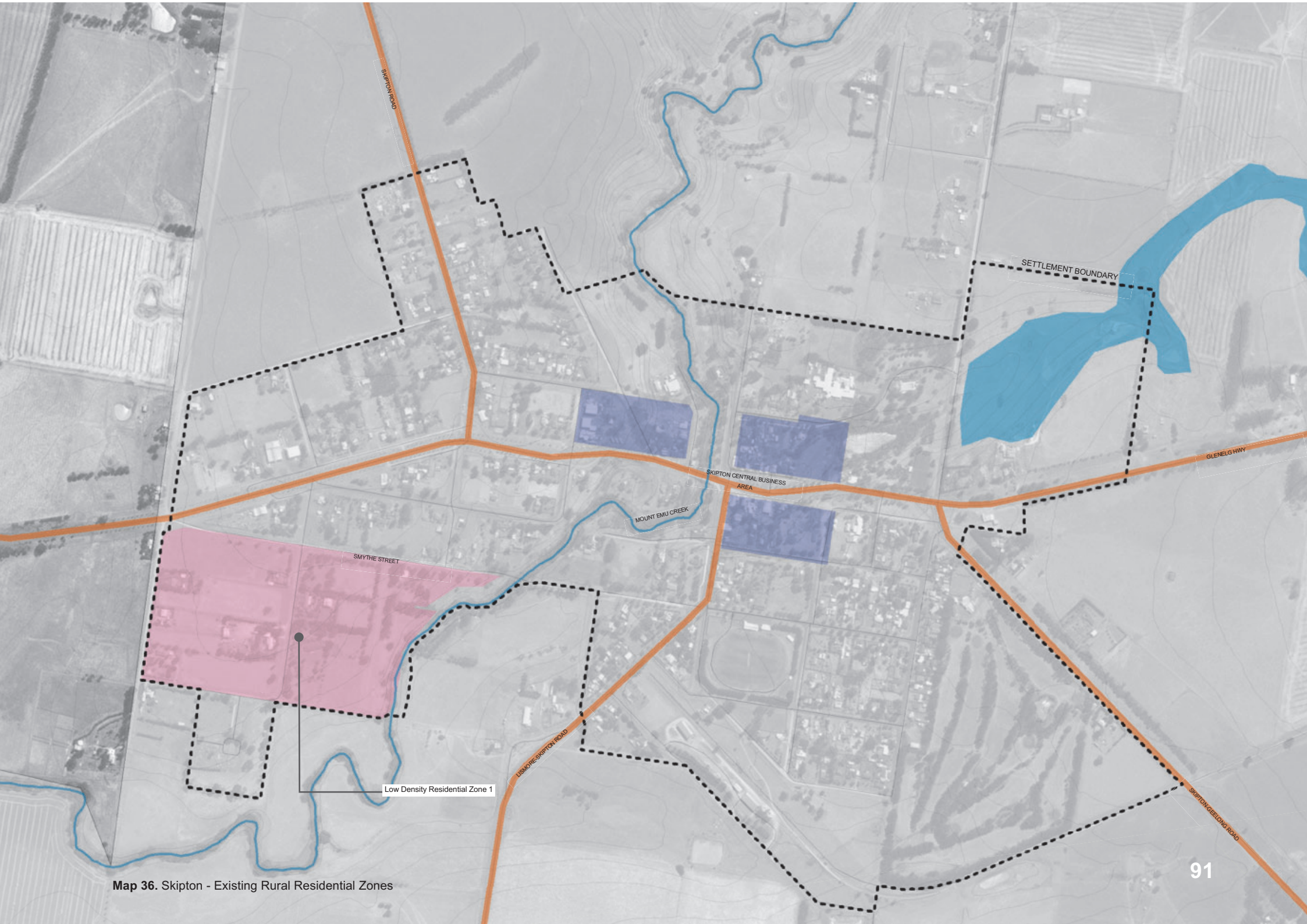
The Skipton township was settled on the Mount Emu Creek floodplain, which contains a substantial mix of cultural and environment values including habitat for native fauna such as corellas, hawks, eagles, pardalotes, kangaroos, wallabies and platypi. The floodplain also partially constrains Skipton’s Low Density Residential Zone land.

While rural residential demand is currently subdued, there is potential to increase the uptake of rural residential land by marketing Skipton’s land affordability, proximity to Ballarat and nearby regional centres and natural attractions such as Mount Widderin and the Kanawinka Geopark.

The addition of further rural residential zone land should only be considered subject to the uptake of existing rural residential land stocks. This uptake is unlikely to occur within the planning horizon of this document based on current and projected forecasts.

In the event further rural residential land stocks are required to be considered, there is a logical area of consideration to the north of the Skipton Township. This area comprises twenty-nine (29) parcels of Farming Zone land which are part of a small-lot ‘legacy’ subdivision. Twenty (20) of these lots have been developed with a dwelling, including two dwelling approvals since 2008. Much of the remaining undeveloped vacant land is constrained by the Emu Creek floodplain and the availability of road infrastructure. These items should be considered in the context of a wholistic and strategic plan for Skipton when further uptake of rural residential land has occurred.

Table 10. Unoccupied lots available for development				
Location	LDRZ			Total
	1	2	3	
Skipton	9			9
Municipal land supply (years)	2.9			2.9



Map 36. Skipton - Existing Rural Residential Zones

6.11.3 RECOMMENDATIONS

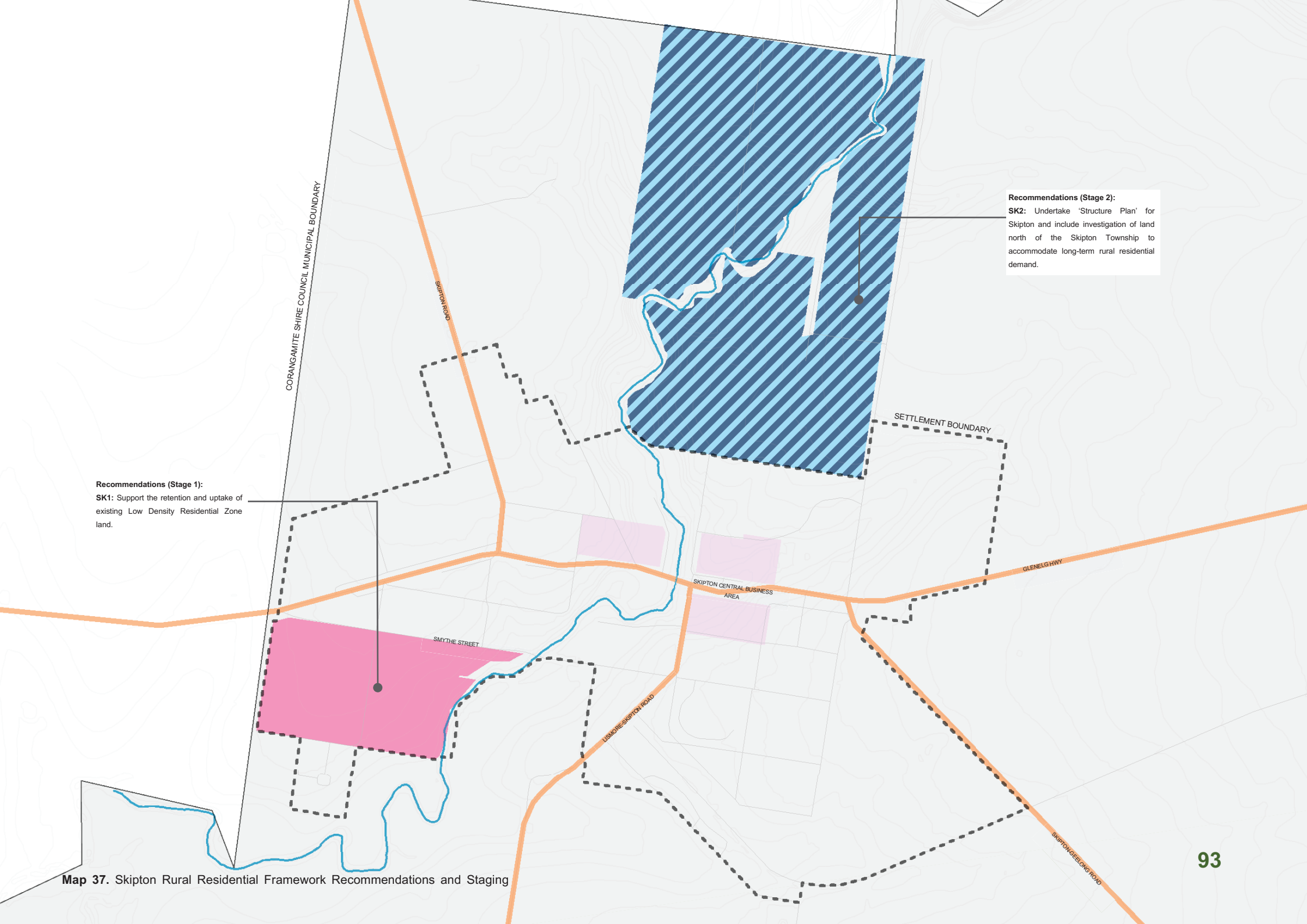
The following recommendations are proposed on the basis that Skipton comprises 2.9 years of the municipality's total rural residential land supply, based on current rates of development.

These recommendations should be closely monitored over the plan period and reviewed annually.

SK1. Support the retention and uptake of existing Low Density Residential Zone land.

SK2. Undertake Structure Plan for Skipton and include an investigation of land north of Skipton to accommodate long-term rural residential demand.

SK3. Council to develop a Rural Residential Property Investment Guide in consultation with local real estate agents and developers.



Recommendations (Stage 2):
SK2: Undertake 'Structure Plan' for Skipton and include investigation of land north of the Skipton Township to accommodate long-term rural residential demand.

Recommendations (Stage 1):
SK1: Support the retention and uptake of existing Low Density Residential Zone land.

Map 37. Skipton Rural Residential Framework Recommendations and Staging

6.12 SIMPSON

6.12.1 TOWNSHIP CONTEXT

Simpson is situated equidistant to Colac (northeast) and Port Campbell (southwest) and serves as an attractive lifestyle destination with primary education and hospitality facilities which service the town and the surrounding rural suburbs.

Simpson's growth is directly linked to the Soldier Settlement Commission, and grew from the Commission's depot and administrative centre which was established in 1956. Simpson's growth since this time has been strongly tied to the dairy industry and rural processing, including a milk and cheese processing plant which had supplied significant employment to the township between 1966 and 2014.

Simpson's population has remained relatively stable over the past decade, with a decrease of 3.5% between 2011 and 2016, and currently stands at 549.

Simpson's urban form comprises a well-planned compact pattern of residential, industrial, community and commercial uses. This form is distinct from townships of similar size in Corangamite owing to Simpson's relatively modern era of settlement.



Map 38. Simpson Township

6.12.2 RURAL RESIDENTIAL CONTEXT

The Corangamite Planning Scheme supports Simpson's potential for further residential growth and commercial growth within existing urban boundaries.

Simpson contains no land specifically zoned for rural residential development. Simpson contains twenty (20) hectares of General Residential Zone land, which provides for the vast bulk of Simpson's residential development. Parcel sizes within this zone vary between 0.5 hectares and 1.7 hectares due to servicing constraints regarding sewerage. Approximately eleven (11) hectares of land are vacant and available for development, which represents approximately 45% of Simpson's General Residential Zone land. Much of this land is constrained by bushfire risk and is dominated by heavy native vegetation.



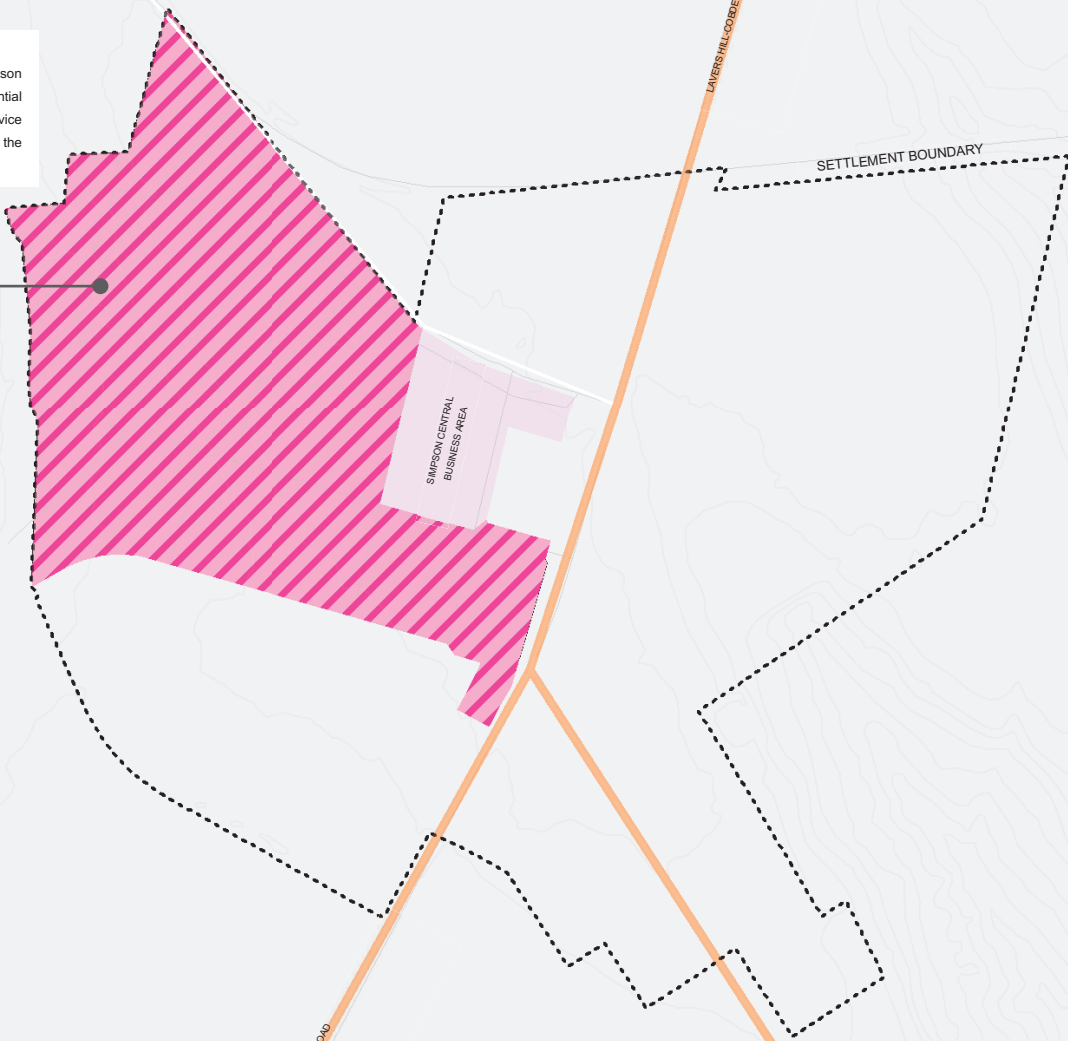
Map 39. Simpson - Existing Residential Zones

6.12.3 RECOMMENDATIONS

The following recommendations are proposed as items of further investigation.

SI1. Undertake a 'Structure Plan' for the Simpson Township, including an investigation of potential future growth areas and the potential to service vacant general residential development in the town.

Recommendations (Stage 1):
SI1: Undertake a 'Structure Plan' for the Simpson Township, including an investigation of potential future growth areas and the potential to service vacant general residential development in the town.



Map 40. Simpson Recommendations and Staging Plan

6.13 DERRINALLUM

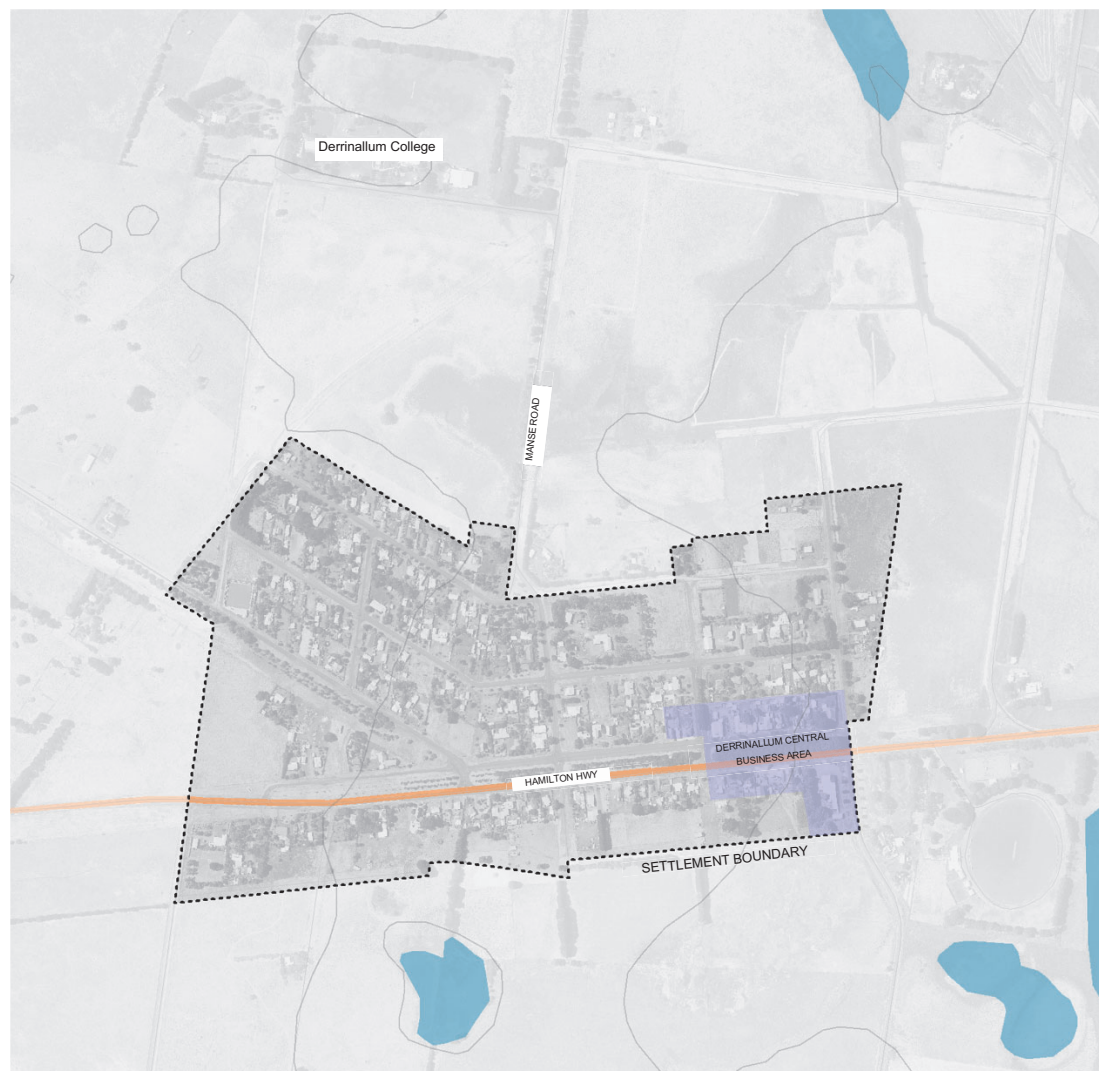
6.13.1 TOWNSHIP CONTEXT

Derrinallum is settled northeast of Mount Elephant along the Hamilton Highway and is 75 kilometres equidistant from Warrnambool and Ballarat. The township proper was surveyed in 1867 but was not heavily populated until after World War I.

Population growth following World War I was spurred by the uptake of local soldier settlement schemes, the establishment of the Derrinallum Butter Factory and the creation of the Geelong-Ararat railway line. Derrinallum's growth since this time has been strongly tied to the dairy industry and rural processing, including a milk and cheese processing plant which had supplied significant employment to the township between 1914 and 1964, during which Derrinallum's population peaked at 662 persons.

Derrinallum's population has declined to a population of 258 since this time, but grew by 15% between 2006-2016 from 224 to 258.

The Derrinallum Township is structured within an unconventional urban grid, which contains a business area at its eastern gateway and residential development through the remainder of the town. Derrinallum College (a government P-12 school) is located approximately 550 metres north of the township proper and is surrounded by agricultural land.

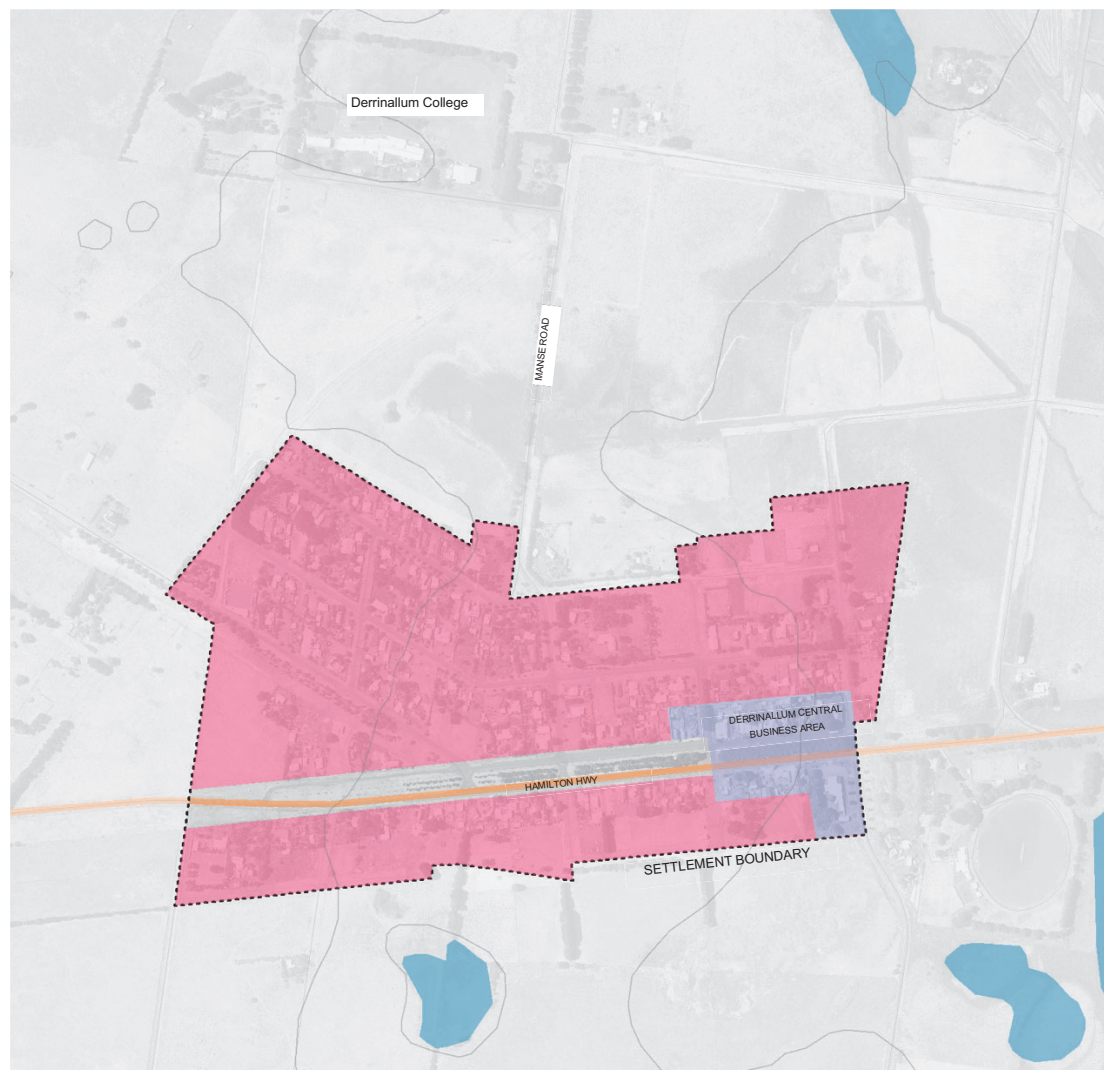


Map 41. Derrinallum Township

6.13.2 RURAL RESIDENTIAL CONTEXT

The Corangamite Planning Scheme supports Derrinallum’s potential for further residential growth and commercial growth within existing urban boundaries. Derrinallum contains no land specifically zoned for rural residential development. Derrinallum contains fifty-one (51) hectares of Township Zone land, which provides for a broad mix residential, commercial, industrial and other uses in small towns. Parcel sizes beyond the ‘central business area’ within this zone vary between 900 square metres and 7.8 hectares due to servicing constraints regarding sewerage. Approximately eleven (11) hectares of land are vacant and available for development, which represents approximately 21% of Derrinallum’s Township Zone land.

Approximately 50% of lots within Derrinallum’s Township Zone require a land capability assessment in order to determine waste water envelopes for dwelling construction. Aside from wastewater constraints, the vast majority of Derrinallum’s vacant Township Zone land is unconstrained and able to be further developed for housing. There is an opportunity to improve connections between the township and Derrinallum College (potentially through the provision of land to cater for future rural residential demand). Opportunities should be explored through a structure plan for the township.



Map 42. Derrinallum - Existing Township Zone

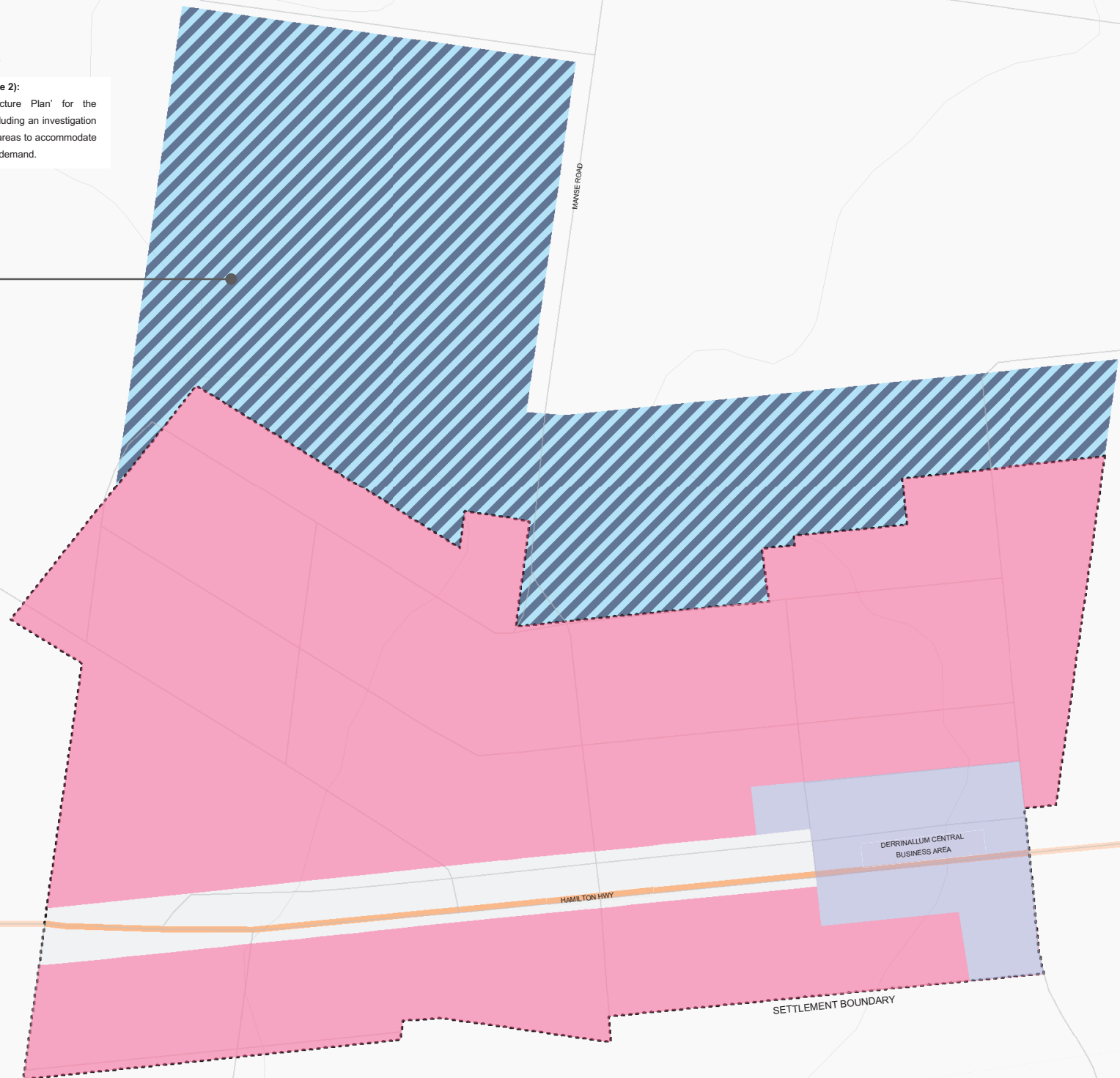
6.13.3 RECOMMENDATIONS

The following recommendations are proposed as items of further investigation.

D1. Undertake a 'Structure Plan' for the Derrinallum Township, including an investigation of potential future growth areas to accommodate long-term rural residential demand.

Recommendations (Stage 2):

D1. Undertake a 'Structure Plan' for the Derrinallum Township, including an investigation of potential future growth areas to accommodate long-term rural residential demand.



Map 43. Derrinallum Recommendations and Staging Plan

7 IMPLEMENTATION SCHEDULE AND STAGING PLAN

7 IMPLEMENTATION SCHEDULE AND STAGING PLAN

7.1 PURPOSE

This section presents a consolidated Implementation Schedule outlining the actions, roles and responsibilities for realising the vision and objectives of the Rural Living Strategy. The recommendations outlined in the previous sections of the report are contained in this section and are allocated a role, priority and staging (where relevant).

Each recommendation is also accompanied by a 'supply' tab to provide guidance as to the recommended staging of items which affect the supply of rural residential land.

7.2 COUNCIL'S ROLE

Corangamite Shire Council plays two key roles in the implementation of this Strategy. These roles include that of the '**planner**' (in relation to initiating planning scheme amendments and initiating strategic planning initiatives) and '**investment attraction**' (in relation to initiating investment attraction initiatives).

7.3 TIMING

Actions have been prioritised into 'immediate', 'short-term', 'medium-term' and 'long-term' for the lifetime of this Strategy. Priorities are to be reviewed annually and reassessed in

response to potential changes to state policy, local property market conditions and population trends. Each priority is assigned a timeframe for action from the date of the adoption of this strategy, as follows:

- **Immediate:** action to occur within 12 months.
- **Short-term:** action to occur over the next 1-5 years.
- **Medium-term:** action to occur over the next 5-10 years.
- **Long-term:** action to occur beyond 10+ years.

7.4 LAND SUPPLY

A number of actions have been proposed which aim to re-shape and add to the municipal rural residential land supply. These items and their effect on rural residential land supply are identified in the Implementation Schedule and Staging Plan.

IMPLEMENTATION SCHEDULE AND STAGING PLAN

Action	Role of Council	Timing	Staging	Potential Land Supply
SHIRE-WIDE				
Undertake local bushfire hazard assessments for proposed rural residential land stocks in Camperdown, Terang, Timboon, Port Campbell and Noorat prior to the rezoning of any additional land for rural residential purposes.	Planner	Immediate	-	-
Implement the Municipal Rural Residential Framework into Clause 21.01 of the Corangamite Planning Scheme.	Planner	Immediate	-	-
Amend Clause 21.02 Settlement, Built Form and Heritage, Clause 21.03 Environment and Natural Resources, Clause 21.04 Economic Development to align with the Strategic Objectives and Directions contained within the Rural Living Strategy.	Planner	Immediate	-	-
Amend Clause 21.06 Local Area Framework Plans to align with the Township Rural Residential Frameworks.	Planner	Immediate	-	-
Establish GIS-based 'Rural Residential Land Monitor' to enable periodic review of rural residential land supply.	Planner	Immediate	-	-
Council to develop a Rural Residential Property Investment Guide in consultation with local real estate agents and developers.	Investment Attraction	Short-term	-	-
CAMPERDOWN				
Apply the Development Plan Overlay to the Low Density Residential Zone land north of Gellie Street, and introduce a Schedule to the Development Plan Overlay which requires a consideration of buffers to industry and land capability assessment be completed for the area as part of any development plan to be endorsed.	Planner	Immediate	Stage 1	-

IMPLEMENTATION SCHEDULE AND STAGING PLAN

Action	Role of Council	Timing	Staging	Potential Land Supply
Rezone Rural Living Zone land affected by the Restructure Overlay north of Gellie Street to the Farming Zone.	Planner	Immediate	Stage 1	-
Retain the existing endorsed 'Restructure Plan' for the area.	Planner	-	Stage 1	-
Apply the Development Plan Overlay to the Low Density Residential Zone land bound by the rail line, Clarke Street and the Princes Highway, and introduce a Schedule to the Development Plan Overlay which requires a consideration of buffers to industry and land capability assessment be completed for the area as part of any development plan to be endorsed.	Planner	Immediate	Stage 1	No increase
Rezone part of land north of Gnotuk Road and west of Park Road (Stage 2) from the Farming Zone to the Rural Living Zone.	Planner	Short-term	Stage 2	38 hectares
Rezone part of land north of Gnotuk Road and west of Park Road (Stage 3) from the Farming Zone to the Rural Living Zone	Planner	Medium-term	Stage 3	50 hectares
TERANG				
Introduce and apply Rural Living Zone Schedule specifying a 2ha minimum lot size for subdivision to existing Rural Living Zone Land in Terang.	Planner	Immediate	Stage 1	-
Rezone land north of Black Street and adjoining the unmade road reserve adjoining Terang-Mortlake Road from the Farming Zone to the Rural Living Zone subject to detailed drainage investigation.	Planner	Medium-term	Stage 2	60 hectares
TIMBOON				
Rezone land bound by Curdies River Road and Timboon-Nullawarre Road from the Farming Zone to the Low Density Residential Zone, specifying a 0.4ha minimum lot size for subdivision subject to assessment of impact from Timboon Transfer Station.	Planner	Immediate	Stage 1	20 Hectares

IMPLEMENTATION SCHEDULE AND STAGING PLAN

Action	Role of Council	Timing	Staging	Potential Land Supply
PORT CAMPBELL				
Undertake local Bushfire Assessment for Rural Conservation Zone land between Desailly Street and Cairns Road to determine suitability of land to accommodate rural residential development.	Planner	Immediate	-	-
Consider rezoning of land at Desailly Street and Cairns Road from the Rural Conservation Zone to the Low Density Residential Zone with a 0.4ha minimum lot size for subdivision alongside local Bushfire Assessment.	Planner	Short-term	Stage 1	10 hectares
LISMORE				
Recognise the Camperdown-Lismore Road 'legacy' subdivision as a long-term rural residential supply area within the Lismore Rural Residential Framework.	Planner	Immediate	Stage 1	-
Rezone small rural lots adjoining Camperdown-Lismore Road identified as part of a 'legacy' rural subdivision from the Farming Zone to the Rural Living Zone with a four (4) hectare minimum lot size for subdivision and for which no permit is required for a dwelling.	Planner	Immediate	Stage 1	30 hectares
NOORAT				
Undertake Structure Plan for Noorat and consider opportunity to rezone unutilised Township Zone land to the Low Density Residential Zone.	Planner	Short-term	Stage 1	-
Investigate opportunity for future rural residential front and potential for development to enhance and align the character on the southern gateway entrance to the Noorat Township.	Planner	Short-term	Stage 1	7 hectares
COBDEN				
Support the retention and uptake of existing Low Density Residential Zone land.	Planner	Short-term	Stage 1	No increase

IMPLEMENTATION SCHEDULE AND STAGING PLAN

Action	Role of Council	Timing	Staging	Potential Land Supply
Council to develop a Rural Residential Property Investment Guide in consultation with local real estate agents and developers.	Investment Attraction	Short-term	-	-
SKIPTON				
Support the retention and uptake of existing Low Density Residential Zone land.	Planner	Short-term	Stage 1	No increase
Undertake Structure Plan for Skipton and include an investigation of land north of Skipton to accommodate long-term rural residential demand.	Planner	Long-term	Stage 2	-
Council to develop a Rural Residential Property Investment Guide in consultation with local real estate agents and developers.	Investment Attraction	Short-term	Stage 1	-
SIMPSON				
Undertake a Structure Plan for the Simpson Township, including an investigation of future growth areas and the potential to service vacant general residential development in the town.	Planner	Short-term	-	-
DERRINALLUM				
Undertake a Structure Plan for the Derrinallum Township, including an investigation of potential future growth areas to accommodate long-term rural residential demand.	Planner	Long-term	-	-

