

# Moyne Warrnambool Rural Housing and Settlement Strategy

## Rural Housing and Settlement Strategy Report







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# 1 Introduction

This document details the recommended strategy for the future management of housing and settlement throughout the rural areas of the Shire of Moyne and the City of Warrnambool.

The direction is presented as a series of principles and then as objectives and strategies with relevant commentary. The objectives and strategies are structured to recognise their contribution to social and settlement, economic and environmental outcomes.

## 1.1 Principles

The following principles have both influenced and characterise the objectives and strategies.

- A clear and consistent distinction is drawn between the role and function of settlements and rural areas when considering decisions about housing and settlement.
- Housing development is directed to those settlements and locations where demand exists and the capacity to accommodate growth can be most effectively met.
- The emphasis is upon building more sustainable communities.
- Settlements suitable for growth are clearly defined by boundaries. Boundaries are longer-term techniques for containing housing and settlement growth.
- Attempts to incrementally extend beyond boundaries will be resisted in favour of greater concentration and consolidation of identified settlements.
- A plentiful supply of land and housing opportunities within settlements is viewed as balancing pressure for the release of land and the approving of development outside settlements.
- The soils of South West Victoria are particularly important in a State context for their biodiversity and versatility. They will be protected from incremental development.
- Potential conflicts between agriculture and other land uses will be minimised.
- Discretionary approval for settlement and housing in agricultural areas is strongly discouraged except where there is a demonstrated need to live on the land to conduct an effective agricultural use.





2.1 Social and settlement objectives

- To provide clear direction on where population growth and associated housing will be encouraged to establish in rural areas and settlements.
- To ensure that housing opportunities are available in locations where population growth and new economic development are anticipated.
- To establish a strategically justified basis for future infrastructure investment in utility and community services.
- To manage residential growth and development in the rural areas with a view to enhancing the community’s access to convenient local services.
- To provide a framework for more sustainable communities in the longer term.
- To ensure that the housing and settlements in rural areas are responsive to the emerging need for a greater proportion of housing that suits single person and older households.
- To provide for diversity and choice in housing and land that span from compact accommodation to extensive lifestyle based properties.
- To maintain and enhance the distinct character of settlements.

2.2 Social and settlement strategies

2.2.1 Overview of recommendations

The scope of recommended social and settlement strategies are detailed in the following plans, diagrams and attachments.

- Table 1 summarises the *total* of existing zoned land (in hectares), and the estimated number of *vacant* titles potentially available for development in each settlement.
- Table 1 also indicates the potential number of available Township Zone lots if a 1ha minimum lot size were to be applied. Potential lot vacancies for both Low Density Residential Zone and Rural Living Zone are also indicated, taking into consideration estimated occupied titles and the minimum subdivision size for each settlement area.
- Table 1 details the recommended future role (hierarchy) of settlements and specifies the recommended relative capacity of settlements to accommodate growth (growth potential).
- Attachment 1 provides a detailed appraisal of each settlement against a consistent framework of considerations. It advances recommendations for the future role of the settlement, the intended outcomes for the settlement, changes to be made to the planning scheme (including text and zone amendments) and boundaries to be set for the containment and growth of each settlement.
- Attachment 2 provides an audit of existing services for each settlement.

In addition, the following recommendations are made for amendments to the relevant planning schemes.

- The policies at Clause 22.01-11 of the Moyne Planning Scheme should be redrafted to incorporate structure plans for settlements as they are approved by Council.
- The Smaller Townships and Settlements Policy at Clause 22.01-11 should be comprehensively revised to delete reference to those settlements identified in this strategy as having constrained growth potential.
- The schedule to the Rural Living Zone in the Moyne Planning Scheme should be amended so that the minimum subdivision area of land is increased from 1 to 2 hectares.
- Consideration should be given to rezoning Township land

to Low Density Residential Zone in “Deferred Growth Settlements” as an option to address longer term effluent management. Where this option is exercised, it should be in conjunction with a Restructure Overlay that stipulates a minimum lot size for the development of a dwelling.

In addition, there are a series of detailed amendments to the planning scheme associated with each settlement and detailed in Attachment 1.

The management of housing in the rural areas, outside settlements, is addressed under the heading of economic objectives and strategies.

The list of identified settlements is generally based on townships already zoned Residential 1, Township, Low Density Residential or Rural Living or includes land zoned Farming which has historically been nominated as a town, village or hamlet. An exception to the above is six additional settlements which have essentially been created as a result of planning approvals over the last couple of decades. These are historic circumstances where the responsible authority has negotiated a development approval in which tracts of rural land would be protected in return for the transfer of limited development rights in a clear, defined and constrained area. Going forward, there will be no further erosion of agricultural areas by this manner of negotiated development. The six “settlements” in question are:

- Allansford South (Hermitage Drive)
- Grassmere
- Illowa East
- Illowa West
- Southern Cross
- Towilla Way

In each case, a relatively recent planning approval has, in effect, created a development expectation that has not yet been fully implemented. Given that the recommended strategy of this study is more restrictive on the establishment of houses on smaller lots in agricultural areas, it is necessary that the development potential attached to those decisions is respected. Accordingly, Attachment 1 includes those select approved subdivisions as “settlements” for the purposes of this strategy. To mitigate a contradiction with the objectives of the Farm Zone, depending on average lot size, it is recommended the ‘exception’ settlements are re-zoned to either Low Density Residential or Rural Living (less than 2 hectares), and a Settlement Boundary is adopted.



Table 1 Settlements Capacity and Role

	Residential 1*	Existing Zoning Supply																		Growth Potential					Future Settlement Role											
		Township Zone						Low Density Residential Zone						Rural Living Zone						Farm Zone	TOTAL			High	Moderate	Low	Deferred	Constrained	Reg. Centre	District Town	Town	Village	Hamlet			
		Total area (ha)	Total No. titles	Total No. titles w exist. dwellings	No. vacant titles	Remain. No. lots w 1ha min sub size	Remain No. lots w 1ha min sub size (25% circ)	Total area (ha)	Total No. titles	Total No. titles w exist. dwellings	No. vacant titles	Remain. No. lots w 0.4ha min sub size	Remain. No. lots w 0.4ha min sub size (25% circ)	Total area (ha)	Total No. titles	Total No. titles w exist. dwellings	No. vacant titles	Remain. No. lots w min sub size	Remain. No. lots w 0.4ha min sub size (25% circ.)		Total titles	Total lots with min. sub size	Total lots with min. sub size (25% circ.)													
Allansford		56	266	100	166	0	0	20	-	-	-	-	48 <sup>#</sup>	29	-	-	-	-	9 <sup>#</sup>		NA	NA	NA													
Bessiebelle																																				
Bushfield								32	-	-	-	-	92 <sup>#</sup>	343	-	-	-	-	134 <sup>#</sup>		NA	NA	NA													
Caramut		65	178	23	155	42	25							56	13	1	12	55	41		167	97	66													
Chatsworth																																				
Childers Cove																																				
Crossley																																				
Cudgee		14	34	7	27	7	3	236	-	-	-	-	573 <sup>#</sup>								NA	NA	576													
Ellersie		36	104	13	91	23	14														91	23	14													
Framlingham Township		32	75	8	67	24	16														67	24	16													
Framlingham Mission																																				
Garvoc		103	155	15	140	88	62														140	88	62													
Grassmere***								36	27	4	23	-	-								23	-	-													
Hawkesdale		47	90	41	49	6	0														49	6	0													
Hexham		28	87	7	80	21	14														80	21	14													
Illowa East***														12	5	0	5	-	-		5	-	-													
Illowa West***								96	61	9	52	-	-								52	-	-													
Killarney																																				
Kirkstall		106	253	39	214	67	40														214	67	40													
Koroit																																				
Laang																																				
Macarthur		95	231	133	98	0	0							36	31	13	18	23	14		116	23	14													
Mailors Flat		99	58	17	41	82	57	252	-	-	-		593 <sup>#</sup>								NA	NA	650													
Mortlake														824	172	29	143	795	591		143	795	591													
Nirranda																																				
Nullawarre		4	34	25	9	0	0							200	17	13	4	187	137		13	187	137													
Orford		20	56	9	47	11	6														47	11	6													
Panmure		26	120	50	70	0	0							158	108	12	96	146	106		166	146	106													
Peterborough																																				
Port Fairy**																																				
Purnim		41	37	20	17	21	10							28	14	5	9	23	16		26	44	26													
Rosebrook																																				
Southern Cross***								47	35	9	26	-	-								26	-	-													
Towilla Way***								25	17	6	11	-	-								11	-	-													
Warrnambool**																																				
Winslow		65	156	47	109	18	1							82	22	8	14	74	53		123	92	54													
Woodford		Refer to Bushfield																																		
Woolsthorpe		58	170	52	118	0	0														118	0	0													
Woorndoo		16	98	10	88	10	2														88	10	2													
Yambuk		56	186	43	143	13	0														143	13	0													
Yangery																																				
Yarpturk																																				
TOTAL Lots			2,388		1,729	433	250																													

\*Zoning excluded from study    \*\*Urban areas excluded from study

\*\*\* New settlements created on the basis of previously issued permits. NOTE: NO. of availble lots for new settlements is based on the existing NO. of titles, as further subdivision is not anticipated

#Estimates provided by Council. 25% circ. assumed.



2.2.2 Sustainable communities

For the purposes of this strategy, sustainable rural communities are viewed in the following terms: they provide convenient access to a broad range of services; they have critical population and development mass to justify major capital investment in services such as utility infrastructure; they provide choice and diversity of opportunity in a range of services and housing expectations; where possible, they provide employment opportunities. Their existence and role enables productive and versatile rural land and environmental assets to be protected and worked with minimal conflict and they can accommodate growth without material short or long term impact on the environment.

For more sustainable communities to be established in the longer term, it is appropriate and necessary that a selection of settlements is identified as being where the majority of growth will be directed. Approximately 38 existing settlements have been identified in the study area ranging from Warrnambool, the model of the thriving regional city serving an expansive and substantial catchment, to small hamlets. Many hamlets are no more than the scattering of a handful of homes in relatively isolated locations, while others are little more than a place name.

The sustainable development principles of both the State Planning Policy Framework (SPPF) and this strategy would not be satisfied by adopting and reinforcing the existing pattern and framework of settlements or by treating each settlement as though it is equally appropriate for growth and able to deliver consistently on the above definition of sustainable communities.

2.2.3 Role, hierarchy and growth of settlements

In selecting and advancing the future recommended role of settlements (Table 1) and the preferred locations to direct growth, a series of options and influences have been considered.

– Location and demand

The study has identified that the primary focus for demand and growth is in proximity to Warrnambool (a radius of approximately 15 to 20 kilometres) and particularly the coastal region between Port Fairy, Koroit and Warrnambool. Some of the larger inland towns and service centres exhibit some incremental growth and renewal potential, but not of the same order of the former region. The significant over-supply of land available for rural housing within the Moyne Warrnambool region, and the discrepancies between supply and locality demand, based on the supply and demand assessment (detailed in Section 6 of the Context Report), is captured in Table 2.

The only identifiable influence that might strategically change the anticipated pattern of future demand would be outcomes from the emerging interest in establishing power based projects along and proximate to the 550KVA power line. If implemented, these projects would inject short-term construction and longer term maintenance and operational employment into the region. It is desirable that employment be locally based and workers encouraged to reside in places such as Mortlake, Macarthur, Hawkesdale and Orford. Even so, the relative proximity of Warrnambool and the towns and landscapes of the southern periphery of the study area remain accessible to this potentially emerging and additional population.

Table 2 Regional Demand Analysis

Region	Projected Demand (2026)	Settlement Areas	No. vacant titles	No. available lots with min. sub. size***	No. lots with min. sub. size (25% circ.)
Coastal	641	Allansford**	395	273	210
		Childers Cove			
		Crossley			
		Illowa East			
		Killarney			
		Nirranda			
		Nullawarre**			
		Peterborough			
		Rosebrook			
		Towilla Way			
Low Density Towns	84	Yambuk	292	145	118
		Illowa West			
		Kirkstall			
Rural Living - FZ	750	Southern Cross**	2,681	2,110	1,835
		Allansford**			
		Bessiebelle			
		Caramut			
		Chatsworth			
		Cudgee			
		Ellerslie			
		Framlingham Township			
		Garvoc			
		Grassmere			
		Hawkesdale			
		Hexham			
		Laang			
		Mailors Flat			
		Nullawarre**			
		Orford			
		Panmure			
		Purnim			
		Southern Cross**			
		Winslow			
Townships and Warrnambool non-coastal	950	Woolsthorpe	485	1,044	831
		Woorndoo			
		Yangery**			
		Yarptuck			
		Bushfield / Woodford			
		Koroit			
		Macarthur			
		Mortlake			
		Yangery**			

\*Assuming lot estimates provided by Council are based on min. subdivision size  
\*\*Included in two regions  
\*\*\*Assuming 1ha min. for TZ and assuming all land is subdivided to its full potential



– **Established infrastructure and settlements**

The established patterns of larger settlements, with their range of services which most importantly include reticulated sewer, are an important influence in identifying the higher order centres and the location where growth should be directed.

The evidence of inadequate performance of septic services in some locations where the size and density of lots and the attributes of soils do not enable effective absorption (resulting in odour and environmental degradation), is a clear warning about the unsustainable patterns and terms of development that have characterised the recent past.

Community and environmental health and safety are high priorities. While it is not necessary that all new housing in rural areas and settlements be connected to reticulated services, it is desirable that it occur in areas where conventional residential densities are encouraged (such as Township or Residential 1) and where the soils and existing conditions on land zoned Low Density and Rural Living warrant this level of service. Such are the circumstances of Kirkstall, Panmure, Bushfield, Woodford and Mailors Flat, to nominate some of the more acute circumstances.

The location of housing demand, established settlements and the presence of appropriate and necessary reticulated services are not consistent or integrated. In recognition, the recommended hierarchy of settlement and the preferred locations to direct growth have identified a number of settlements for “deferred growth” pending the investigation and commitment to servicing strategies for those towns. This is a priority piece of work and action arising from this recommendation. In each settlement identified for Deferred Growth, a series of options should be identified and evaluated for their cost benefit in addressing waste management in the context of longer-term growth.

It does not follow that in all locations reticulated services must be provided, as options such as larger, restructured lot sizes and other technical and localised treatment solutions should be among the matters considered. It is intended that incremental growth that has characterised and contributed to the current problems in a cumulative manner, needs to be managed in the short term and properly addressed for the longer term so that these settlements can fulfil their intended role without unsustainable outcomes.

– **Settlements in the Victoria’s Coastal Strategy**

The Victorian Coastal Strategy (2008) provides a useful framework to understand the status of settlements and to categorise their capacity and suitability for growth.

This Report has adapted the framework of the Coastal Strategy to illustrate and compare the status of relevant settlements based on a consideration of the services and infrastructure they offer. This categorisation distinguishes between Regional Centres, District Towns, Towns, Villages and Hamlets (Table 1).

This Report also adopts and extends the categorisation of settlement by growth capacity (as set out in the Victorian Coastal Strategy) to express the growth capacity or constraints of settlements in rural Moyne and Warrnambool.

Table 1 distinguishes the growth capacity of settlements based on the following definitions.

- **High Growth Capacity** - accommodating large scale residential development within and beyond existing zoned land
- **Moderate Growth Capacity** - providing some potential growth beyond existing urban zoned land and through infill but within defined settlement boundaries
- **Low Growth Capacity** - growth contained within existing urban or appropriately zoned land primarily through infill capacity and renewal within defined settlement boundaries
- **Deferred Growth Capacity** – settlements with moderate or low growth capacity but which require the resolution of a sewerage strategy before that potential can be properly realised
- **Constrained growth** – settlements (generally hamlets and villages) where growth is not encouraged because of their capability to perform the role of sustainable communities, as defined in 2.2.2.

The State Coastal Strategy provided for:

- Warrnambool to be a regional centre with a high growth capacity
- Port Fairy, Koroit and Allansford to be towns of moderate growth capacity Peterborough to be a low growth capacity settlement.

Table 1 has adopted and extended this classification to apply to all identified settlements.





2.2.4 Settlement Boundaries

The concept of a settlement boundary, applied throughout the recommendations provided in Attachment 1 of this document, is based upon the idea of Coastal Settlement Boundary planning provision, an outcome of the *Victorian Coastal Strategy* (2002).

Settlement boundaries intend to clearly define the allowable area for residential (rural living) use and development and aim to serve a medium to longer term planning purpose, clearly indicating the extent of zoned land and the expanse of settlements. The planning intent is that growth in population and housing is to be by consolidation within, rather than beyond, boundaries. Rezoning beyond boundaries should be strongly discouraged and if it was to occur, it would be in exceptional circumstances where a clear strategic justification and overall community benefit has been identified. Review of settlement boundaries should occur on a five yearly basis and not in response to ad hoc requests. A Settlement Boundary has been defined around each identified settlement except “settlements” with constrained growth potential. This is illustrated in Attachment 1.

Settlements with constrained growth potential are usually hamlets included in the Farm Zone. These are “settlements” where the primary intent is farming and housing generally comprises a few isolated dwellings associated with working farms. Growth of these settlements is not encouraged, although an additional dwelling might be established if it satisfies the minimum subdivision/lot size for a dwelling and/or the need for the dwelling to enable the effective farming of land.

2.3 Choice and diversity of lots, housing opportunities and vacant land

2.3.1 Overview of recommendations

Table 1 details the recommended spatial distribution of zoned land suitable for residential development by zone and location. For each settlement the area of zoned land is provided with an estimate of the potential vacant land based upon the current minimum permissible subdivision.

- As noted in Section 2.2.1, It is recommended that:
- the schedule to the Rural Living Zone in the Moyne Planning Scheme be amended so that the minimum subdivision area of land is increased from 1 to 2 hectares
  - consideration be given to rezoning Township land to Low Density Residential Zone in “Deferred Growth Settlements” as an option to address longer term effluent management. This option should be exercised in conjunction with a Restructure Overlay that stipulates a minimum lot size for the development of a dwelling.
  - In addition, there are a series of detailed amendments to the planning scheme associated with each settlement and detailed in Attachment 1.

2.3.2 Lot sizes and density

This Strategy is designed to meet the housing needs of a diverse range of household types and structures, age and lifestyle groups.

Conventional subdivision and detached housing, smaller lots and medium density housing would be expected to be satisfied in those settlements where there is land zoned Residential 1 and Township and reticulated services are provided.

Lower density housing opportunities on lots, generally no greater than 2 hectares and no less than 0.4 hectares, are provided in select locations, particularly where sewerage services are not provided. It is evident that the soil characteristics and the emerging intensity of development make the minimum lot size ineffective in many circumstances. As a general guide, the Code of Practice - Onsite Wastewater Management (EPA, 2008) notes lots smaller than 1 hectare are of a heightened risk to be unable to retain and absorb all effluent on site. While each site and area must be analysed and considered on its merits, it is appropriate that the responsible authority take a cautionary approach to this matter in unsewered Township Zones. This thought is reflected in Table 1 and considered in the relevant settlement appraisals in Attachment 1.

The detailed recommendations for individual settlements include an option to rezone Township Zoned land to Low Density Residential Zone in conjunction with a Restructure Overlay, as one way of addressing the sewerage issues associated with too dense development in settlements where reticulated services are not provided.

At Mortlake, it is recommended that the Low Density Residential Zone be used in part of the Rural Living Zone as a market led and housing diversity technique. The effect would be to bring some of the expansive, undeveloped land forward to the market (because of the greater potential yield) and deliver greater diversity of opportunity and lot size.

The minimum lot size for Rural Living in Moyne is 1 hectare, except for select areas around Port Fairy. In the Warrnambool Planning Scheme the minimum area is 4 hectares, with exceptions for parts of Woodford (1 hectare or less in select areas) and Logans Beach / Hopkins Point Road (1 hectare average / 0.6 hectare minimum ). While there is a strategically justified basis to facilitate a diversity of lot sizes, particularly around Warrnambool, the blanket application of two quite different densities over two abutting municipalities is questioned: If all the Rural Living Zoned land in Moyne was subdivided at or proximate to 1 hectare, it might as well be rezoned Low Density Residential. It is recommended that the minimum lot size for Rural Living subdivision and permitted dwelling development in Moyne be raised to 2 hectares. This increase in minimum lot size will both narrow the marked difference between the municipalities and provide a logical progression from the scope of subdivision intended in the Low Density Residential Zone.



2.3.3 Vacant and available land

The analysis of zoned and vacant land in Table 1 clearly illustrates that the potential supply of zoned land does not represent a constraint. The analysis should be treated as a considered estimate rather than a definitive and accurate summation. To arrive at these figures it has been necessary to make various assumptions that zoned land would be brought to the market and subdivided at its minimum size. This estimate is further qualified by the limitations of a comparative analysis of recent aerial photographs with the cadastral base plan; an allowance has been made for sheds and outbuildings.

While there could be a justified case for back-zoning large areas of land zoned Township and Rural Living, after taking into account the longer term land demand, the recommendation to back-zone has primarily been confined to Nullawarre and Caramut. Caramut, located in the northern part of shire, has seen negligible growth over many decades and no use of the extensive Rural Living Zone at the north of the town. Retaining this zoned land in this location does not appear to serve a useful purpose.

Similarly, Nullawarre has too seen minimal growth, of which the supply of Rural Living zoned land far exceeds existing and future anticipated demand

In contrast, it is recommended the extent of the Hawkesdale settlement be increased: There are areas at the periphery of Hawkesdale where smaller lot subdivision and existing development is on land in the Farm Zone. It would be preferable that the planning scheme recognise this irregularity and provide more diversity of choice for the growth that might be expected to accompany power based developments in the locality. Additionally, Hawkesdale has a reasonable level of community services including a school and pool to justify such a growth based strategy.

It is evident that Moyne Warrnambool is no different than most of regional Victoria: While theoretically there is a substantial amount of vacant developable land, this land is not available to the market. Anecdotal evidence indicates that families who hold vast tracts of this land do not have any desire or intention to bring it forward for sale and development.



## 3 Economic

### 3.1 Economic objectives

- To prevent further and progressive fragmentation of rural areas through the subdivision and development of land for residential purposes where this development has limited or no association with the productive use of the land
- To minimise the prospect of conflict between rural housing and settlement and primary production
- To recognise and protect the rural areas of the shire and city as being among the most valued and versatile in the state for a diverse range of primary production
- To foster the economic base of the region, and provide for the protection and growth of employment.

### 3.2 Economic strategies

#### 3.2.1 Overview of recommendations

It is recommended that:-

- the minimum lot size for all subdivision and a dwelling in the schedule to the Farm Zone in the Moyne Planning Scheme is lifted to 40 hectares. It is noted that this recommendation differs from the recommendation made by EnPlan in the *Moyne Shire Land Capability Report* for Koroit / Grassmere, where it is recommended the minimum lot size be increased from 40ha to 80ha across the Farming Zone in the Planning Unit (refer to Section 6 of this Report).
- the reference to the construction of dwellings on lots less than 2 hectares at Clause 22.03-5 of the Moyne Planning Scheme be deleted and the provisions be rewritten to discourage the construction of dwellings on all Farm Zoned land that is less than the minimum specified in the Schedule to the Zone
- the provisions relating to Excisions of Dwellings in the Farm Zone at Clause 22.03-6 (Moyne) be redrafted to discourage excisions where the overall site area is less than 40 hectares and place a greater emphasis upon protecting and maximising the amount of land held in the agricultural holding when a dwelling is to be excised pursuant to the provisions of Clause 35.07-3.
- an interim protection be immediately secured and introduced into the planning scheme for at least 12 months, prohibiting boundary realignments, removing the application of Clauses 22.03 – 5 and 6 and lifting the minimum lot size and permitted dwelling provisions to 40 hectares throughout the Moyne Planning Scheme. This recommendation is advanced to enable full debate of the merits of the above recommendations without having their intent undermined by widespread and short-term applications submitted to avoid the more severe restrictions upon dwellings in agricultural areas and Farm Zones.
- additional investigation be undertaken to review the Farm Zone controls in Warrnambool.

#### 3.2.2 Houses in agricultural areas and farming zones

The foregoing rural housing and settlement objectives and strategies have addressed established communities and settlements without commenting on or setting direction on the matter of separate houses on agricultural or Farm Zoned land.

Moyne and Warrnambool are no different than most regional cities and shires in that, they have inherited, and may have contributed to, a rural landscape that may appear as a relatively uniform plain of expansive open fields and pastures, but which is underlaid by a pattern of land subdivision and tenure with complexity, diversity and expectations that are not evident in the planning framework. Subdivisions of small lots in grid patterns for whole towns exist in parts of the Shire, for instance at Chatsworth. Elsewhere land has been subdivided in to all manner of shapes and sizes for purposes that are no longer relevant.

Over time, houses have been permitted to be established on parts of this quilt of subdivisions across Moyne and Warrnambool, particularly in the southern part of the municipality. In many cases houses were established with a legitimate and unquestionable relationship to the land and to the farming of that land. However, more recently permits have been granted for dwellings with a lifestyle intent, particularly on some of the smaller lots proximate to the coast where the provisions of Clause 22.03-5 (Housing on Lots Less than the Minimum Area) have almost invited development on lots less than 2 hectares.

Many farmers and their families who have lived and worked on the land are now in retirement and do not want to move but do need to subdivide and sell their productive land while retaining the family home on a small lot. Others possess the view that the farm is their superannuation and when the time is right, the option to subdivide a portion of lots to fund retirement is their prerogative to exercise.

A further trend of concern has been that larger holdings (over 40 hectares or 10 hectares in Belfast Rural Area) of high quality agricultural land have been acquired for principally lifestyle purposes. In these circumstances the potential employment in agriculture and production from the land is being compromised and diminished by values that do not reflect an agricultural role. While this issue does not necessarily involve planning approval for either subdivision or development, it is negatively impacting the strategic intent for the area. Recent initiatives by Moyne Council to value and rate Farm Zoned land on its intrinsic agricultural role (not on the basis of recent sales for lifestyle purposes) must be seen as a positive allied attempt to strategically protect employment and productivity in the area.

Whatever the circumstances, the landscape of Moyne and rural Warrnambool is partially characterised by examples of houses established for reasons not in compliance with the primary objectives of the farm zone.

The current basis for the approval of houses in Rural Zones is set out in the provisions and schedules to the Farm Zone and the policies of the two planning schemes that provide guidance on the exercise of discretion. In the Warrnambool scheme the minimum area for subdivision and for which a permit is required to establish a house on the land is 15 hectares. In the Moyne Planning Scheme the minimum subdivision area is generally 40 hectares, except in the Belfast Rural Area where 10 hectares applies and similar thresholds apply to the need for permits for dwellings.



It is suggested that to an extent, the 15 hectare minimum subdivision area provided in the Warrnambool planning scheme promotes subdivision and development of dwellings within the farm zone for lifestyle, rather than for agricultural purposes, thereby creating a contradiction with the primary objectives of the farm zone. Simply, the discretion to establish dwellings at this size has the capacity escalate and increase land value for lifestyle choice, rather than agricultural use.

It is recommended that the minimum lot size for all subdivision and a dwelling in the schedule to the Farm Zone in the Moyne Planning Scheme be lifted to 40 hectares. It is recommended that further studies be undertaken for Warrnambool, including the Land Capability Study presently being undertaken, to investigate the potential to alter Farm Zone controls in the Warrnambool Planning Scheme.

An unusual provision in the Moyne Planning Scheme is set out in clause 22.03 as part of the Economic Development Policy: The Policy strongly advocates for the protection and promotion of the region's high quality agricultural land and the value of agricultural production to the economy and employment of the region. The Policy specifically seeks to prevent land use conflicts between agriculture and sensitive uses and ensure that use and development is not prejudicial to agricultural industries. The Policy goes on to discourage rural residential development in areas of high quality agricultural land and sets the threshold for subdivision and development at 40 and 10 hectares as discussed above.

It is therefore strange to find a policy at Clause 22.03-5 addressing housing on lots less than the minimum that discourages development on lots greater than 2 hectares but is more ambivalent about the ability to establish houses on lots less than 2 hectares. A further policy at Clause 22.03-6 addresses excisions of dwellings in Farming Zones and encourages excised lots not to exceed 2 hectares.

It is not known how many lots in the Shire are 2 hectares or less, but the concern would be that this policy has the potential to compromise the laudable objectives and strategically justified policy that seeks to discourage housing in Farm Zones as a means of reducing conflict and protecting the natural asset.

As a matter of principle, it is recommended that this Rural Housing and Settlement Strategy should give clear direction that the relative random fragmentation of rural land with housing is strongly discouraged throughout the study area.

This stance should not be interpreted to mean that there is not a place for the farmhouse in the future however, at a time when the evidence indicates that rural holdings are getting larger and the number of farmers is reducing; it is worth revisiting the need and basis upon which approval might be granted for houses in Farm Zones. It is to be recalled that this strategy provides for the establishment of a range of housing opportunities across the municipality.

As a minimum, it is recommended that the provisions of Clause 22.03-5 be amended to delete all reference to 2 hectares as a decision making threshold and the policy be re-expressed to make it clear that other than in exceptional circumstances, where there is clear evidence that a house needs to be constructed for the effective delivery of agricultural production, dwellings on lots less than the minimum set out in the schedule to the zone will be strongly discouraged.

There is no need to vary the minimum subdivision controls in the Farm Zone from a residential or housing perspective. The control of subdivision needs to be understood and applied in terms of an evolving and changing agriculture sector under the influence of climate change and commercial and structural changes in dairy, horticulture and forestry. It is beyond the brief of this project to advise on that issue, but it is important to understand that the minima set for subdivision is not and does not define a viable farm unit.

The more relevant control for this strategy is the threshold for a permit for a dwelling in the Farm Zone. Holding the current threshold, or increasing the threshold to another arbitrary land area, will not completely address the acquisition of farmland for lifestyle purposes. Depending on the size of holding required, it will probably reduce the number of proposals for housing in Farm Zones. Given that the land in the Belfast rural area is a particularly attractive area for life style housing, it is recommended that the minimum lot size for a permitted dwelling should be set as the same for the balance of the municipality. This area in particular is close to a wide range of locations and choices of housing opportunity. A similar approach and standard should be applied to that land on Hopkins Point Road, which is in the Farm Zone and fronts the ocean. Over time this area has evolved as a linear extension of housing into a sensitive coastal environment.

There is insufficient difference between the Warrnambool and Moyne agricultural areas to justify anything other than a consistent minimum subdivision size. However, it is acknowledged that further investigation into the Warrnambool agricultural areas is required prior to any alteration to the minimum subdivision size within the municipality. Accordingly, it is recommended that the 40 hectare apply across the Farming Zones in Moyne and that the Moyne Planning Scheme be modified to discourage housing on lots less than 40 hectares.



4.1 Environmental objectives

- To protect property and enhance safety for the community in the face of rising sea levels associated with climate change.
- To protect the scenic rural landscapes and forms of the region for their aesthetic beauty and contribution to the tourism and lifestyle appeal of the area.
- To ensure that any development on or immediately adjacent to the coast respects the principles of Victoria’s Coastal Strategy and occurs in existing modified and resilient environments where demand is evident and impacts can be managed.
- To provide for the protection of significant environmental and cultural values.
- To limit and preferably prevent further environmental degradation arising from sewerage disposal.

4.2 Overview of recommendations

- As a high priority, to secure funding and undertake a coastal vulnerability study to assess the projected impacts of climate change as it affects the coastal areas and agricultural hinterland of Moyne and Warrnambool. Implement the findings of that work in to the provisions of the planning scheme.
- In the meantime take a cautionary approach to any proposals to establish houses or other settlements on low-lying land proximate to the ocean.
- Apply and implement the provisions of the Victorian Coastal Strategy to applications for use and development within proximity to the coast.
- Undertake a sewerage and effluent management strategy for the “Deferred Growth Settlements”, examining options and making recommendations regarding the most effective and cost beneficial way to enable growth to occur without environmental degradation.

4.3 Commentary

The foregoing context, strategy discussion and recommendations have already addressed the rationale for the above recommendations. For the sake of brevity no additional justification is provided here to support these proposals.

4.4 Studies

Section 6 of this report outlines the findings of the Moyne Shire Land Capability and Biodiversity Project, which was prepared by EnPlan. The report supports the review of the Moyne Planning Scheme and the Shire’s rural land zoning, whilst developing biodiversity understanding in the region. In addition, Warrnambool is currently undertaking their own Land Suitability study, however this work is not yet available, hence has not been included in the current study.



# 5 Framlingham Mission

In preparing the Moyne-Warrnambool Rural-Housing and Settlement Strategy, Moyne Council has requested that particular consideration be given to the planning requirements of the Framlingham Mission. The following addresses this settlement.

Framlingham Mission refers generally to the locality where the area where the Framlingham Mission was historically established and which is now home to two Indigenous communities. The area is located to the east of Purnim and south of Framlingham township. It adjoins, or by some definitions includes, the Framlingham forest.

The Framlingham Mission is currently included in the Farming Zone which does not provide any acknowledgement of the communities residing here. While the Rural Housing and Settlement Strategy seeks to acknowledge the Framlingham Mission settlement, it is considered that the suite of zones generally available through the Victorian Planning Provisions for settlements are not appropriate for Indigenous land uses. As such, this review seeks to determine if more appropriate planning controls can be applied to the settlement, acknowledging the existing Indigenous communities and land uses in order to support, rather than hinder, future community use of the area.

Figure 1 Framlingham Mission Context Map



## 5.1 Site details: History

### 5.1.1 Early history

In 1861, the Victorian colonial government set aside 3,500 acres of land for an Aboriginal reserve near the Hopkins River in Purnim/Framlingham. The Church of England Mission established an Aboriginal station at the reserve in 1865. Many Indigenous people in south-western Victoria were forcibly relocated to the Framlingham Mission. The reserve was closed in 1867 by the Central Board, whose function it was to watch over the Interests of the Indigenous community, and many residents were relocated to the reserve at Lake Condah; many of the children were sent to Corranderrk mission in Healesville. Protest at Framlingham’s closure ensued and, in response, Framlingham was reopened in 1869. Framlingham was successfully closed in 1889 for the development of an Agricultural College at the site. After much protest, the Board agreed to reserve 500 acres of land at Framlingham for use by the Indigenous community. The Half Cast Act, passed in 1886, allowed only a small number of Indigenous people to remain at Framlingham. Despite this legislation, some mixed descent people remained at Framlingham, however, with no government support, they lived in impoverished conditions. In 1917 the Board for the Protection of Aborigines attempted to relocate all Indigenous people of ‘mixed descent’ living in Victoria to the reserve at Lake Tyers in Gippsland. Some residents refused to be relocated and remained at Framlingham. During the 1930s, the government built cottages and established a school in response to public concern about the living conditions at Framlingham.

### 5.1.2 Hand-back

The Aboriginal Lands Act 1970 (Vic) granted land to the Framlingham Aboriginal Trust; Freehold title to land at Framlingham was granted on 24 July 1971. In 1987, under the Aboriginal Land (Lake Condah and Framlingham Forest) Act 1987, 1,130 hectares of the Framlingham Forest land was granted to the Framlingham Aboriginal Trust’s registered Aboriginal Corporation.





5.2 Site Details: Current Conditions

As described above, there are two distinct communities at Framlingham Mission: Framlingham Aboriginal Trust and Kikkabush.

5.2.1 Framlingham Aboriginal Trust

The Framlingham Aboriginal Trust is an Indigenous Corporation (Kirrae Whurrong Aboriginal Corporation) which is owned by Indigenous Australians. The Trust was established under the Aboriginal Lands Act 1970 (Vic). The Trust manages the majority of land at the former Aboriginal reserve, with the exclusion of the Kikkabush property, totalling approximately 1,010 hectares.

Many of the buildings and infrastructure associated with the Framlingham Aboriginal Trust are clustered in one location. Community infrastructure includes a community health centre, which provides a crèche, meeting rooms and a nurse three days a week. There are 10 to 15 dwellings within the vicinity of the community centre and on the surrounding farmland. The dwellings are in generally good condition; however a few are due for repair .

The population of the Framingham Aboriginal Trust land fluctuates, however is estimated to be approximately 20 to 30 adults and 50 children.

The Framlingham Aboriginal Trust is on reticulated (non-potable) water supplies and conducts its own sewerage and wastewater treatment. Electricity is also available. Garbage collection is provided by the Framlingham Aboriginal Trust.

The SAMLIV project (Strategy for Aboriginal Managed Lands in Victoria) (Draft 2004) notes the strong traditional and historical connections to the land. It states that the top priorities for action in relation to the Framingham Aboriginal Trust land are to:

- Strengthen community linkages
- Support cultural diversity and increase cultural knowledge
- Restore environmental values of all areas, including forests.

5.2.2 Kikkabush

Kikkabush occupies approximately 81 hectares within the Framlingham mission area, at 180 Kirrae Avenue, Purnim. It is freehold land managed by Kikkabush Aboriginal Pastoral and Advancement Association. The land was previously an old dairy farm. Kikkabush established as a separate entity to the Framlingham Aboriginal Trust in 2000. Len Clarke, who is instrumental in the operation of Kikkabush, is currently progressing an application for the Kuuyung Maar Aboriginal Corporation to become a Registered Aboriginal Party for the region extending to Lorne in the east, Warrnambool in the west and Derrinallum in the north.

The population at Kikkabush fluctuates, although it is estimated that there are generally 10 to 15 people residing in the area. It is inadequate to describe the accommodation at Kikkabush as substandard; with people living in run down shacks, tin sheds and disused vehicles (Figure 2,3,4).

Central to the activities at Kikkabush is a large shed, which is used for cultural and community activities, including preparation for festivities and a general meeting space. This shed is pictured below in Figure 5.

Kikkabush operates on the philosophy that its community does not seek funding and benefits available solely to indigenous people; rather the community prefers to be left to its own administration. Notwithstanding this philosophy, ‘one off’ assistance to build the infrastructure appropriate to accommodate the community and facilitate the on-going relationship with the land would be welcomed.

Although there are a limited number of permanent residents at Kikkabush, Len stated that there are a large number of indigenous people within the wider region who associate with land and would welcome better facilities to accommodate visitors for cultural events.

Ideally, Len would like to see Kikkabush developed with twelve to fifteen permanent dwellings, with additional accommodation available for cultural events.

Figure 2



Figure 3



Figure 4



Figure 5





5.3 Planning Scheme Controls

Framlingham Mission is entirely within the Farming Zone. While a large portion of the land owned by both Framlingham Aboriginal Trust and Kikkabush is used for farming purposes, there are also a large number of dwellings and community use which would generally be prohibited by the Farming Zone.

Given the nature of the indigenous relationship to the land, ongoing use of Framlingham Mission for community and cultural purposes has, to date, not been questioned. If an attempt was made to ardently apply the Farming Zone planning controls to the site, current development and land uses could be regarded as having existing use rights, however an extension of the uses and developments would be considered to be non-conforming. The purpose of this study is to find an appropriate zoning and planning scheme mechanism for the site which recognises settlements at Framlingham Mission, and does not restrict appropriate further use and development.

If strictly applied, as throughout the rest of the Shire, the following is an example of the restrictions that apply to Framlingham Mission while within the Farming Zone (Table 3).

Table 3: Planning Scheme Restrictions, Framlingham Mission

Permitted	<div><div>– Agriculture</div><div>– Animal keeping (maximum of 5)</div><div>– Bed and breakfast (maximum of 6 guests)</div><div>– Dwelling (only one, and only if the lot is more than 40 hectares)</div></div>
Planning permit required	<div><div>– Group accommodation (no more than 6 dwellings, must be in conjunction with one of a number of other permitted uses eg. Agriculture.)</div><div>– Community market</div><div>– Additional dwelling</div><div>– Place of assembly (maximum of ten days per year)</div></div>
Prohibited	<div><div>– Education centre</div><div>– Medical centre</div><div>– Office</div><div>– Residential village</div></div>

5.4 Planning for Aboriginal Communities

5.4.1 Victoria

While the Victorian Planning Provisions, combined with the Aboriginal Heritage Act 2006, provide comprehensive requirements in relation to the management of Indigenous heritage in the development of land, there are no provisions tailored specifically to address the needs of existing Indigenous communities.

It is noted that Aboriginal Affairs Victoria coordinates the Local Indigenous Network (LIN) through the Department of Planning and Community Development. The LIN develops a local Community Plan which maps local assets, and sets out the community vision, goals and priorities. It is uncertain if Community Plans translate to planning controls. At the time of preparing this report, a representative was not listed for the region incorporating the study area, and attempts to uncover more information through DPCD were unproductive.

The SAMLIV project provides a comprehensive collection of Indigenous properties within Victoria, and an important overview of the background, current status, issues and recommendations in relation to management of these properties. Planning is mainly described in terms of that which happens through the Catchment

Management Authority (CMA). While it is noted that more effort is being put into linkages between the CMA regional catchment strategies and Municipal Planning Schemes, no further acknowledgement of Planning Schemes is provided. The section simply concludes:

“Some shires/councils have good working arrangements with the local aboriginal groups in their area. Some have even developed protocols and/ or memoranda of understanding with the traditional owners/nations. This is to be commended but must be applied more broadly across Victoria” (p74).

There are few examples within Victoria in which the planning provisions have been used to identify the relationship between indigenous communities and the land.

Adjoining the western boundary of the study area, within the Shire of Glenelg, the former Lake Condah Mission is an integral part of the Lake Condah Sustainable Development Project. While the Mission and Indigenous land management are central to the Project, specific planning controls have not been applied to Lake Condah, which is within the Farming Zone and Public Conservation and Resource Zone.

In East Gippsland Shire, planning provisions designed specifically to recognise the Indigenous use of, and relationship to, the land have been applied at Lake Tyers. Lake Tyers is also a former Aboriginal reservation. Land owned by the Lake Tyers Aboriginal Trust is covered by Schedule 2 to the Special Use Zone 37.01 and Schedule 2 of the Development Plan Overlay 43.04 of the East Gippsland Planning Scheme. The zoning provides ‘for the use and development of the land for purposes consistent with the cultural, social and environmental requirements of the Lake Tyers Aboriginal Trust’. Under this zoning, a permit is required to subdivide land, and construct a building or carry out works unless otherwise specified in the Schedule.

Beyond Victoria, generally in States with a larger Indigenous population, more targeted methods have been developed for planning for Indigenous Communities.

5.4.2 Western Australia

The Western Australian Planning Commission has established the Planning for Indigenous Communities initiative. The Project prepares and implements community layout plans (development plans) for large, permanent and remote Indigenous communities with the aim of improving living and environmental health conditions. Statement of Planning Policy 3.2 encourages local government to adopt a ‘supportive and flexible approach’ and ensure planning control and regulation of development complements cultural aspirations and facilitates negotiation and agreement. It is the responsibility of local government to maintain a record of development occurring in Indigenous communities.

Community layout plans are developed by the Western Australian Planning Commission in consultation with the community, the Department of Housing and Works and Aboriginal Housing and Infrastructure Council. The Layout Plan has to be endorsed by the community council, local government and Planning Commission. The process is supported by guidelines for the preparation of Community Layout Plans and a code of practice for housing and environmental infrastructure development in Aboriginal communities. It is required that all new development be located in the areas designated on the Community Land Use Plan. Some of these plans demarcate ‘no-go’ areas where development is restricted due to cultural or heritage sites.

Community Land Use Plans are intended to be clear and concise and use commonly understood terminology for use by the community. The Plan usually shows existing and proposed land uses and development, which is supported by written provisions or guidelines and a report which outlines background information and data and an Infrastructure Development Plan.

The Community Layout Plan is implemented through a Settlement Zone, which sets out the purpose of the Zone and mechanisms for adopting, amending and revoking layout plans. Specific provisions relating to use and development are not set out in the Zone, as they are in the Victorian Planning Provisions.

The Western Australian Planning Commission Statement of Planning Policy provides that the Settlement Zone should be applied to 'Large permanent Aboriginal communities', which meet the following criteria:

- Maintains a population of at least fifty people
- The community is the principle residence of the normal population for the majority of the twelve month period
- Communities that include at least 5 domestic dwellings that are connected to power, water, waste water systems acceptable to the respective State regulatory bodies
- Communities that have secure land tenure.

### 5.4.3 Northern Territory

The Northern Territory Lands Group is progressively engaging in the development of Area Plans for townships located on Aboriginal Land. The provisions for Area Plans are governed by Clause 12 of Part 6 of the Northern Territory Planning Scheme.

Land in towns on Aboriginal land is designated as “Residential”, “Community Use”, “Service Commercial”, “Open space” or “Utilities Purposes” areas, with all remaining land not able to be developed other than for cultural purposes.

Land identified for residential use may be developed or used without consent from the government as follows:

- Clearing of native vegetation
- Hostel
- Multiple dwellings
- Single dwelling; and
- Supporting accommodation.

No such towns are designated by the Planning Scheme at the time of writing.

There are also over 80 designated Indigenous Community Living areas, which may be developed or used without consent from the government as follows:

- Community centre
- Dwelling
- Plant nursery
- Child care centre
- Place of worship
- Shop
- Hospital
- Medical clinic
- Office
- Veterinary clinic
- Education establishment
- the keeping of poultry
- the growing of crops, fruits, vegetables, pasture and the like.

It should be noted that under the Northern Territory National Emergency Response Act 2007 the Commonwealth government has statutory 5 year leases over most communities.

## 5.5 Discussion and Principles

### 5.5.1 Appropriate Zone

It is apparent that the current Farming Zone is not appropriate for Framlingham Mission. In many ways, the Zone is essentially irrelevant to the use and development of the site. While this has not been an issue for the Framlingham Mission to date, the ongoing situation erodes the integrity of the Zone and neglects the opportunity to identify and support the settlement through more appropriate zoning.

The Township Zone generally applied to settlements within the Shire is also considered to be inappropriate. The Township Zone requires planning permits for a range of uses and developments, including more than one dwelling on a lot, places of assembly and agriculture; it has not been written in a way that considers Indigenous relationships to the land, and is based on assumptions of individualistic land tenure arrangements, rather than the communal nature of Indigenous land tenure. As such, the Township Zone is not relevant to this settlement.

Prescriptive zones within the Victorian Planning Provisions do not provide for the Indigenous relationship with the land, land management and land tenure; particularly in relation to communal ownership and cultural activities. A more appropriate response is therefore a zoning which allows for a high degree of flexibility in the use and development of the land, which can be guided by community aspirations.

Such a solution has been applied at the Lake Tyers community in East Gippsland. It is also reflective of the approach taken in Western Australia which provides a zone that acknowledges the settlement, then a plan of land use and development which can be adopted and modified without the need for a planning scheme amendment, however necessitates the input of the Indigenous community.

### 5.5.2 Principles

Although not specifically acknowledging the relationship between planning controls and Indigenous use and development of land, the SAMLIV project does recommend a number of principles for the 'implementation of effective sustainable natural resource management of Aboriginal lands'. It is intended that these principles be the foundation of building policies to address Indigenous natural resource management.

The following principles are recommended to guide appropriate planning controls for the site:

- To recognise and respect Indigenous law, customs and cultural heritage.
- To recognise and respect the continued special spiritual and cultural relationship Indigenous people have with their lands, waters and biodiversity.
- To recognise that this special relationship derives from Indigenous people’s political, economic and social structures and from their cultures, spiritual traditions, histories and philosophies.
- To recognise the rights of Indigenous people to develop in accordance with their own aspirations, needs and interests and for Indigenous people to determine what is most appropriate for themselves.

Given the above recommended principles, including recognising the rights of Indigenous communities to develop in accordance with their own aspirations, it is appropriate to consider why the application or variation of planning controls is necessary at all.



In proposing the following recommendations in relation to the zoning for Framlingham Mission, the following is noted.

- The Framlingham Mission is not currently recognised as a settlement by the Moyne Planning Scheme.
- The recommendations provide a framework whereby the Framlingham Mission community will determine that appropriate uses for their land.
- Identifying the Indigenous settlement within the planning scheme through the recommended manner is intended to acknowledge the Indigenous community, the nature of their relationship with the land, and to provide support for the community's aspirations.
- While development that does not conform to the planning scheme has not yet been opposed, it is difficult for the municipality to provide support and services to the settlement's community to assist them to achieve their vision while the existing zoning prevails.

## 5.6 Recommendations for Framlingham Mission

It is recommended that the core of the Framlingham Mission site (central to community and cultural activities) be zoned Special Use Zone, with a schedule that provides for the use and development of the land in accordance with the intentions detailed above. A Development Plan Overlay should also be applied to the land to enable the orderly planning of the community. This would avoid the need for permits or planning scheme amendments where the development type is consistent with the overall vision for the land. The preparation of a development plan will also provide a tangible mechanism to involve Framlingham residents in establishing a vision for the community. The overlay will allow for a degree of flexibility since changes to the layout and provisions established by the plan can be amended through an application to Council, rather than a full planning scheme amendment process.

Developed in close consultation with the Framlingham Mission community, the Zone Schedule should address:

- Overall purposes related to the land management and cultural objectives of the local community
- A table of uses setting out as of right, discretionary and prohibited uses. As of right uses should include core existing uses in the community, such as agriculture, dwellings, hall and medical centre
- A requirement that all buildings and works need a permit, unless they are in accordance with the provisions of a development plan, or other specified exemptions
- Permit requirements for subdivision are in accordance with an approved development plan.
- Decision guidelines setting out key issues for consideration, including cultural heritage and protecting the environmental qualities of the area.
- The Development Plan Overlay schedule should require that the following be provided as part of the approved development plan:

- A plan showing :
  - physical layout of the community including land classifications based on residential areas, community areas, cultural areas, environmental resource areas, agricultural areas and services
  - locations for future housing and other development
  - road layout
  - details of existing and required infrastructure
  - key physical and cultural constraints
  - areas of environmental significance and proposed improvements
  - land tenure.
- A set of basic provisions pertaining to the siting and design of buildings to establish acceptable outcomes which do not require a planning permit;
- A set of objectives and guidelines about key desired land use and urban development, social and environmental outcomes;
- Preparation of a background detailing:
  - the social, environmental and economic context of the community
  - land tenure
  - future needs in terms of services, housing, facilities, environmental improvements and economic development
  - cultural management issues.
- Details of consultation with the Framlingham community in the preparation of (or changes to) the plan.

## 6 EnPlan Report – Moyne Shire Land Capability and Biodiversity Project

EnPlan undertook the Moyne Shire Land Capability and Biodiversity Project concurrently with the CPG Rural Housing Settlement Strategy. The EnPlan report was undertaken in response to the need to periodically review the Moyne Planning Scheme and to review land use zoning of the Shire's rural lands following the State Government's 2006 introduction of four new rural zones to replace the previous zones. It was also required an upgrading and interpretation of the biodiversity knowledge of the Shire and its application into the Planning Scheme.

Where the EnPlan report and CPG Rural Housing Settlement Strategy Reports overlap, they are consistent in the recommendations for Moyne Shire.

The basis for the EnPlan 'planning units' is land capability rather than the housing market approach to the clusters identified in the CPG report. These different categorizations reflect the purpose the categories were designed to inform.

EnPlan Report conclusions and recommendations are paraphrased here with their permission. In summary the EnPlan project's 'big picture' findings regarding land use are:

- Most of the Shire, particularly across its entire northern sectors, does not experience pressure for non-agricultural development. As occurs in other such agricultural areas, consolidation of farms, resulting in larger but fewer holdings is likely to continue with time
- In the central south of the Shire, generally close to Warrnambool and smaller towns, there has been pressure for non-production based rural and rural residential type living. Most of this has occurred in the Koroit/Tower Hill, Kirkstall and Mailors Flat areas and the Killarney/Belfast area between Warrnambool and Port Fairy. As elsewhere in the State within daily commuting distance of main population centres, such development can negatively impact on productive agricultural enterprise, and result in differing expectations of landholders regarding lifestyle amenity and acceptable land use practice. This development can also negatively impact Council's future

potential to approve positive developments for the Shire if the development negatively impacting productive agricultural enterprise leads to increasing opposition by community members for development generally.

- Lands surrounding Shire townships including Koroit, Mailors Flat, and Kirkstall have capabilities that readily support farming and other rural uses, including rural living and more intensive rural residential use (subject to the outcome of detailed site investigations). Land surrounding these towns outside of town boundaries is used for productive agriculture and under State policy should retain that use, unless otherwise warranted under Ministerial Direction No. 6.
- From the above, EnPlan propose that the overwhelming priority for rural land use across the Shire is to promote and provide for primary production as the ongoing foundation to the Shire's economy and social structure. This will in turn ensure maximum potential for future innovation in activities permitted in the Farming Zone, and minimise potential for conflict with or against current or permitted land uses. It follows that achievement of these objectives requires retention of clear and strong local policy and planning practice that while providing for planned non-production based rural development ensures that this occurs efficiently, and only where substantiated in accordance with Victoria's Ministerial Direction No.6 governing Rural Residential Developments.

With regard to the application of land use Zones and Overlays via the Moyne Planning Scheme, EnPlan propose the following measures:

- The **Farming Zone** as currently applied is the appropriate zone for all farming land in the Shire except where otherwise specifically identified.
- The ill-defined **Rural Activity Zone** has been considered but is not proposed for application in this broadacre farming Shire at this time. However, recommended criteria for its potential application are provided.
- The **Rural Conservation Zone** is proposed (together with the Environmental Significance Overlay) for uncleared remnant woodland areas adjacent to Mt Eccles National Park, subject to prior consultation between the Shire and the relevant landowners who have in effect protected the conservation and biodiversity values of the land over a long period of time under current and past Farming Zone provisions.

- A limited area around the Koriot / Tower Hill area is proposed for rezoning to the **Rural Living Zone** where past planning decisions permitting subdivision and subsequent rural living and rural residential type living has effectively rendered abutting and surrounding land unsuited for continued productive agricultural use.
- The **Environmental Significance Overlay** is proposed to be applied to waterways and wetlands, areas of significant and remnant native vegetation and habitat protection areas and Brolga breeding and flocking sites. The Vegetation Protection Overlay is proposed for roadside vegetation areas.
- The **Vegetation Protection Overlay** should also be applied to road reserves across the Shire that retain remnant vegetation.

The above Overlay findings complement the application of overlays that have been proposed through the planning process for the Shire's Coastal areas.

### EnPlan's recommendations for Moyne Shire overall:

EnPlan recommend that the following key planning principles be adopted to protect the productive capacity, environmental values and rural integrity of the rural land in Moyne Shire.

- a Support the preservation of the productively farmed rural landscape beyond defined urban areas for economic, environmental, and community reasons as provided for in Clause 14 of the State Planning Policy Framework, and local policy in the Moyne Planning Scheme.
- b Maintain and strengthen a settlement strategy for the Shire that reinforces the concept of non-urban breaks between towns, by application of the recommendations as outlined below.
- c Strongly oppose the development of housing on small lots in the Farming Zone (FZ) remote from townships and associated physical and social services.
- d Ensure that further rural living development occurs only through appropriately planned and substantiated provision of Rural Living zoned land (as required by Victoria's Ministerial Direction Number 6), and by recognising that the use of large rural parcels for lifestyle living is only to be associated with agricultural use of the land.

- e Maintain a distinct separation between urban areas and farming/rural activities.
- f Protect and maintain areas of environmental and landscape significance by strongly discouraging inappropriate development and uses.
- g Discount the notion that there is a link between minimum lot size and 'viable' farming units.
- h Plan for a range of uses that may need to be accommodated in rural areas (such as tourism/recreation development, dog keeping and other uses) by requiring buffers to urban areas and rural uses through the application of clear local policy in the planning scheme, and implementation of appropriate location and siting criteria.
- i Implement local policies relating to Wind Energy Facilities and surrounding land use, to provide certainty to the community and to minimise potential for future land use conflict.
- j Provide for some new uses and developments in rural areas, potentially via application of the Rural Activity Zone where it can be demonstrated that such proposed uses and developments will:
  - support farming and not impose adverse impacts on agricultural use on adjoining and nearby uses
  - not impact adversely on the quality of the rural landscape
  - contribute positively to the environmental condition of an area
  - be designed and developed to a high quality
  - be well served by relevant infrastructure.



### Recommendations for Moyne Shire's nine Planning Units (as identified by EnPlan)

It is recommended that:

#### Bessiebelle/Mt Eccles

- a The Farming Zone be retained across the rural land apart from vegetated land adjacent Mt Eccles National Park.
- b Forty hectares be retained as the minimum lot size for subdivision and dwelling construction in the Farming Zone without need for a permit.
- c The Rural Conservation Zone be applied with an ESO5 for habitat protection, to designated uncleared woodland abutting the Mt Eccles National Park that is currently in the Farming Zone.

#### Macarthur/Woorndoo

- a The Farming Zone be retained as currently applied across the Planning Unit.
- b Forty hectares be applied as the minimum lot size for subdivision and dwelling construction in the Farming Zone without need for a permit.
- c Environmental Significance Overlays be applied to mapped Brolga habitat sites and to river frontage areas.

#### Toolwong/Warrong

- d The Farming Zone be retained as currently applied across the Planning Unit.
- e Forty hectares be retained as the minimum lot size for subdivision and dwelling construction in the Farming Zone without need for a permit.
- f The Environment Significance Overlay be applied to mapped waterways and wetlands including the Cockatoo and Island Swamps and the Moyne River, and to other mapped areas of significant and remnant native vegetation, fauna habitat, and breeding and flocking sites for Brolgas.

#### Winslow/Ballangeich

- a The Farming Zone be retained as currently applied across the Planning Unit.
- b Forty hectares be retained as the minimum lot size for subdivision and dwelling construction in the Farming Zone without need for a permit.
- c The ESO and VPO be applied to mapped areas of remnant native grasslands, wetlands, riparian areas, including in stony rises habitat.

#### Framlingham

- a The Farming Zone be retained as currently applied across the Planning Unit except for the Framlingham Mission land.
- b Forty hectares be retained as the minimum lot size for subdivision and dwelling construction in the Farming Zone without need for a permit.
- c The Framlingham Mission land be treated as per the CPG Rural Housing and Settlement Strategy recommendations.

#### Naringal/East Coast

- a The Farming Zone be retained as currently applied across the Planning Unit.
- b Forty hectares be retained as the minimum lot size for subdivision and dwelling construction in the Farming Zone without need for a permit.
- c An ESO be applied in the Naringal area to specific mapped sites of ecological significance on road reserves and private land as a complement to other conservation measures in that farming area.

#### Killarney/Central Coast

- a The Farming Zone be retained as currently applied across the Planning Unit.
- b Forty hectares be retained as the minimum lot size for subdivision and dwelling construction in the Farming Zone without need for a permit. This includes the designated Belfast Rural Area where the minimum lot size is currently 10ha, unless contrary conclusions emanate from the Rural Housing and Settlement Strategy (in which case further review may be required), and despite the generally small lot sizes in the area.

#### Yambuk/West Coast

- a The Farming Zone be retained as currently applied across the Planning Unit.
- b Forty hectares be retained as the minimum lot size for subdivision and dwelling construction in the Farming Zone without need for a permit.

#### Koroit/Grassmere

- a The Farming Zone be generally retained as currently applied across the Planning Unit.
- b The existing minimum lot size of 40ha for subdivision and dwelling construction without a permit should be increased to 80ha across the Farming Zone in the Planning Unit.



# Attachment 1 Settlement Appraisal

Each Settlement has been appraised against a consistent framework of considerations. Recommendations for the future role of the settlement, the intended outcomes for the settlement, changes to be made to the planning scheme (including text and zone amendments) and boundaries to be set for the containment and growth of each settlement are outlined on the following pages.

Attachment 2 provides a detailed audit of current settlement services for each of the settlements appraised here.

Settlement	Page No
Allansford	21
Bessiebelle	23
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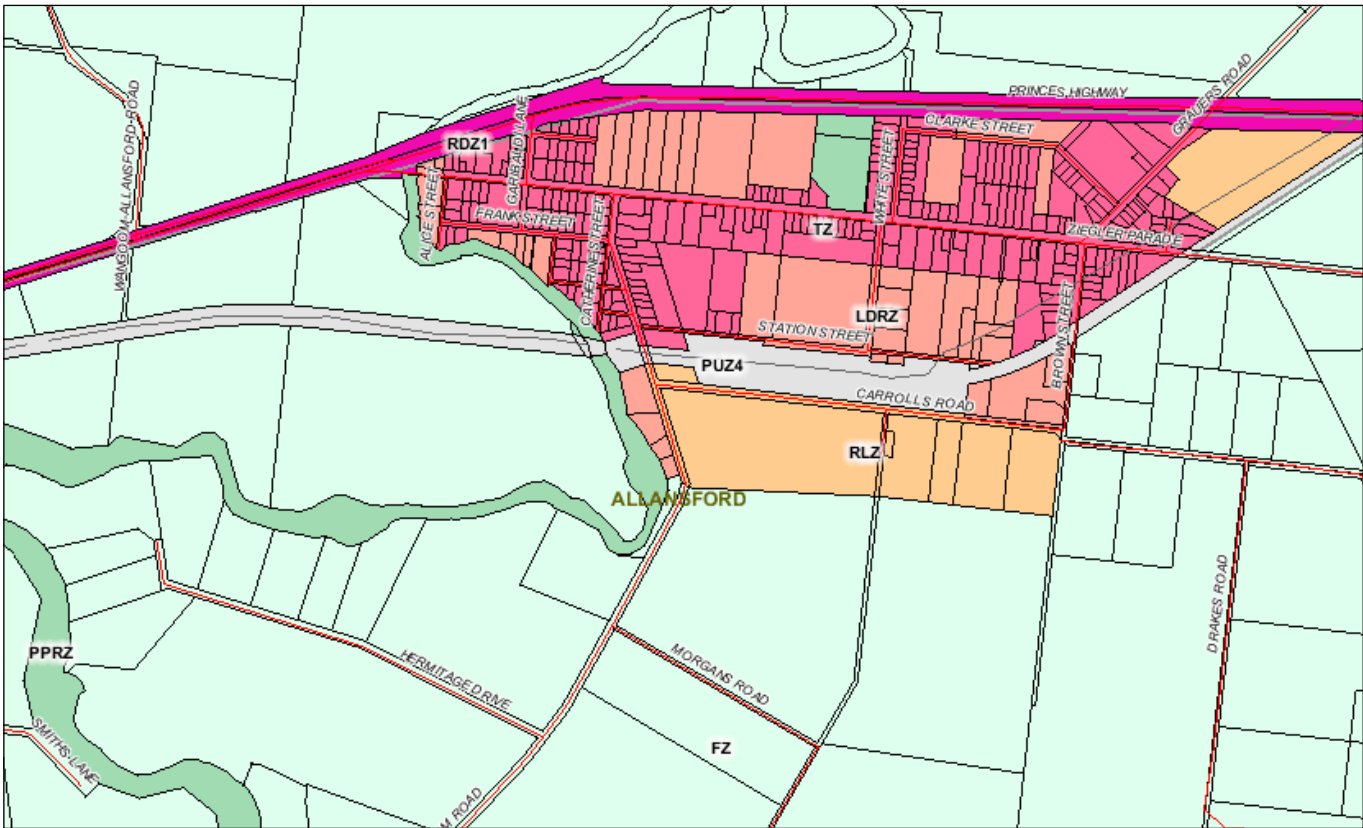


Town	Allansford
Role	<ul style="list-style-type: none"> <li>– Town.</li> </ul>
Main features	<ul style="list-style-type: none"> <li>– Established 1860's.</li> <li>– Comprises three areas : <ul style="list-style-type: none"> <li>– the old town</li> <li>– a rural living subdivision approved along and around Hermitage Drive, approved in the late 1990's but still included in the Farm zone.</li> </ul> </li> <li>– Population approximately 1650 persons.</li> <li>– Sewer reticulation to established township.</li> <li>– Broad range of convenience services and community facilities.</li> <li>– Local employment opportunities including Warrnambool Cheese and Milk.</li> <li>– Railway station.</li> <li>– Immediately adjacent to Princes Highway and access to Great Ocean Road.</li> <li>– An additional settlement has been created to the south (Hermitage Drive) in response to a development approval in which it was agreed tracts of rural land would be protected in return for limited development rights in a constrained area.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>– Identified in the Victorian Coastal Strategy as having moderate growth capacity.</li> <li>– Urban Design Framework prepared for Council in 2003 and referenced in the Warrnambool Planning Scheme.</li> <li>– To be the subject of a structure plan in 2010.</li> <li>– Set boundaries and entrances to the town encouraged higher densities at east and west nodes with progressive expansion into the areas zoned low density residential (Clause 21.05).</li> <li>– Outline Development Plan included at Clause 21.05 (see accompanying plan).</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>– Notable for the diversity of zones on land within the town boundaries including Township, Low Density Residential and Rural Living.</li> <li>– Some pockets of heritage significance and areas of Environmental Significance adjacent to the Hopkins River.</li> <li>– Most of the town covered by a Design and Development Overlay controlling the height and character of housing.</li> <li>– Subdivision on Hermitage Drive needs to be included in the Rural Living Zone and acknowledged as a settlement for the purposes of the strategy.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>– Significant opportunities for infill and more intense development within the established urban and zoned areas particularly on land zoned Low Density Residential.</li> <li>– Vacant Rural Living land both within and external to the town.</li> <li>– A strong suite of services to serve a future population</li> <li>– Excellent access to Warrnambool and the Great Ocean Road.</li> <li>– Access to sewers.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– Limestone geology of the area renders significant areas of land seemingly suitable for growth unsuitable for development, particularly to the south and east of the town. Plans for major industrial expansion to the south and east recently abandoned.</li> <li>– Flooding of the Hopkins River.</li> <li>– The boundaries of the Hopkins River and the Princes Highway.</li> <li>– The lack of drainage infrastructure servicing.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– Notable opportunities for infill development on zoned land which could be increased by converting Low Density Residential land in the heart of the town for conventional and medium density housing.</li> <li>– Within the Low Density Residential Zone, there are a potential 48 lots available.</li> <li>– Within the Rural Living Zone, there are a potential 9 lots available.</li> <li>– Approximate Township Zone area of 56ha, with 266 titles, of which 166 are potentially vacant. If a 1ha min. sub size was applied to the Township Zone, there would be a total of 56 lots.</li> </ul>
Growth potential	<ul style="list-style-type: none"> <li>– Moderate.</li> </ul>
Expected outcomes	<ul style="list-style-type: none"> <li>– Progress growth of the town by consolidation as a residential dormitory to Warrnambool with a growth in convenience services to support population.</li> <li>– No increase in town boundaries due to physical and geological constraints.</li> <li>– Despite it serving as the municipal boundary, residential development to the north of Princes Highway (in particular, lot PS527506) is not recommended or necessary due to sufficient supply being available via development within the proposed Settlement Boundary, a lack of available services and infrastructure, and the physical separation and lack of existing synergies with the existing township and community services.</li> <li>– Town boundaries defined.</li> </ul>
Planning scheme changes	<ul style="list-style-type: none"> <li>– Review the potential to rezone some Low Density and Rural Living land within the town boundary to Township Zone as part of the proposed structure plan.</li> <li>– To respond to previous development approval, and to mitigate discrepancies between existing land use and Farm Zone, rezone land at Hermitage Drive to Rural Living.</li> </ul>

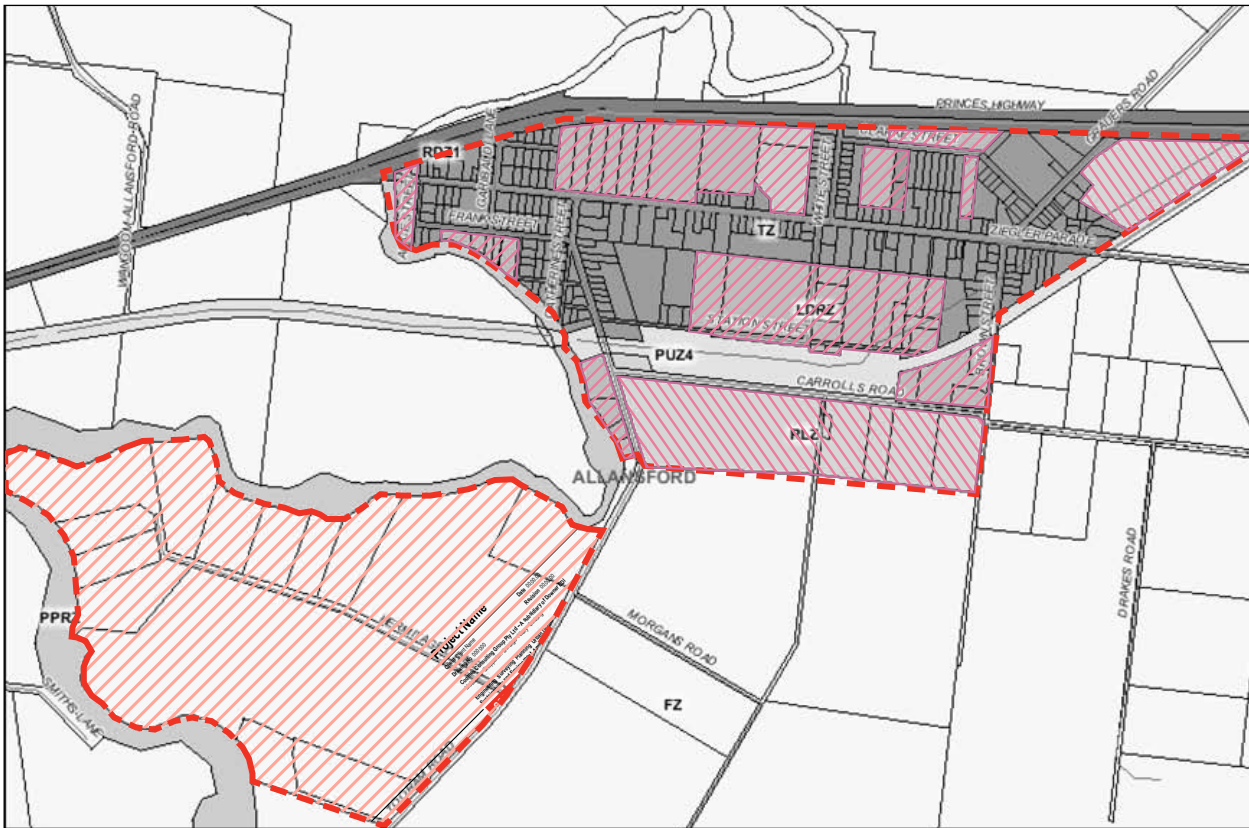


# Allansford

Allansford Existing Zoning Map



Proposals / Allansford



Drawing Key	
	Proposed Settlement Boundary
	Rezone some RL to TZ
	Rezone some LDRZ to TZ (subject to flooding constraints)
	Rezone to RLZ

## Planning Scheme Changes

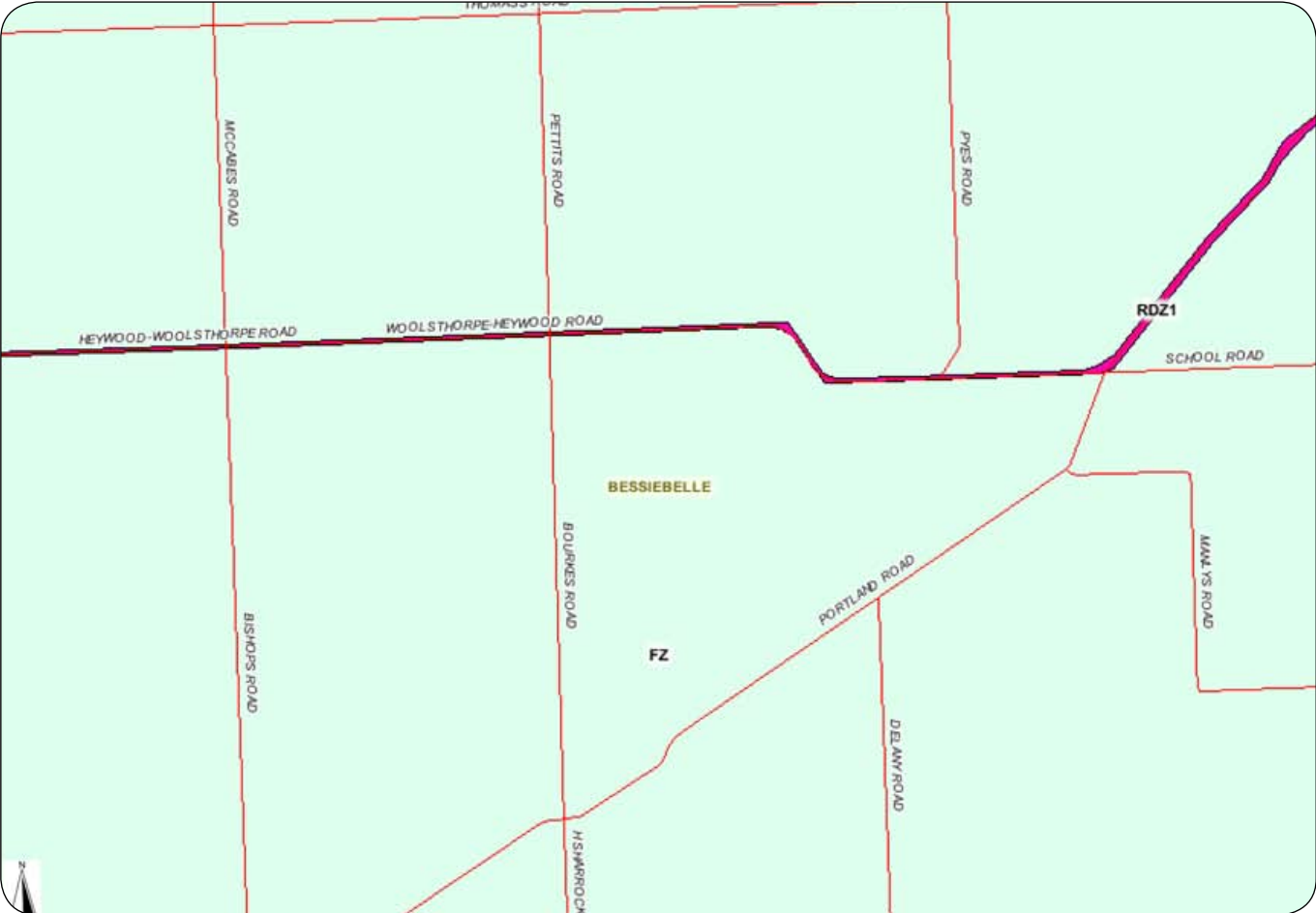
- Rezone appropriate areas of Low Density (to be determined on the basis of flooding constraints) and Rural Living land within the town boundary to Township Zone as part of the proposed structure plan.
- To respond to previous development approval, and to mitigate discrepancies between existing land use and Farm Zone, rezone land at Hermitage Drive to Rural Living
- Rezoning is subject to availability of stormwater drainage infrastructure.

Town	Bessiebelle
Role	<ul style="list-style-type: none"><li>– Hamlet.</li></ul>
Main features	<ul style="list-style-type: none"><li>– Relatively remote and isolated place with a scatter of dwellings.</li><li>– Negligible services.</li><li>– Located on Woolsthorpe to Heywood Road.</li><li>– Distant to service centres and larger towns.</li><li>– Relatively large lot subdivision in the locality.</li></ul>
Policy / strategy references	<ul style="list-style-type: none"><li>– Small Townships and Settlement Policy (Clause 22.01-11) applies although the circumstances of the policy and the hamlet do not correlate.</li></ul>
Zones / overlays	<ul style="list-style-type: none"><li>– Farming Zone bisected by Road Zone Category 1.</li><li>– No overlays.</li></ul>
Opportunities for development	<ul style="list-style-type: none"><li>– No foundation of services upon which to base growth save to note the emergence of employment opportunities with emerging power proposals in the locality.</li></ul>
Constraints on development	<ul style="list-style-type: none"><li>– Isolated community without community services.</li></ul>
Residential demand / supply	<ul style="list-style-type: none"><li>– Negligible identifiable demand.</li><li>– Any additional housing on lots greater than 40ha or justified in the context of employment and agriculture use of the land.</li></ul>
Growth potential	<ul style="list-style-type: none"><li>– Constrained.</li></ul>
Expected outcomes	<ul style="list-style-type: none"><li>– Negligible change.</li></ul>
Planning scheme changes	<ul style="list-style-type: none"><li>– None recommended.</li><li>– Do not define a Settlement Boundary.</li><li>– Guard against more intense development by retaining the Farming Zone.</li></ul>



# Bessiebelle

## Bessiebelle Existing Zoning Map



## Proposals / Bessiebelle

## Planning scheme changes

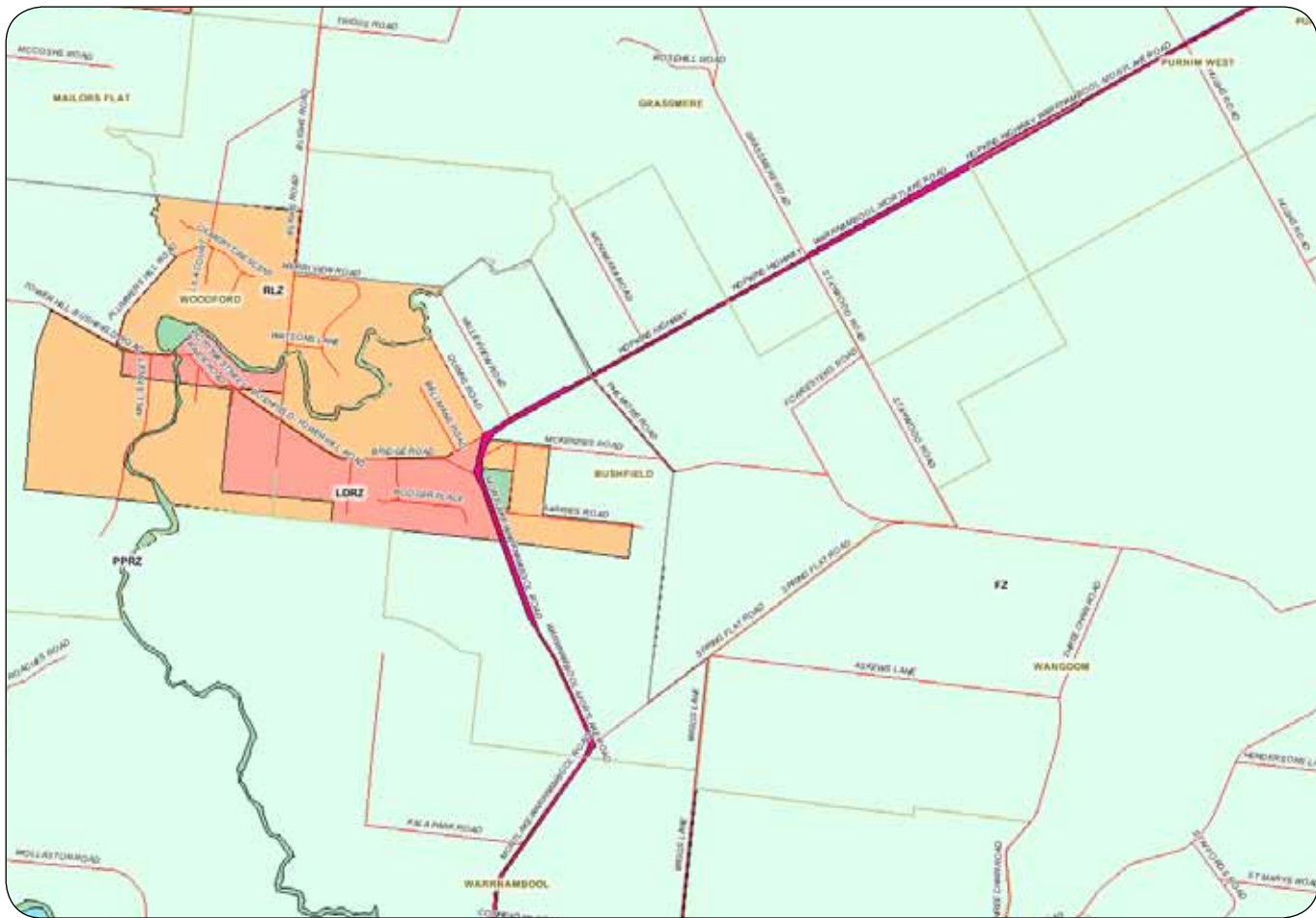
- None recommended.
- Do not define a Settlement Boundary.
- Guard against more intense development by retaining the Farming Zone.

Town	Bushfield / Woodford
Role	<ul style="list-style-type: none"><li>– Village progressing towards a town.</li></ul>
Main features	<ul style="list-style-type: none"><li>– Attractive Low Density and Rural Living communities separated by the Merri River.</li><li>– Emerging as one discernable settlement.</li><li>– Subject to recent growth and development as an alternative housing choice and environment to urban Warrnambool.</li><li>– Poorly served with utility and convenience services but gains advantage due to the presence of the sports facilities, hall and CFA.</li><li>– On a bus route but the quality of service to be established.</li><li>– Distinctive village character and sense of retreat valued by the local community.</li><li>– Proximate but physically separated from Warrnambool.</li><li>– Smaller lot subdivision immediately to the east of the river on elevated land looking over the valley of the Merri River.</li></ul>
Policy / strategy references	<ul style="list-style-type: none"><li>– Identified as an outlying settlement in the Warrnambool Planning Scheme at Clause 21.05. Policy draws attention to the points identified above and challenges the place for more intense densities at the core of the settlement and the extent of Rural Living Zoned land.</li></ul>
Zones / overlays	<ul style="list-style-type: none"><li>– “Urban” areas zoned Low Density Residential and Rural Living.</li><li>– 4ha minimum subdivision for Rural Living land except for land at Plummers Hill Road, Woodford where 1ha applies. Similarly houses permitted on land of 2ha without a permit except at Plummers Hill where 0.5ha applies.</li><li>– In the Low Density Residential Zone a minimum lot size of 0.4ha applies.</li><li>– Given the waste management issues it is questionable whether the purpose of the Low Density Residential Zone can continue to be met.</li><li>– Land partially covered by a Design and Development Overlays (DDO11) and 2 Development Plan overlays (DPO 2 &amp; 3).</li><li>– River environs covered by Environmental Significance Overlay.</li><li>– Older part of the settlement to the east of the river on the higher ground covered by Heritage Overlay.</li></ul>
Opportunities for development	<ul style="list-style-type: none"><li>– Large areas of land zoned for Low Density and Rural Living and undeveloped.</li><li>– Attractive landscape setting with market appeal as an alternative lifestyle / living location.</li><li>– Potential for diversification of housing opportunities.</li><li>– Proximate to employment opportunities.</li></ul>
Constraints on development	<ul style="list-style-type: none"><li>– Lack of services in particular the provision of a sewer service.</li><li>– Inability of soils to carry much further growth in septic services.</li><li>– The topography of the river environs.</li><li>– The constraints on a sustainable community without proximity to a range of community services.</li></ul>
Residential demand / supply	<ul style="list-style-type: none"><li>– Evident recent and sustained demand for the type of housing / living opportunities offered by the locality.</li><li>– Considerable opportunities for growth in both Low Density and Rural Living housing.</li><li>– Within the Rural Living Zone, 134 lots are available for development.</li><li>– Within the Low Density Residential Zone, 92 lots are available for development.</li></ul>
Growth potential	<ul style="list-style-type: none"><li>– Deferred growth pending early resolution of sewer servicing options which might include changing the minimum lot sizes in various parts of the settlement – although this would have minimal effect due to the extent of subdivided but undeveloped land.</li></ul>
Expected outcomes	<ul style="list-style-type: none"><li>– “Do nothing” is not a sustainable response to the planning issues presented by the combined settlements.</li><li>– Place a priority on supplying connection to a sewer or other waste treatment before facilitating further major growth or infill.</li><li>– Back zoning of land is an option but not recommended. The supply of land available to this community will provide long term supply in a preferred market location and counter pressure for extension of boundaries.</li><li>– Retain green break between Woodford/Bushfield and Warrnambool for the retention of the sense and pattern of separate settlements.</li><li>– Residential development to the south of the township (around Askews and Hendersons Lane - Wagoom) and outside the proposed Settlement Boundary is not recommended or necessary due to a contradiction with the objectives of the Farm Zone, sufficient supply being available via infill development, a lack of available services and infrastructure, and the physical separation and lack of existing synergies with the existing township and community services.</li><li>– Balance needs to be struck between the character protection issues and the growth and maturity of the combined settlements as they move towards a more sustainable community. The objective should be to offer environmental protection and effective management of waste; a broader range of housing choices, retaining the predominant character as a rural retreat / village; extend the range of services with the longer term objective of offering public transport links to Warrnambool.</li><li>– This community warrants the preparation of structure plan to guide detailed growth and the infill development.</li></ul>
Planning scheme changes	<ul style="list-style-type: none"><li>– Foreshadow opportunities to provide Township opportunities selectively in the heart of the settlement once a solution has been committed to address waste management.</li><li>– Although it is a recommendation that the provisions of the Low Density Residential Zone Schedule or Schedule 11 of the DDO be amended to be consistent with regard to the minimum lot size, it is understood the current arrangement is a result of considerable community support, and as a result, may be more fitting to leave as is.</li><li>– Review the application of the DPO2 and 3 to apply consistently to all land zoned respectively Low Density Residential or Rural Living. Also consider wider application of these provisions to other land similarly zoned.</li><li>– Adopt the proposed Settlement Boundary.</li></ul>

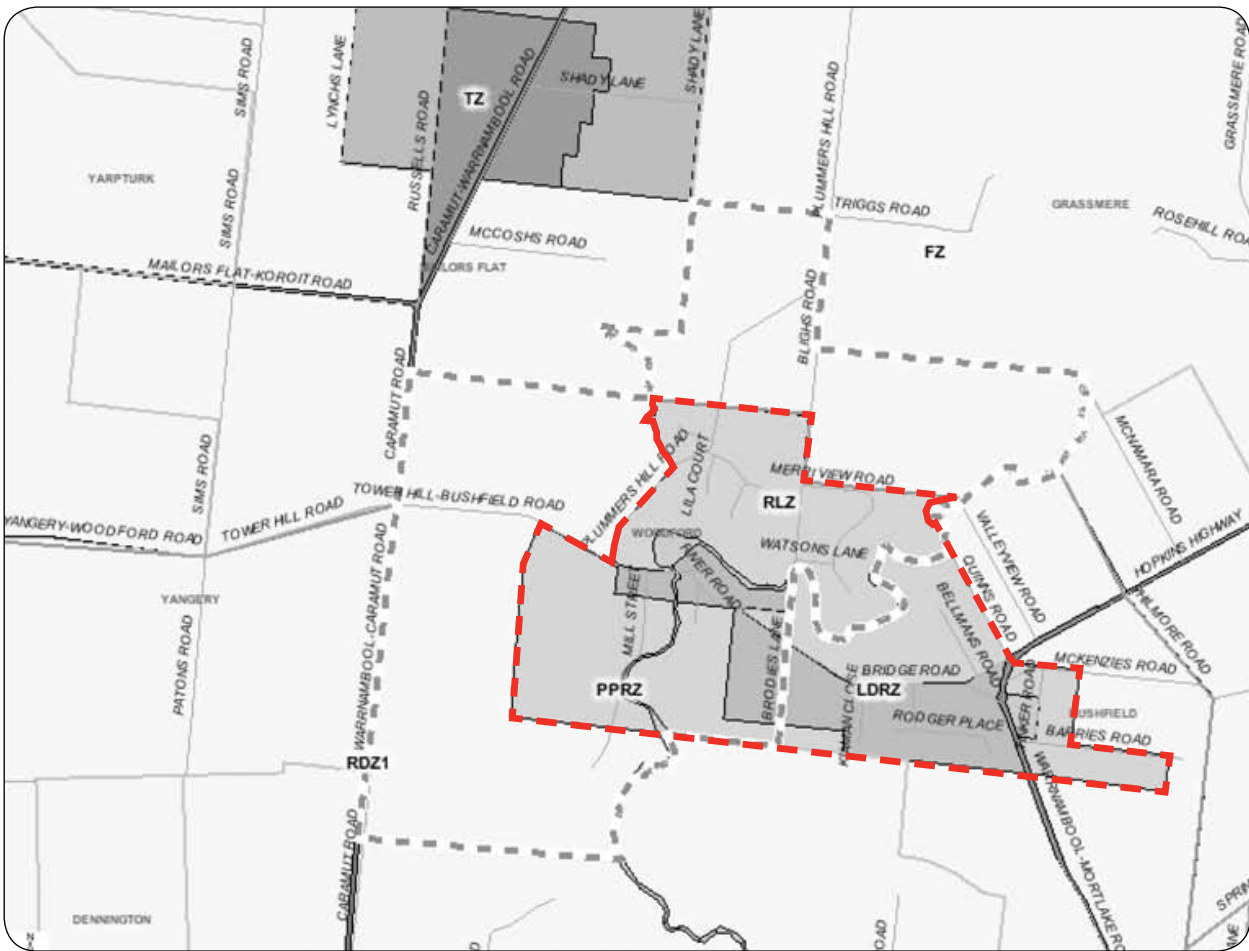


# Bushfield / Woodford

Bushfield / Woodford Existing Zoning Map



Proposals / Bushfield/Woodford



Drawing Key  
— Proposed Settlement Boundary

## Planning scheme changes

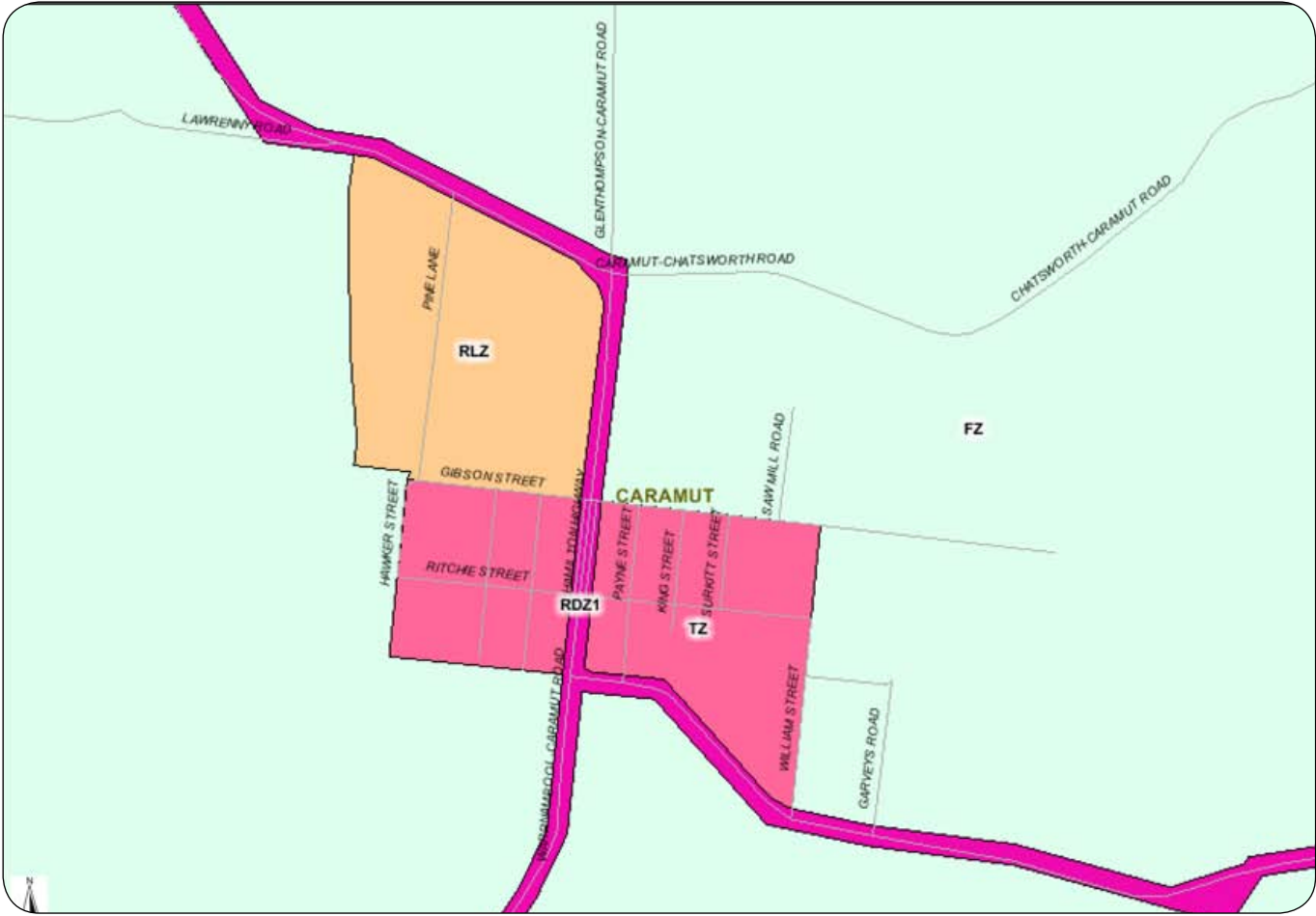
- Foreshadow opportunities to provide Township opportunities selectively in the heart of the settlement only once a waste management solution has been resolved.
- The schedule for the Low Density Residential Zone should be amended to reference that the area covered by DDO11 should have an average minimum lot size of 1ha.
- Review the application of the DPO 2 and 3 to apply consistently to all land zoned respectively Low Density Residential or Rural Living. Also consider wider application of these provisions to other land similarly zoned.
- Adopt the proposed Settlement Boundary.

Town	Caramut
Role	<ul style="list-style-type: none"><li>– Village.</li></ul>
Main features	<ul style="list-style-type: none"><li>– Established settlement with a hotel, general store, post office, public hall and church.</li><li>– Important local community focus.</li><li>– Local service centre midway between Mortlake and Hamilton.</li><li>– No sewer.</li></ul>
Policy / strategy references	<ul style="list-style-type: none"><li>– Referenced in the Small Townships and Settlements Policy at Clause 22.01-11.</li><li>– Residential development encouraged and the Township zone is applied to maintain flexibility in use and development.</li></ul>
Zones / overlays	<ul style="list-style-type: none"><li>– Partially Zoned Township and partially Rural Living</li><li>– Area of Rural Living substantial and undeveloped. Minimum lot size 1ha within the Rural Living Zone but areas vacant are notably larger.</li></ul>
Opportunities for development	<ul style="list-style-type: none"><li>– Infill within the existing township area zone.</li><li>– As noted in the Context (Section 4.6.1) a small (&lt;15 turbines) wind farm development 11.5kms north-west of Caramut has been approved, providing 4 long-term employment opportunities.</li></ul>
Constraints on development	<ul style="list-style-type: none"><li>– Absence of sewer.</li><li>– Suitability of land for development proximate to Muston Creek.</li></ul>
Residential demand / supply	<ul style="list-style-type: none"><li>– Little evident demand for land in the area and negligible take up of vast area of Rural Living land.</li><li>– Excessive supply in this locality potentially frustrates the supply of Rural Living land in the southern parts of the municipality if the provisions of Ministerial Direction 6 are to be met.</li><li>– Approximate Township Zone area of 65ha, with an estimated 178 titles, of which 155 are potentially vacant.</li><li>– If a 1ha min. sub. size was applied to the Township Zone, 65 lots would be available for development.</li><li>– Based on 75% net developable area, if a 1ha min. sub. size was applied to the Township Zone, 25 lots would be available for development.</li><li>– Approximate Rural Living Zone area of 56ha and an estimated 13 titles, with 1 occupied.</li><li>– If the min. sub. size was applied to the Rural Living area, 55 lots would be available for development.</li><li>– Based on 75% net developable area, if the min. lot size was applied to the Rural Living area, 41 lots would be available for development.</li></ul>
Growth potential	<ul style="list-style-type: none"><li>– Low.</li></ul>
Expected outcomes	<ul style="list-style-type: none"><li>– Relatively static in terms of development save for occasional infill.</li><li>– In the event that power station proposals in locality are implemented the basis for accelerated growth should be anticipated.</li></ul>
Planning scheme changes	<ul style="list-style-type: none"><li>– Define a Settlement Boundary.</li><li>– Back zone all of the Rural Living land north of Gibson Street to Farm Zone.</li></ul>



# Caramut

Caramut Existing Zoning Map



Proposals / Caramut



Planning scheme changes

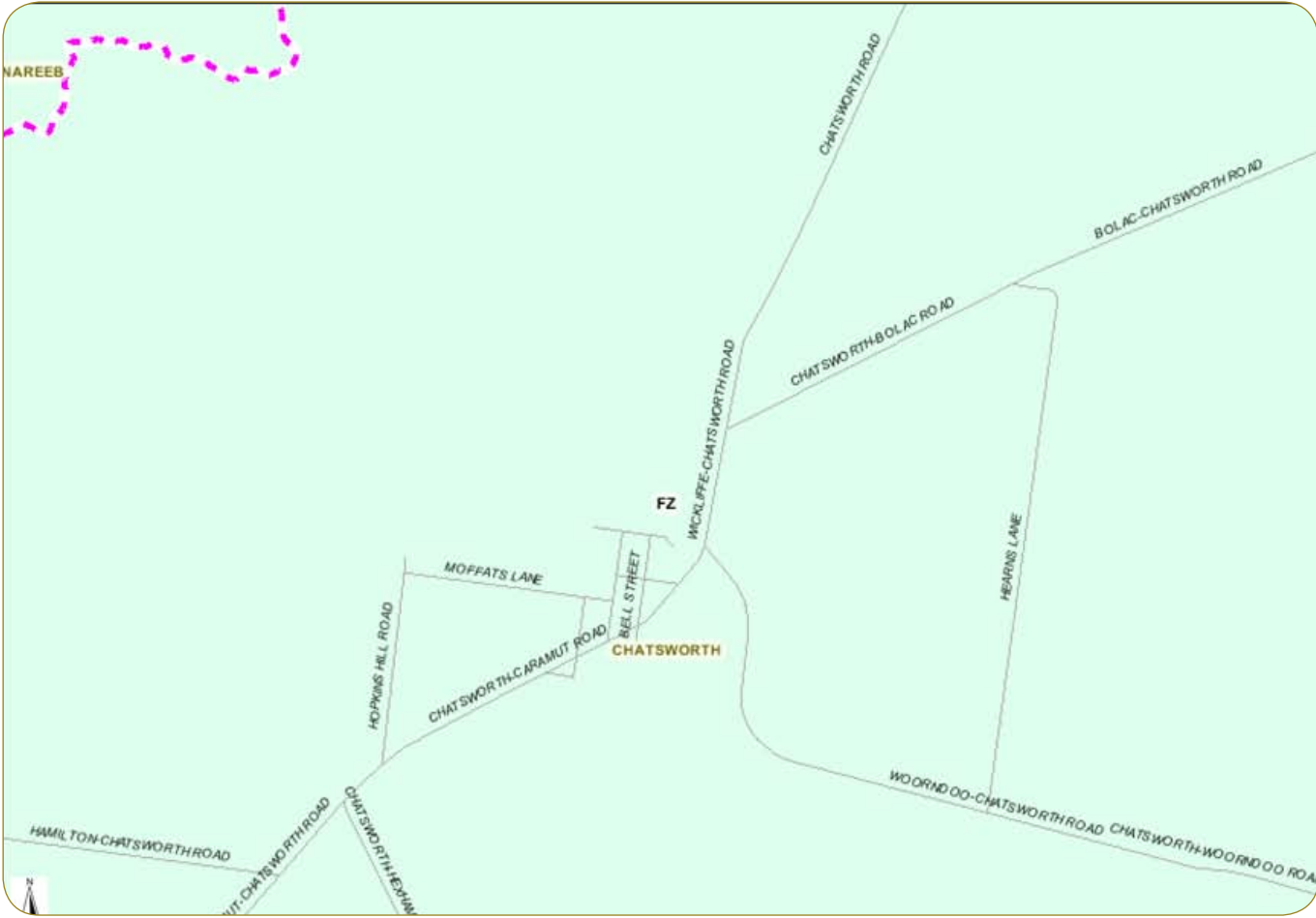
- Define a Settlement Boundary.
- Back zone all of the Rural Living land north of Gibson Street to Farm Zone.

Town	Chatsworth
Role	<ul style="list-style-type: none"><li>– Hamlet.</li></ul>
Main features	<ul style="list-style-type: none"><li>– Small, historic community with scattered housing.</li><li>– Minimal facilities, no sewer or services.</li><li>– Land to the immediate south and west of Hopkins River is extensively subdivided in a grid pattern, reflecting the historical intent for township development, which is not mirrored today.</li><li>– Proximity to Bay of islands Coastal Park.</li></ul>
Policy / strategy references	<ul style="list-style-type: none"><li>– Referenced in the Small Townships and Settlements Policy at Clause 22.01-11.</li><li>– Having regard to the few houses and the Farming zone, the reference to Chatsworth in Clause 22.01-11 needs to be reconsidered.</li></ul>
Zones / overlays	<ul style="list-style-type: none"><li>– Zoned Farming.</li><li>– Due to the Farming Zone, it is improbable housing development will be allowed in smaller lots.</li></ul>
Opportunities for development	<ul style="list-style-type: none"><li>– If proposals relating to wind farm developments and the existing power line were implemented, there may be some lifestyle living interest in the area.</li></ul>
Constraints on development	<ul style="list-style-type: none"><li>– Fragmentation of land by subdivision.</li><li>– Absence of sewer and services.</li><li>– The suitability of the land for agricultural purposes.</li></ul>
Residential demand / supply	<ul style="list-style-type: none"><li>– No evident demand for housing in the area.</li><li>– While there is a number of small lots, they are not suitable for development due to the absence of services.</li></ul>
Growth potential	<ul style="list-style-type: none"><li>– Constrained.</li></ul>
Expected outcomes	<ul style="list-style-type: none"><li>– Expect no or minimal change.</li></ul>
Planning scheme changes	<ul style="list-style-type: none"><li>– Delete from the Small Townships and Settlements policy at Clause 22.01-11.</li><li>– Recommend retaining in Farm Zone.</li><li>– Propose no Settlement Boundary.</li></ul>



# Chatsworth

Chatsworth Existing Zoning Map



Proposals / Chatsworth

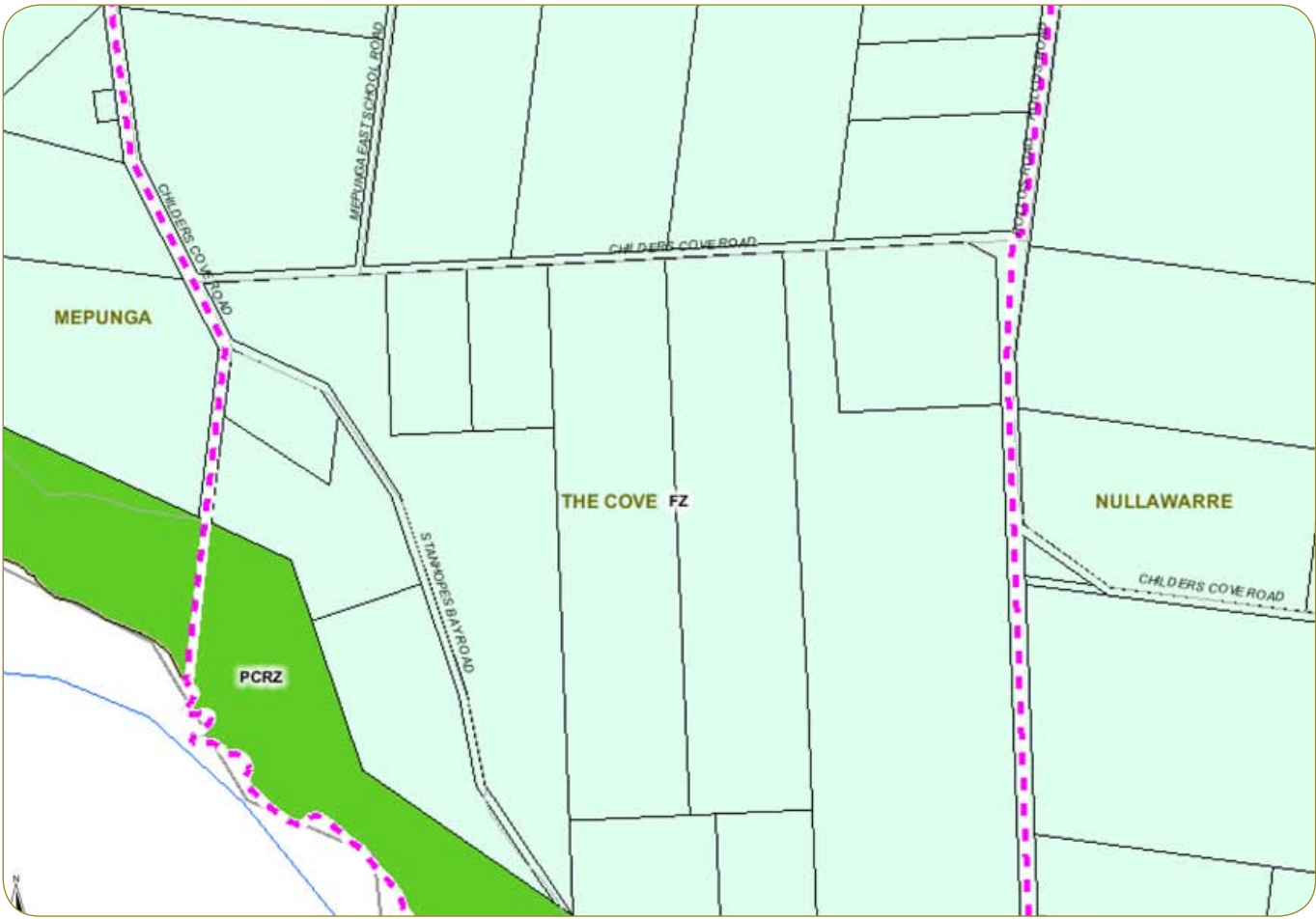
Planning scheme changes	<ul style="list-style-type: none"><li>- Delete from the Small Townships and Settlements policy at Clause 22.01-11.</li><li>- Recommend retaining in Farm Zone.</li><li>- Propose no Settlement Boundary.</li></ul>
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Town	Childers Cove (The Cove)
Role	<div>– Hamlet.</div>
Main features	<div><div>– Coastal location.</div><div>– Negligible development.</div><div>– No services.</div></div>
Policy / strategy references	<div>– No policy references.</div>
Zones / overlays	<div><div>– Zoned Farming.</div><div>– Zoned Public Conservation and Resource.</div></div>
Opportunities for development	<div>– None.</div>
Constraints on development	<div><div>– Sensitive geology.</div><div>– Located on primary dunes.</div><div>– Constraints of the Coastal Strategy.</div></div>
Residential demand / supply	<div>– None.</div>
Growth potential	<div>– Constrained.</div>
Expected outcomes	<div>– No change; leave as a coastal landscape.</div>
Planning scheme changes	<div>– Propose no changes to Planning Scheme.</div>



# Childers Cove (The Cove)

Childers Cove (The Cove) Existing Zoning Map



Proposals / Childers Cove (The Cove)

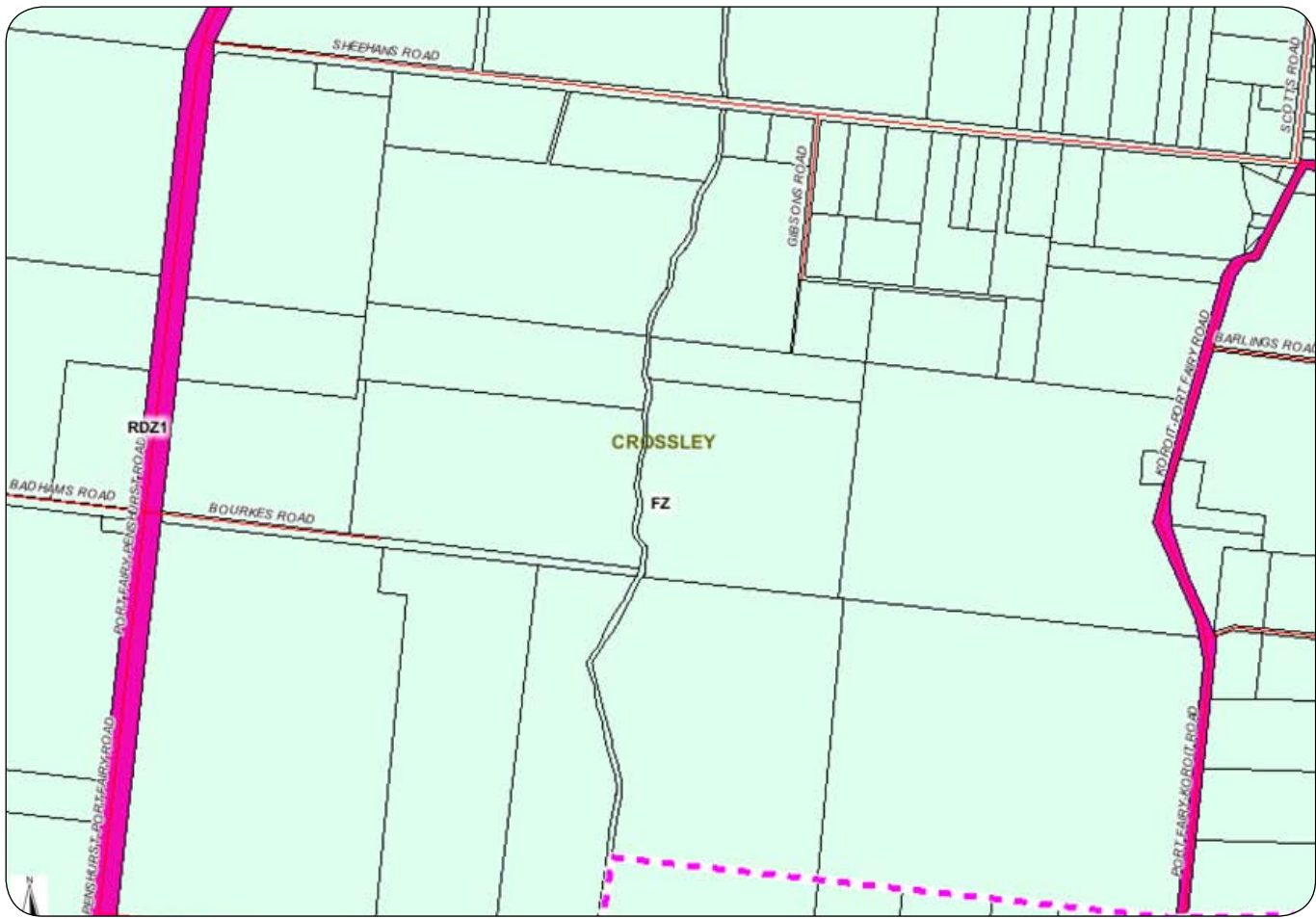
Planning scheme changes	– Propose no changes to Planning Scheme.
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Town	Crossley
Role	<ul style="list-style-type: none"><li>– Hamlet.</li></ul>
Main features	<ul style="list-style-type: none"><li>– Agricultural community, with a scattering of housing, particularly in the eastern township off Lowery Road.</li><li>– High quality soil ensures the area is recognised as a quality agricultural area.</li><li>– Rural Living Zone style development (6000m<sup>2</sup> lots), with 5 along Scotts Road (in 1 acre). This issue needs to be resolved.</li><li>– Railway to the north of the township.</li></ul>
Policy / strategy references	<ul style="list-style-type: none"><li>– None.</li></ul>
Zones / overlays	<ul style="list-style-type: none"><li>– Farming Zone, trisected by RDZ1 from north to south.</li><li>– Design and Development Overlay in the south east corner of the township.</li><li>– Due to the Farming Zone, it is improbable housing development will be allowed in smaller lots.</li></ul>
Opportunities for development	<ul style="list-style-type: none"><li>– Proximity of township within commuting distance of Warrnambool.</li></ul>
Constraints on development	<ul style="list-style-type: none"><li>– The suitability of the land for agricultural purposes.</li></ul>
Residential demand / supply	<ul style="list-style-type: none"><li>– Land greater than 40ha.</li><li>– Demand would also be absorbed in Koroit.</li></ul>
Growth potential	<ul style="list-style-type: none"><li>– Constrained.</li></ul>
Expected outcomes	<ul style="list-style-type: none"><li>– Remain as a farm land.</li><li>– Separation between other settlements.</li></ul>
Planning scheme changes	<ul style="list-style-type: none"><li>– Propose no changes to Planning Scheme.</li></ul>



# Crossley

Crossley Existing Zoning Map



Proposals / Crossley

Planning scheme changes	– Propose no changes to Planning Scheme.
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Town	Cudgee
Role	<ul style="list-style-type: none"> <li>– Hamlet progressing to Village.</li> </ul>
Main features	<ul style="list-style-type: none"> <li>– Small community located within commuting distance of Warrnambool.</li> <li>– Bounded by Princes Highway (located south east of township) and rail network (immediately north-west of township).</li> <li>– Set in a valley form, with Cudgee Creek located south west to south-east of the township.</li> <li>– Facilities include hall and sporting facilities. Small but growing primary school which services the surrounding area.</li> <li>– No sewer or services.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>– Referenced in the Small Townships and Settlements Policy at Clause 22.01-11.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>– Zoned Township, with a surrounding substantial area of Low Density Residential zoning, the latter of which generally requires subdivisions to be between 0.4 -2.0 hectares.</li> <li>– No overlays.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>– Proximity of town to Warrnambool.</li> <li>– Large amount of Low Density Residential zoned land, suitable for development.</li> <li>– Presence of primary school.</li> <li>– Partial reticulation of non potable water..</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– Absence of sewer.</li> <li>– Possible site for new sales yard in the locality.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– Plentiful supply of land.</li> <li>– Approximate Township Zone area of 14ha with 34 titles, of which 27 are potentially vacant.</li> <li>– If a 1ha min. sub. size was applied to the Township Zone, 7 lots would be available for development.</li> <li>– Based on 75% net developable area, if a 1ha min. sub. size was applied to the Township Zone, 3 lots would be available for development.</li> <li>– Approximate Low Density Residential Zone area of 236ha, with a potential 573 lots available.</li> </ul>
Growth potential	<ul style="list-style-type: none"> <li>– Low.</li> </ul>
Expected outcomes	<ul style="list-style-type: none"> <li>– Further consolidation and growth.</li> <li>– Defer growth to establish a sewerage strategy in conjunction with Panmure, to mitigate the potential for environmental degradation in early stages of further development.</li> </ul>
Planning scheme changes	<ul style="list-style-type: none"> <li>– Propose no changes to Planning Scheme.</li> </ul>

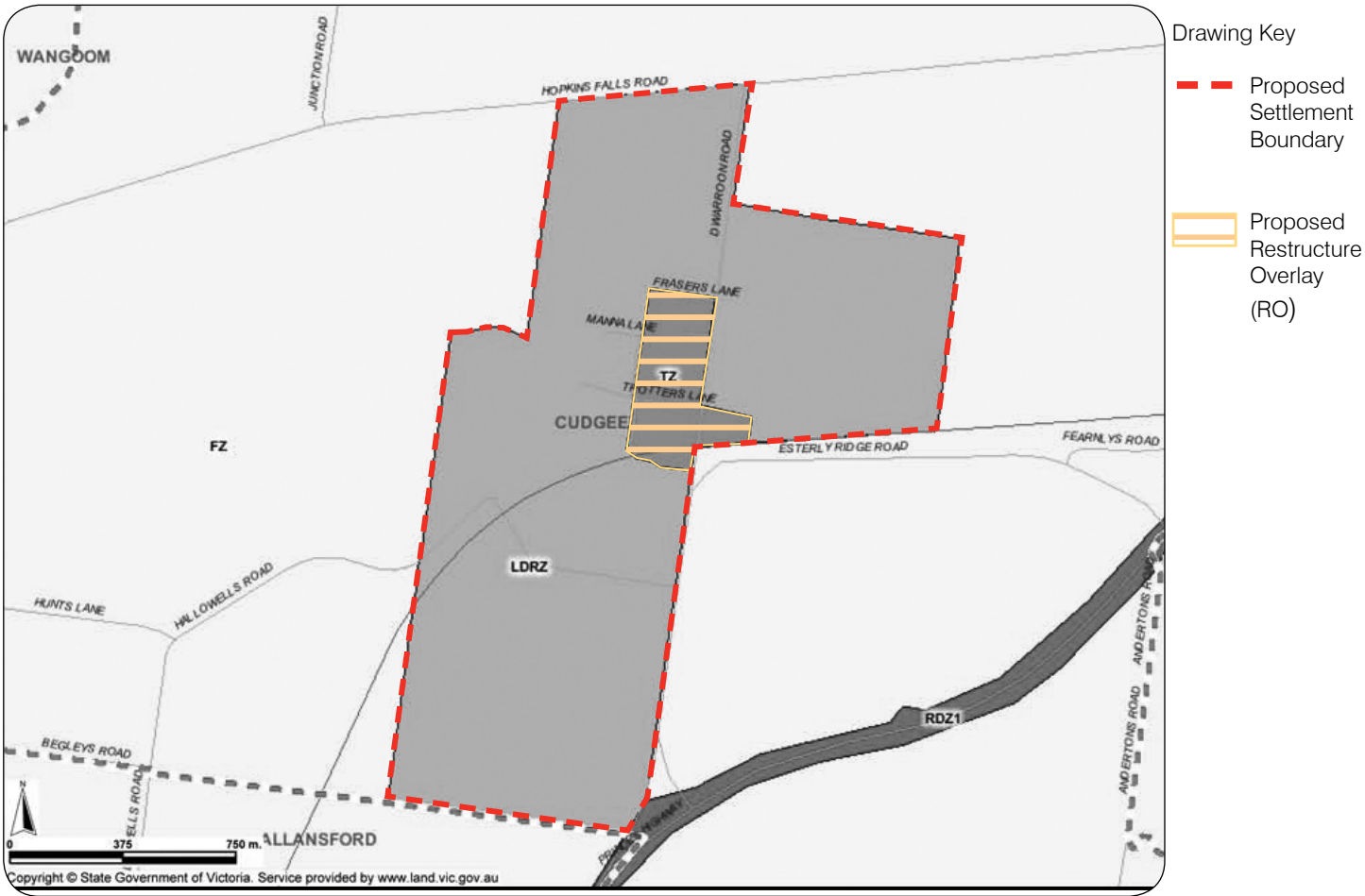


# Cudgee

Cudgee Existing Zoning Map



Proposals / Cudgee



## Planning scheme changes

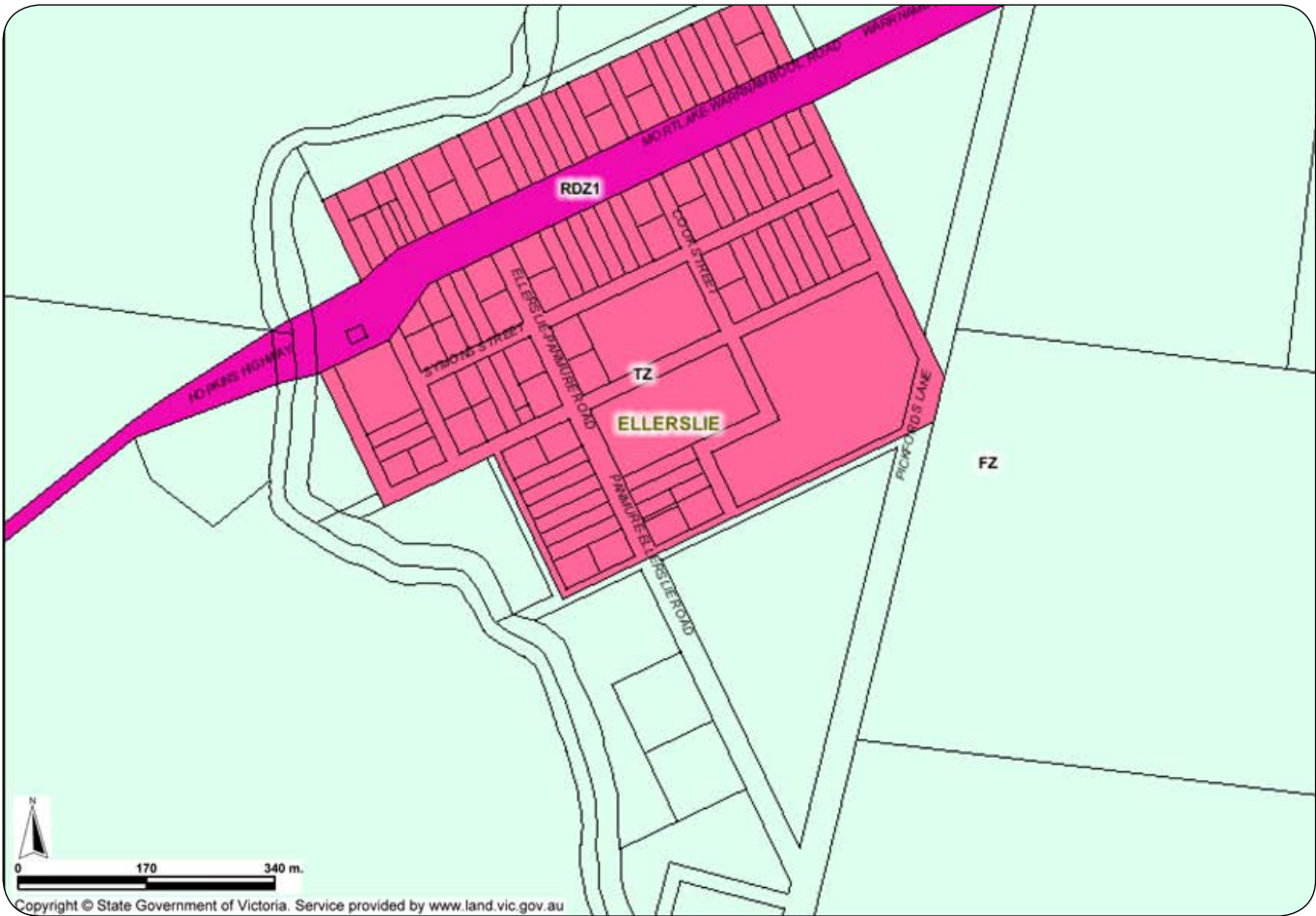
- Introduce a Restructure Overlay over the land zoned for township with a requirement that the minimum lot size to establish a dwelling will be subject to town specific waste management strategies which are dependent upon soil type.

Town	Ellerslie
Role	<ul style="list-style-type: none"><li>– Hamlet.</li></ul>
Main features	<ul style="list-style-type: none"><li>– Located on Hopkins Highway / Mortlake Warrnambool Road.</li><li>– Small lots within township.</li><li>– Patchy development.</li><li>– Minimal facilities, including community hall and some sports facilities.</li><li>– No sewer.</li><li>– Minimal services, including public transport.</li></ul>
Policy / strategy references	<ul style="list-style-type: none"><li>– Referenced in the Small Townships and Settlements Policy at Clause 22.01-11.</li></ul>
Zones / overlays	<ul style="list-style-type: none"><li>– Zoned as Township, surrounded by Farming Zone.</li></ul>
Opportunities for development	<ul style="list-style-type: none"><li>– Exposure to Hopkins Highway / Mortlake Warrnambool Road.</li><li>– Opportunities for growth due to easy access and commuter distance to Mortlake and Warrnambool for employment opportunities.</li></ul>
Constraints on development	<ul style="list-style-type: none"><li>– Absence of sewer and services.</li></ul>
Residential demand / supply	<ul style="list-style-type: none"><li>– Little demand evident.</li><li>– Plentiful supply of Township Zone titles.</li><li>– Approximate Township Zone area of 36ha with 104 titles, of which 91 are potentially vacant.</li><li>– If a min. lot size of 1ha was applied to the Township Zone, 23 lots would be available for development</li><li>– Based on 75% net developable area, if a min. lot size of 1ha was to be applied to the Township Zone, 14 lots would remain available for development.</li></ul>
Growth potential	<ul style="list-style-type: none"><li>– Low.</li></ul>
Expected outcomes	<ul style="list-style-type: none"><li>– Minor growth expected.</li><li>– Some infill development.</li></ul>
Planning scheme changes	<ul style="list-style-type: none"><li>– Propose no changes to Planning Scheme.</li></ul>



# Ellerslie

Ellerslie Existing Zoning Map



Proposals / Ellerslie



- Drawing Key
- Proposed Settlement Boundary
  - Proposed Restructure Overlay (RO)

## Planning scheme changes

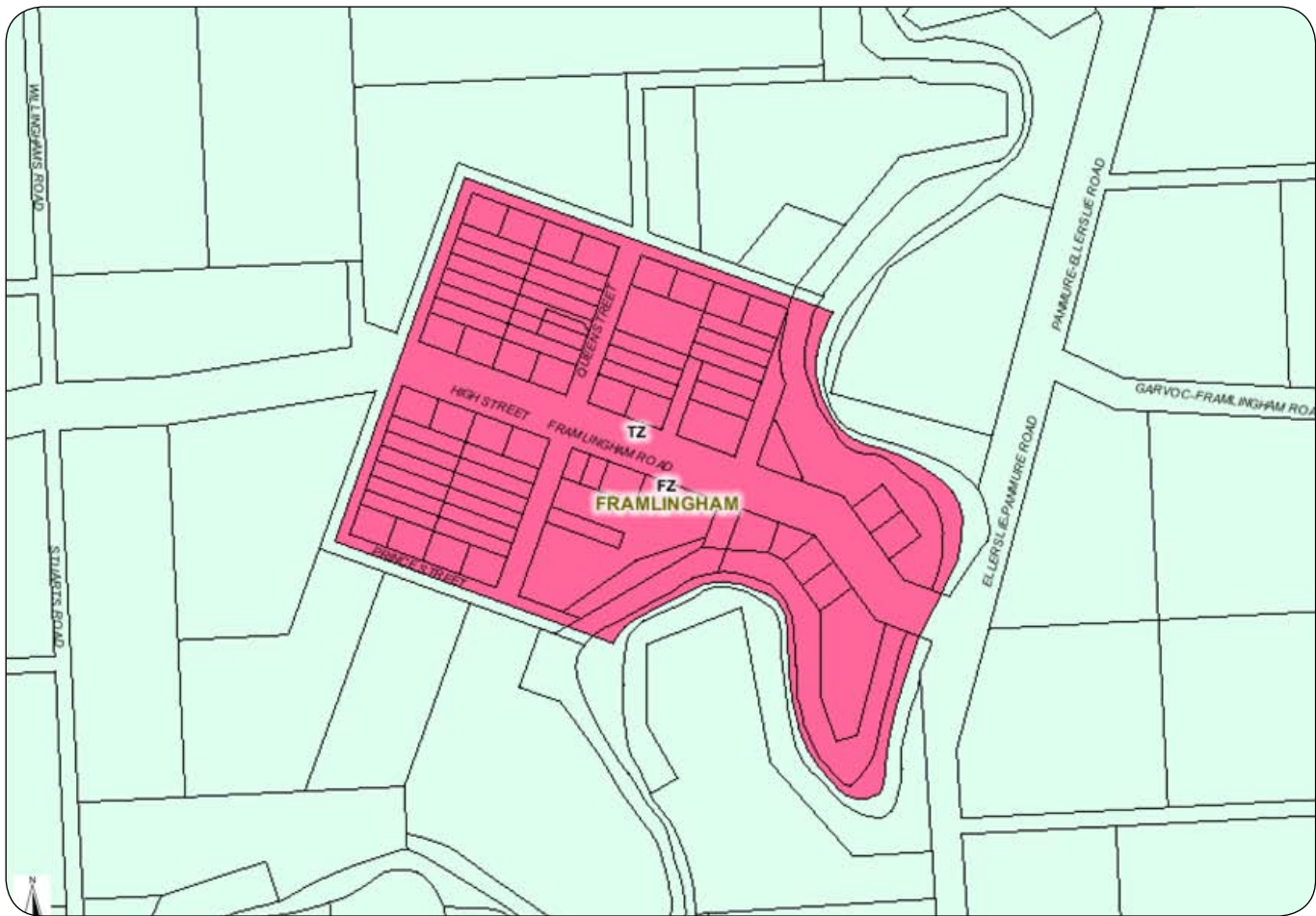
- Introduce a Restructure Overlay over the land zoned for township with a requirement that the minimum lot size to establish a dwelling will be subject to town specific waste management strategies which are dependent upon soil type.

Town	Framlingham
Role	<ul style="list-style-type: none"><li>– Hamlet.</li></ul>
Main features	<ul style="list-style-type: none"><li>– Small historical European settlement, located due east of Hopkins Highway / Mortlake Warrnambool Road.</li><li>– Majority of development destroyed in Ash Wednesday.</li><li>– Some rebuilding has occurred.</li><li>– Located within commuting distance of both Warrnambool and Mortlake.</li><li>– Hopkins River to the east of township development.</li><li>– Minimal facilities, including a community hall and some sports facilities.</li><li>– No sewer.</li><li>– Land within Township Zone is extensively subdivided.</li><li>– Some housing present, however significant land for development appears vacant.</li></ul>
Policy / strategy references	<ul style="list-style-type: none"><li>– Referenced in the Small Townships and Settlements Policy at Clause 22.01-11.</li></ul>
Zones / overlays	<ul style="list-style-type: none"><li>– Zoned Township.</li></ul>
Opportunities for development	<ul style="list-style-type: none"><li>– Opportunities for growth due to easy access and commuter distance to Mortlake and Warrnambool for employment opportunities.</li></ul>
Constraints on development	<ul style="list-style-type: none"><li>– Absence of sewer and services.</li></ul>
Residential demand / supply	<ul style="list-style-type: none"><li>– Approximate Township Zone area of 32ha and an estimated 75 titles, of which 67 are potentially vacant.</li><li>– If a 1ha min. sub. size was applied to the Township Zone, 24 lots would be available for development.</li><li>– Based on 75% net developable area, if a min. lot size of 1ha was applied to the Township Zone, 16 lots would be available for development.</li></ul>
Growth potential	<ul style="list-style-type: none"><li>– Low.</li></ul>
Expected outcomes	<ul style="list-style-type: none"><li>– Little change expected.</li></ul>
Planning scheme changes	<ul style="list-style-type: none"><li>– Include a Settlement Boundary.</li></ul>



# Framlingham

Framlingham Existing Zoning Map



Proposals / Framlingham<sup>1</sup>



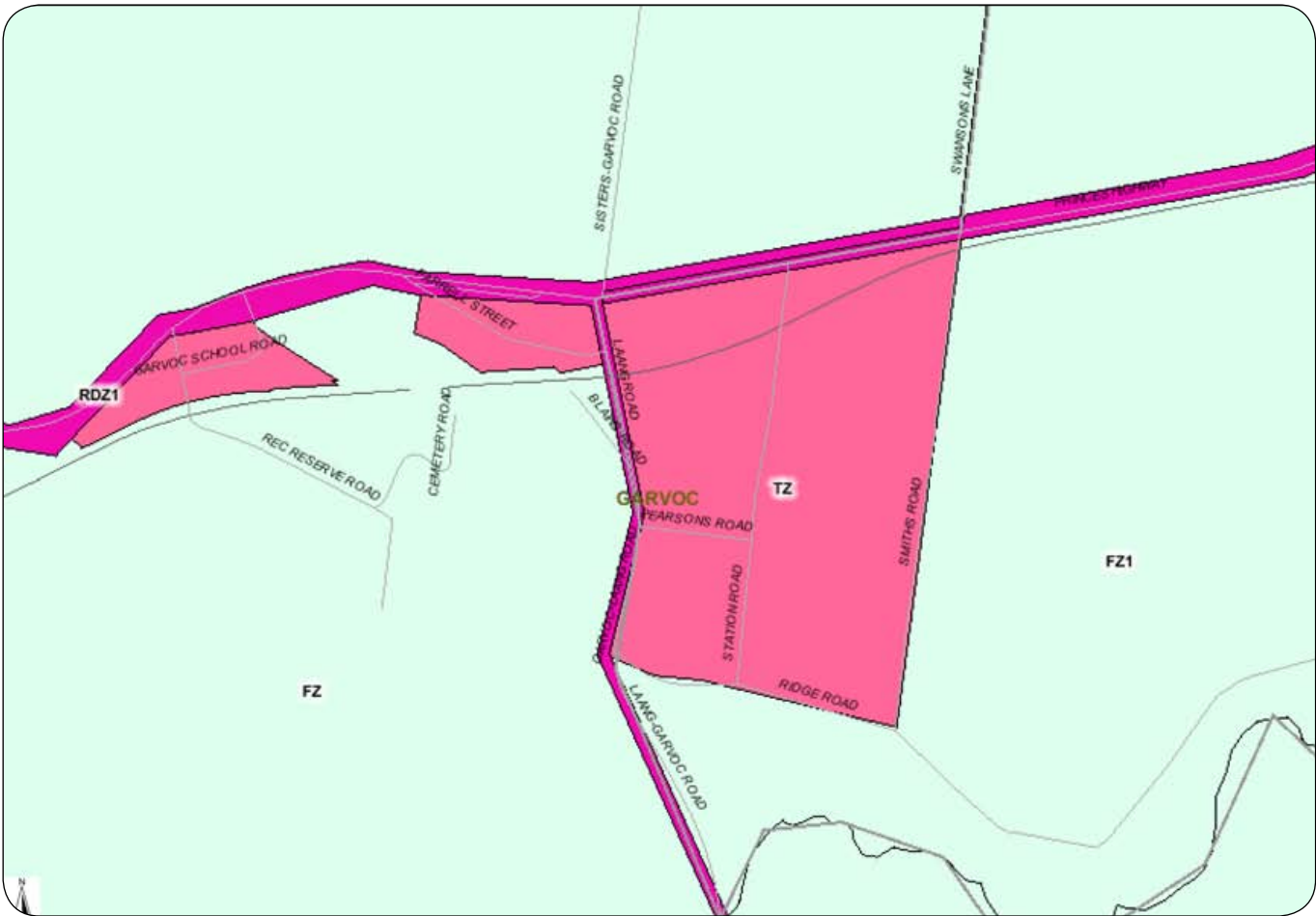
**Planning scheme changes**

- Include a Settlement Boundary
- Introduce a Restructure Overlay over the land zoned for township with a requirement that the minimum lot size to establish a dwelling will be subject to town specific waste management strategies which are dependent upon soil type.

Town	Garvoc
Role	<ul style="list-style-type: none"><li>– Village.</li></ul>
Main features	<ul style="list-style-type: none"><li>– Located on the Princes Highway.</li><li>– Bounded by the rail network, to the south of the village.</li><li>– Facilities and services include community hall, pub, general store and petrol station.</li><li>– No sewer.</li><li>– Minimal housing, with associated sheds and outhouses to support extensive surrounding agricultural use.</li><li>– Good access to Terang, Allansford and Warrnambool.</li><li>– Land is extensively subdivided, particularly in the west of the township.</li></ul>
Policy / strategy references	<ul style="list-style-type: none"><li>– None.</li></ul>
Zones / overlays	<ul style="list-style-type: none"><li>– Zoned Township, with surrounding area as Farming.</li><li>– Corgangamite municipality to the east of Garvoc Laang Road; Moyne to the west.</li></ul>
Opportunities for development	<ul style="list-style-type: none"><li>– Exposure to Princes Highway.</li><li>– Limited local services.</li><li>– Possible location for new saleyard with flow on employment potential.</li></ul>
Constraints on development	<ul style="list-style-type: none"><li>– Absence of sewer and services.</li></ul>
Residential demand / supply	<ul style="list-style-type: none"><li>– Approximate Township Zone area of 103ha, with an estimated 155 titles, of which 140 are potentially vacant.</li><li>– If a 1ha min. sub. size was applied to the Township Zone, 88 lots would be available for development.</li><li>– Based on 75% net developable area, if a min. lot size of 1ha was applied to the Township Zone, 62 lots would be available for development.</li></ul>
Growth potential	<ul style="list-style-type: none"><li>– Low.</li></ul>
Expected outcomes	<ul style="list-style-type: none"><li>– In the absence of saleyards, low to minimal change is expected.</li></ul>
Planning scheme changes	<ul style="list-style-type: none"><li>– Include a Settlement Boundary.</li></ul>

# Garvoc

Garvoc Existing Zoning Map



Proposals / Garvoc



- Drawing Key
- Proposed Settlement Boundary
  - Proposed Restructure Overlay (RO)

## Planning scheme changes

- Include a Settlement Boundary.
- Introduce a Restructure Overlay over the land zoned for township with a requirement that the minimum lot size to establish a dwelling will be subject to town specific waste management strategies which are dependent upon soil type.



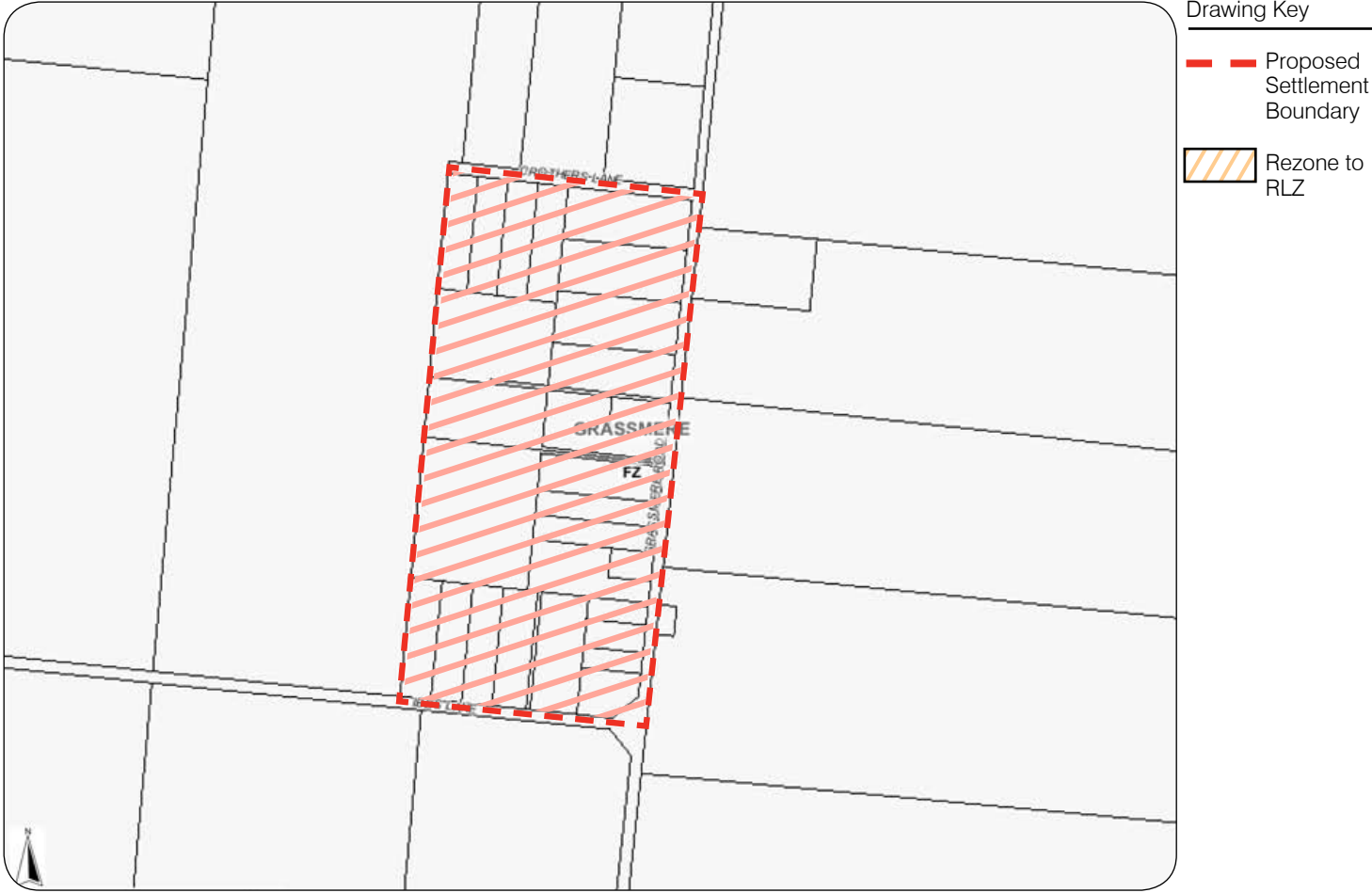
Town	Grassmere
Role	<ul style="list-style-type: none"><li>– Hamlet.</li></ul>
Main features	<ul style="list-style-type: none"><li>– Small agricultural community with scattered housing.</li><li>– Located north of Hopkins Highway.</li><li>– Minimal facilities and services, including hall.</li><li>– Presence of pre-school and primary school (currently being redeveloped, to be completed in 2010).</li><li>– No sewer.</li></ul>
Policy / strategy references	<ul style="list-style-type: none"><li>– Referenced in the Small Townships and Settlements policy at Clause 22.01-11.</li></ul>
Zones / overlays	<ul style="list-style-type: none"><li>– Zoned Farming.</li></ul>
Opportunities for development	<ul style="list-style-type: none"><li>– Settlement agreed to recognise previous planning approval.</li><li>– Opportunities for growth due to easy commuting distance to Warrnambool.</li><li>– Opportunities developing from subdivisions in the surrounding Grassmere and Mailors Flat area.</li><li>– Presence of pre-school and primary school.</li><li>– Infill of previous approved subdivision.</li><li>– Extension of Hamlet north of Crothers Lane and northern ridge line should be restricted.</li></ul>
Constraints on development	<ul style="list-style-type: none"><li>– Farming Zone.</li><li>– Lack of subdivisions and small lots.</li><li>– Monopoly ownership on private land.</li><li>– No sewer.</li></ul>
Residential demand / supply	<ul style="list-style-type: none"><li>– Increasing enrolments at the local school may be reflected in a demand for local housing.</li><li>– Approximate area of 36ha, with 27 titles, of which 23 are vacant.</li></ul>
Growth potential	<ul style="list-style-type: none"><li>– Low.</li></ul>
Expected outcomes	<ul style="list-style-type: none"><li>– Infill development around existing subdivided area.</li><li>– 27 dwellings.</li></ul>
Planning scheme changes	<ul style="list-style-type: none"><li>– Re-zone village and approved subdivisions to Rural Living Zone (min 2 ha).</li><li>– Include a Settlement Boundary.</li></ul>

# Grassmere

Grassmere Existing Zoning Map



Proposals / Grassmere



Planning scheme changes

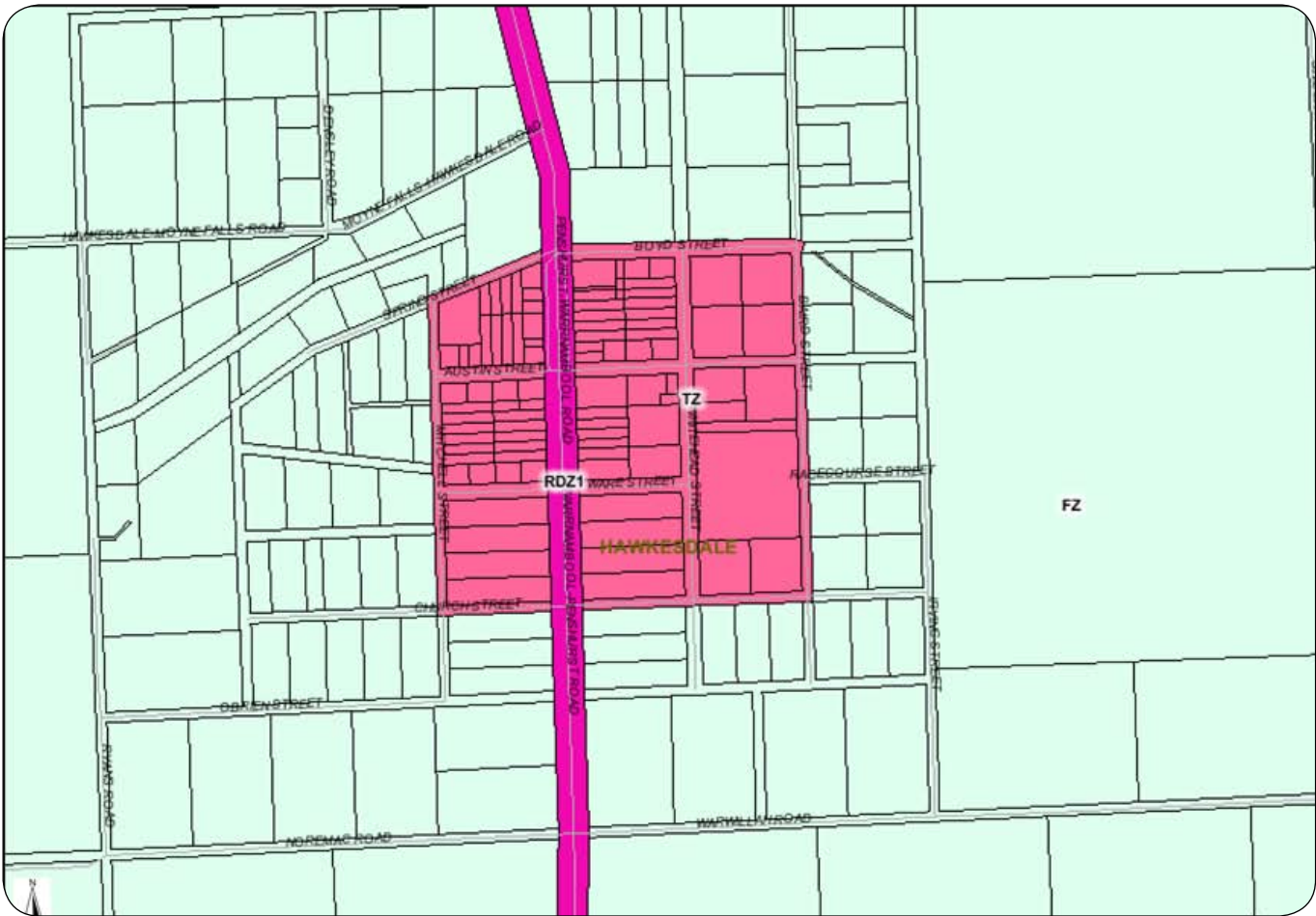
- Re-zone village and approved subdivisions to Rural Living Zone (minimum 2ha).
- Include a Settlement Boundary.

Town	Hawkesdale
Role	<ul style="list-style-type: none"><li>– Village.</li></ul>
Main features	<ul style="list-style-type: none"><li>– Located on the Penshurst Warrnambool Road.</li><li>– Clustered development.</li><li>– Educational provision for pre to secondary school.</li><li>– Facilities and services include swimming pool and some sporting facilities, golf club, community centre, family services, ambulance, general store and pub.</li><li>– No sewer.</li><li>– Land is extensively subdivided in a grid pattern.</li></ul>
Policy / strategy references	<ul style="list-style-type: none"><li>– Referenced in the Small Townships and Settlements policy at Clause 22.01-11.</li></ul>
Zones / overlays	<ul style="list-style-type: none"><li>– Zoned Township.</li></ul>
Opportunities for development	<ul style="list-style-type: none"><li>– Exposure to the Penshurst Warrnambool Road.</li><li>– Township moderately well-serviced.</li><li>– Vacancy of subdivided lots.</li><li>– Opportunities for growth due to easy commuting distance to Warrnambool and proximity of power based projects.</li><li>– As noted in the Context (Section 4.6.1) a 31 turbine wind farm development 2km south-east of Hawkesdale has been approved, providing 8 long-term employment opportunities.</li><li>– Land outside zoned area partially developed.</li></ul>
Constraints on development	<ul style="list-style-type: none"><li>– Boundary issues related to parts of the township layout not in the Township Zone.</li><li>– Larger lots are required to accommodate septic tanks.</li><li>– No sewer.</li></ul>
Residential demand / supply	<ul style="list-style-type: none"><li>– Vacant subdivided lots within Township Zone.</li><li>– Recently has experienced a slow growth, becoming static.</li><li>– Approximate Township Zone area of 47ha, with an estimated 90 titles, of which 49 are available for development.</li><li>– If a min. lot size of 1ha was applied to the Township Zone, 6 lots would be available for development.</li><li>– Based on 75% net developable area, if the min. lot size was to be applied, no Township zoned land would be available for development.</li></ul>
Growth potential	<ul style="list-style-type: none"><li>– Low.</li></ul>
Expected outcomes	<ul style="list-style-type: none"><li>– Some growth on large lots around the edge of the township would be appropriate.</li></ul>
Planning scheme changes	<ul style="list-style-type: none"><li>– Include land to the immediate south, west and east in Low Density Residential Zone.</li><li>– Apply a Settlement Boundary.</li></ul>



# Hawkesdale

Hawkesdale Existing Zoning Map



Proposals / Hawkesdale



- Drawing Key
- Proposed Settlement Boundary
  - Rezoned to LDRZ
  - Proposed Restructure Overlay (RO)

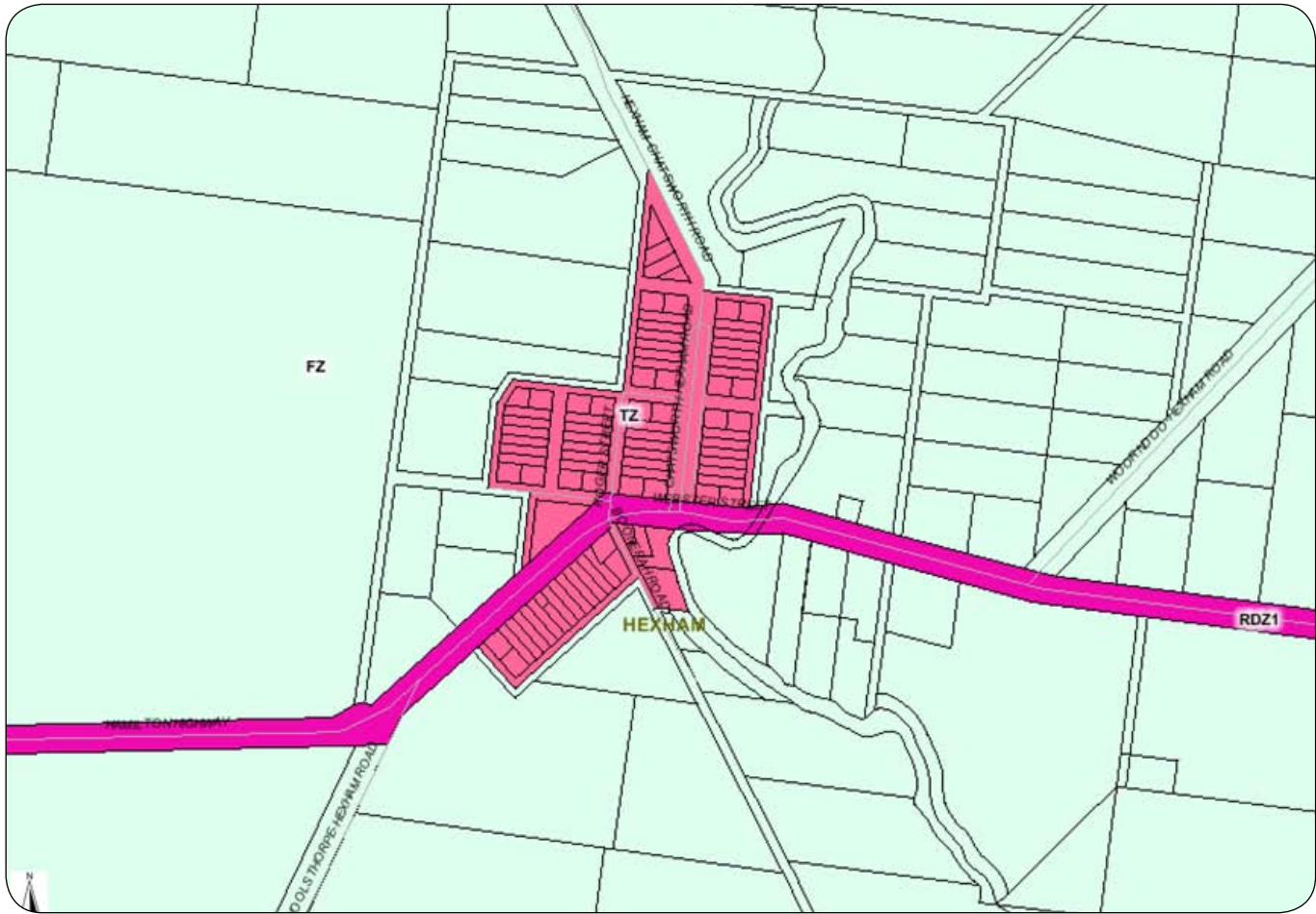
Planning scheme changes

- Include land to the immediate south, west and east in Low Density Residential Zone.
- Apply a Settlement Boundary.
- Introduce a Restructure Overlay over the land zoned for township with a requirement that the minimum lot size to establish a dwelling will be subject to town specific waste management strategies which are dependent upon soil type.

Town	Hexham
Role	<ul style="list-style-type: none"><li>– Hamlet.</li></ul>
Main features	<ul style="list-style-type: none"><li>– Very small, historic community located north-west of Mortlake, north and south of the Hamilton Highway.</li><li>– Minimal development.</li><li>– Land is extensively subdivided into a number of small lots.</li><li>– Minimal facilities.</li><li>– No sewer.</li></ul>
Policy / strategy references	<ul style="list-style-type: none"><li>– Strategy plan has been prepared.</li><li>– Referenced in the Small Townships and Settlements Policy at Clause 22.01-11.</li></ul>
Zones / overlays	<ul style="list-style-type: none"><li>– Zoned Township.</li></ul>
Opportunities for development	<ul style="list-style-type: none"><li>– Commuting distance to Mortlake.</li><li>– Presence of primary school.</li><li>– Exposure to Hamilton Highway.</li></ul>
Constraints on development	<ul style="list-style-type: none"><li>– No sewer.</li><li>– Small size of subdivisions.</li></ul>
Residential demand / supply	<ul style="list-style-type: none"><li>– Negligible demand.</li><li>– Approximate Township Zone area of 28ha, with 87 titles, of which 80 are potentially vacant.</li><li>– If a min. lot size of 1ha was applied to the Township Zone, 21 lots would be available for development.</li><li>– Based on 75% net developable area, if a min. lot size of 1ha was applied, 14 lots would be available for development.</li></ul>
Growth potential	<ul style="list-style-type: none"><li>– Low.</li></ul>
Expected outcomes	<ul style="list-style-type: none"><li>– Minimal change is expected.</li></ul>
Planning scheme changes	<ul style="list-style-type: none"><li>– Include a Settlement Boundary.</li></ul>

# Hexham

Hexham Existing Zoning Map



Proposals / Hexham



**Planning Scheme changes**

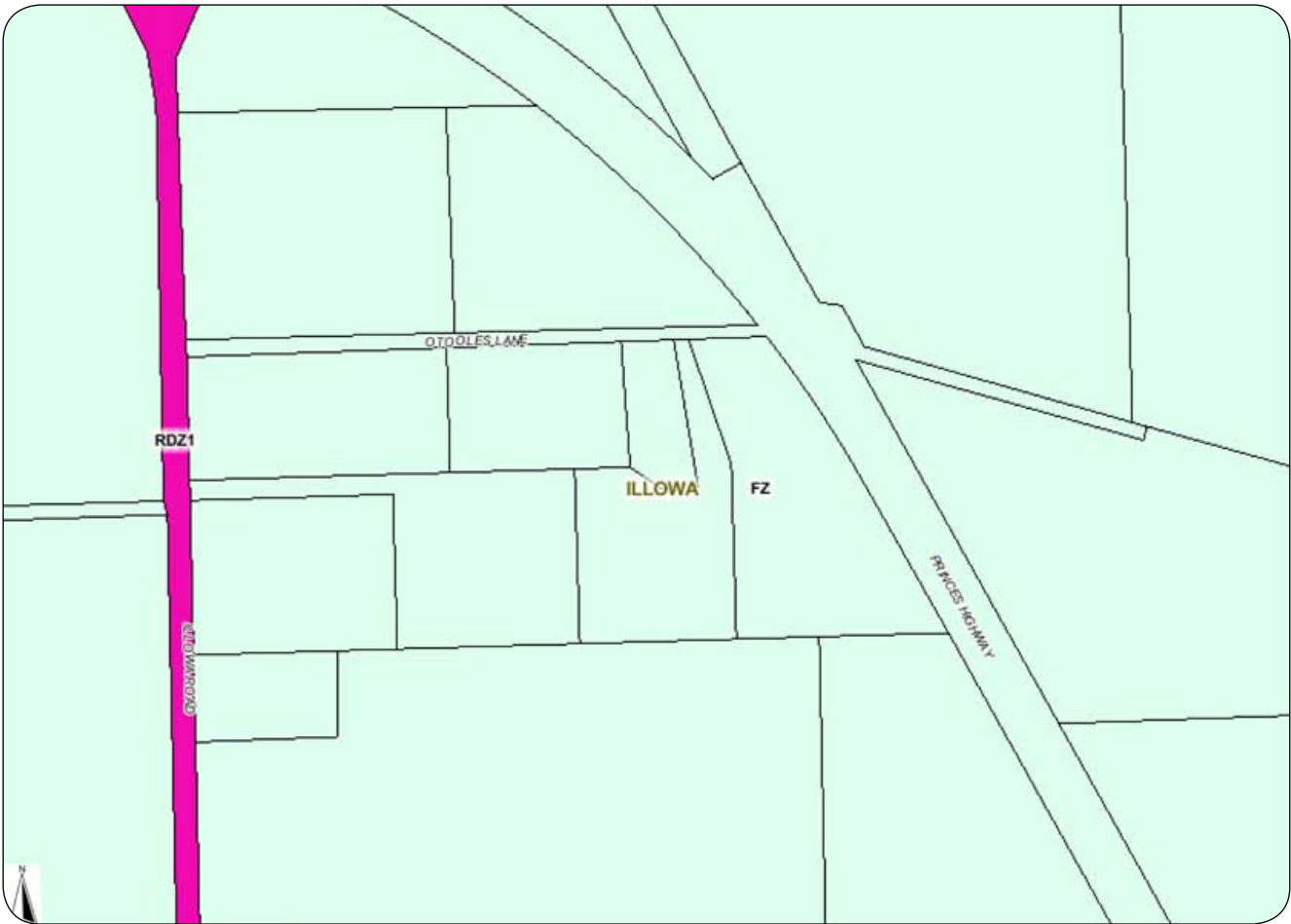
- Include a Settlement Boundary
- Introduce a Restructure Overlay over the land zoned for township with a requirement that the minimum lot size to establish a dwelling will be subject to town specific waste management strategies which are dependent upon soil type.



Town	Illowa East
Role	<div>– Hamlet.</div>
Main features	<div><div>– New, small settlement.</div><div>– Only 1 dwelling and 6 lots.</div><div>– No services.</div><div>– No sewer.</div></div>
Policy / strategy references	<div>– None.</div>
Zones / overlays	<div>– Zoned Farming.</div>
Opportunities for development	<div>– Settlement agreed to recognise previous planning approval.</div>
Constraints on development	<div>– No additional subdivisions.</div>
Residential demand / supply	<div>– Approximate area of 12ha, with 5 titles, all of which are vacant.</div>
Growth potential	<div>– Low.</div>
Expected outcomes	<div>– 5 dwellings.</div>
Planning scheme changes	<div><div>– Include a Settlement Boundary.</div><div>– Rezone land within Settlement Boundary to Rural Living.</div></div>

# Illowa East

Illowa East Existing Zoning Map



Proposals / Illowa East



**Planning Scheme changes**

- Include a Settlement Boundary.
- Rezone land within Settlement Boundary to Rural Living Zone (2ha).

Town	Illowa West
Role	<ul style="list-style-type: none"><li>– Hamlet.</li></ul>
Main features	<ul style="list-style-type: none"><li>– Very small, developing settlement.</li><li>– Housing to support farming practices.</li><li>– Existing quarry to the west.</li><li>– No services.</li><li>– No sewer.</li></ul>
Policy / strategy references	<ul style="list-style-type: none"><li>– None.</li></ul>
Zones / overlays	<ul style="list-style-type: none"><li>– Zoned Farming.</li><li>– Design and Development Overlay.</li></ul>
Opportunities for development	<ul style="list-style-type: none"><li>– Settlement agreed to recognise previous planning approval.</li></ul>
Constraints on development	<ul style="list-style-type: none"><li>– No additional subdivisions.</li></ul>
Residential demand / supply	<ul style="list-style-type: none"><li>– Approximate area of 96ha, with 61 titles, of which 52 are potentially vacant.</li></ul>
Growth potential	<ul style="list-style-type: none"><li>– Low.</li></ul>
Expected outcomes	<ul style="list-style-type: none"><li>– 61 dwellings.</li></ul>
Planning scheme changes	<ul style="list-style-type: none"><li>– Include a Settlement Boundary.</li><li>– Rezone land within Settlement Boundary to Rural Living Zone (2 ha).</li></ul>

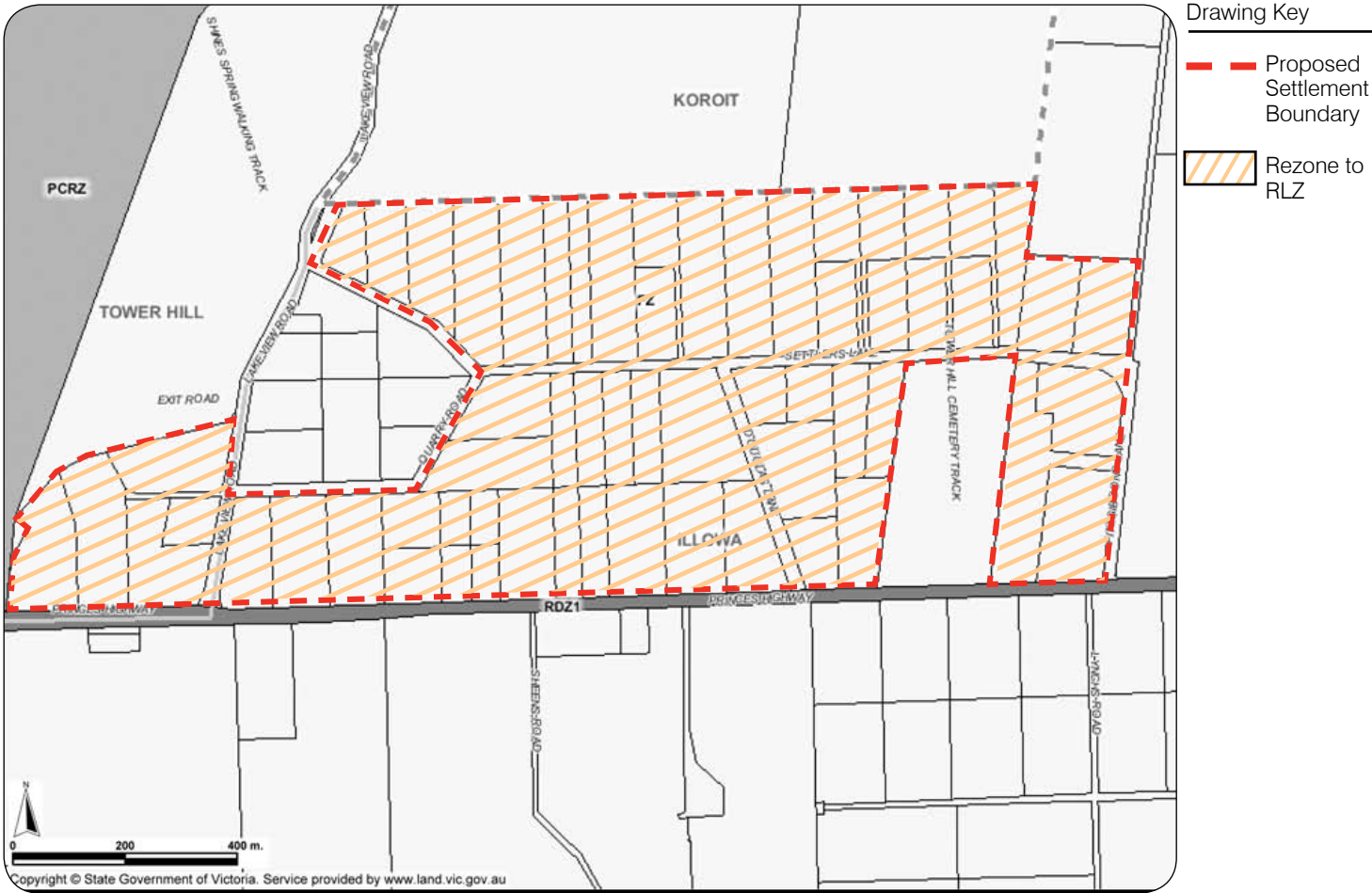


# Illowa West

Illowa West Existing Zoning Map



Proposals / Illowa West



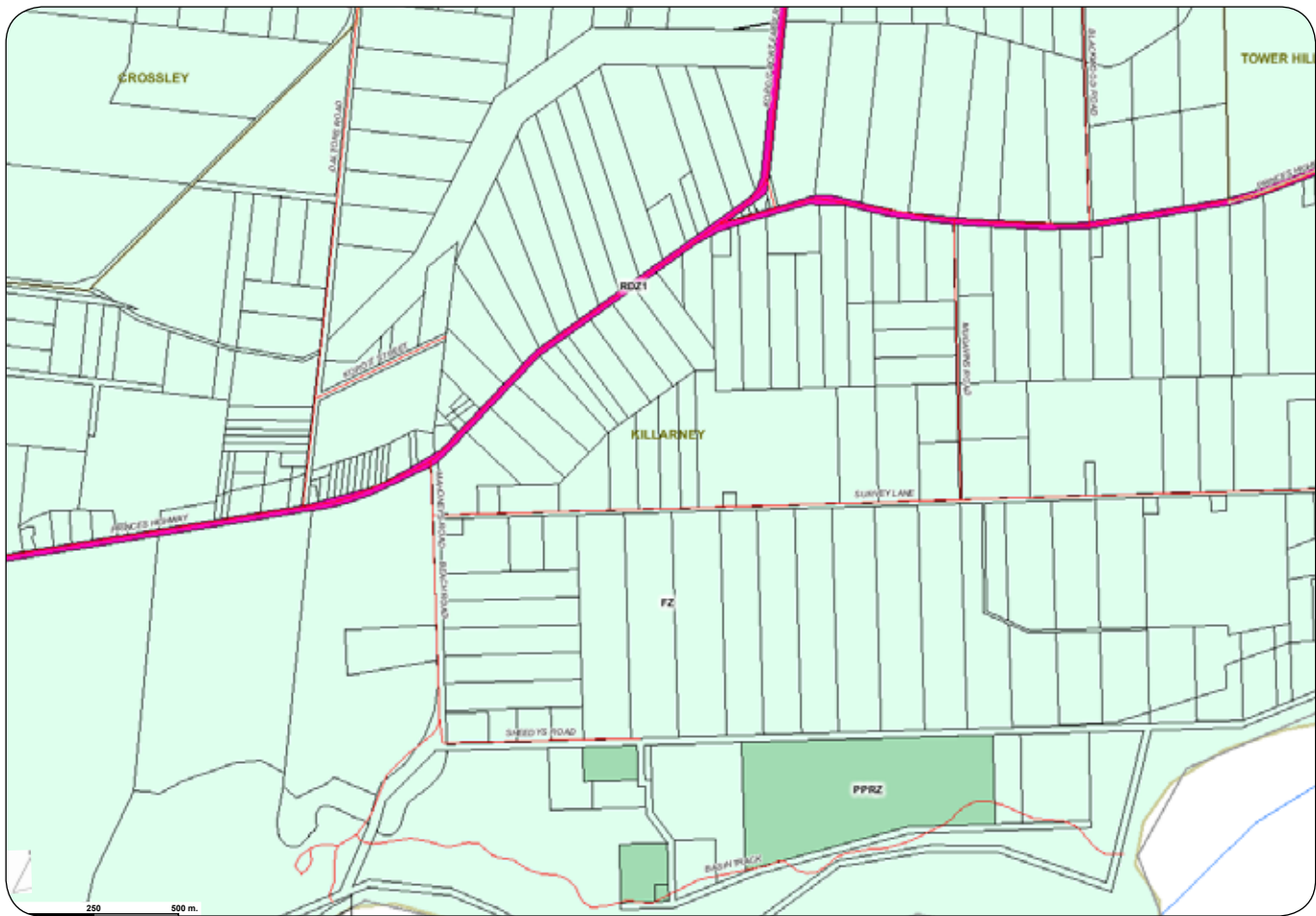
Planning scheme changes

- Include a Settlement Boundary.
- Rezone land within Settlement Boundary to Rural Living Zone (2ha).

Town	Killarney
Role	<ul style="list-style-type: none"><li>– Hamlet.</li></ul>
Main features	<ul style="list-style-type: none"><li>– At the heart of the Belfast sub-division and the Irish settlement of the region.</li><li>– Narrow but deep lots, most with direct frontage to the arterial and local access road.</li><li>– Traditional and early housing associated with small family holdings working the land. The need for such direct association is no longer justified.</li><li>– Scattered linear residential development along the edge of the Princes Highway and between the highway and the coast including various ad hoc responses to clustering and consolidation such as at Survey Lane and Towilla Way.</li><li>– Highly exposed location between Port Fairy and Warrnambool on tourist route attracting uses such as B&amp;B, motel and antique trader that can take advantage of this commercial opportunity.</li><li>– Sought after locality for lifestyle living.</li><li>– Reasonable access to a range of services in major towns in the locality.</li><li>– Some local services, including public transport.</li><li>– The value of the land for residential purposes is outstripping its rural role and retention.</li></ul>
Policy / strategy references	<ul style="list-style-type: none"><li>– Recognised in local policy as both a Smaller Township and Settlement (Clause 22.01-11) and covered by the Belfast Rural Area Policy at Clause 22.01-12. This Policy area extends between Rosebrook and Tower Hill.</li></ul>
Zones / overlays	<ul style="list-style-type: none"><li>– Farming Zone.</li><li>– Minimum lot size in the Belfast Rural Area 10ha. No permit is required for a dwelling on lots greater than 10ha. Elsewhere in the locality the corresponding control on subdivision and dwellings is 40ha.</li><li>– Design and Development Overlay Schedule 2 covers the Belfast Rural Area and has the stated objectives to maintain the rural character and scenic beauty of the area; to discourage subdivision that would compromise the use of the land for farming; to protect views of the area from Tower Hill Reserve, the coast and scenic routes.</li></ul>
Opportunities for development	<ul style="list-style-type: none"><li>– Proximity to major towns and service centres.</li><li>– Much sought after location.</li></ul>
Constraints on development	<ul style="list-style-type: none"><li>– High quality volcanic soils.</li><li>– Long term impacts and rises of sea level on the lower lying land adjacent to the coast.</li><li>– The structure and pattern of the underlying subdivision creating a large number of small holdings.</li><li>– No sewer.</li><li>– Limited local convenience services.</li></ul>
Residential demand / supply	<ul style="list-style-type: none"><li>– Demand potential high and the underlying subdivision provides a considerable number of opportunities to create housing outcomes, if permits were to issue.</li></ul>
Growth potential	<ul style="list-style-type: none"><li>– Constrained.</li></ul>
Expected outcomes	<ul style="list-style-type: none"><li>– The policy and development context strongly discourages further subdivision and development and encourages protection of agricultural and scenic landscapes. This should be confirmed and reinforced by the Strategy, channelling development to identified settlements.</li><li>– The direct impact of climate change and more particularly the constraints of the Coastal Strategy need to be seriously considered. The State Government will be preparing a coastal vulnerability study which will in due course have to be incorporated into planning controls. Until that work is completed it is recommended that a highly conservative view be adopted to discretionary development in this area.</li><li>– If the prospect of further residential development was to be discouraged then the minimum area for which a permit is not required for subdivision and dwelling should be lifted to 40ha. This would protect the option for smaller lot agricultural holdings while discouraging a growth in life style development.</li></ul>
Planning scheme changes	<ul style="list-style-type: none"><li>– Retain the Farming Zone and the SLO.</li><li>– Amend the lot size for permitted dwellings from 10 to 40ha.</li></ul>

# Killarney

Killarney Existing Zoning Map



Proposals / Killarney

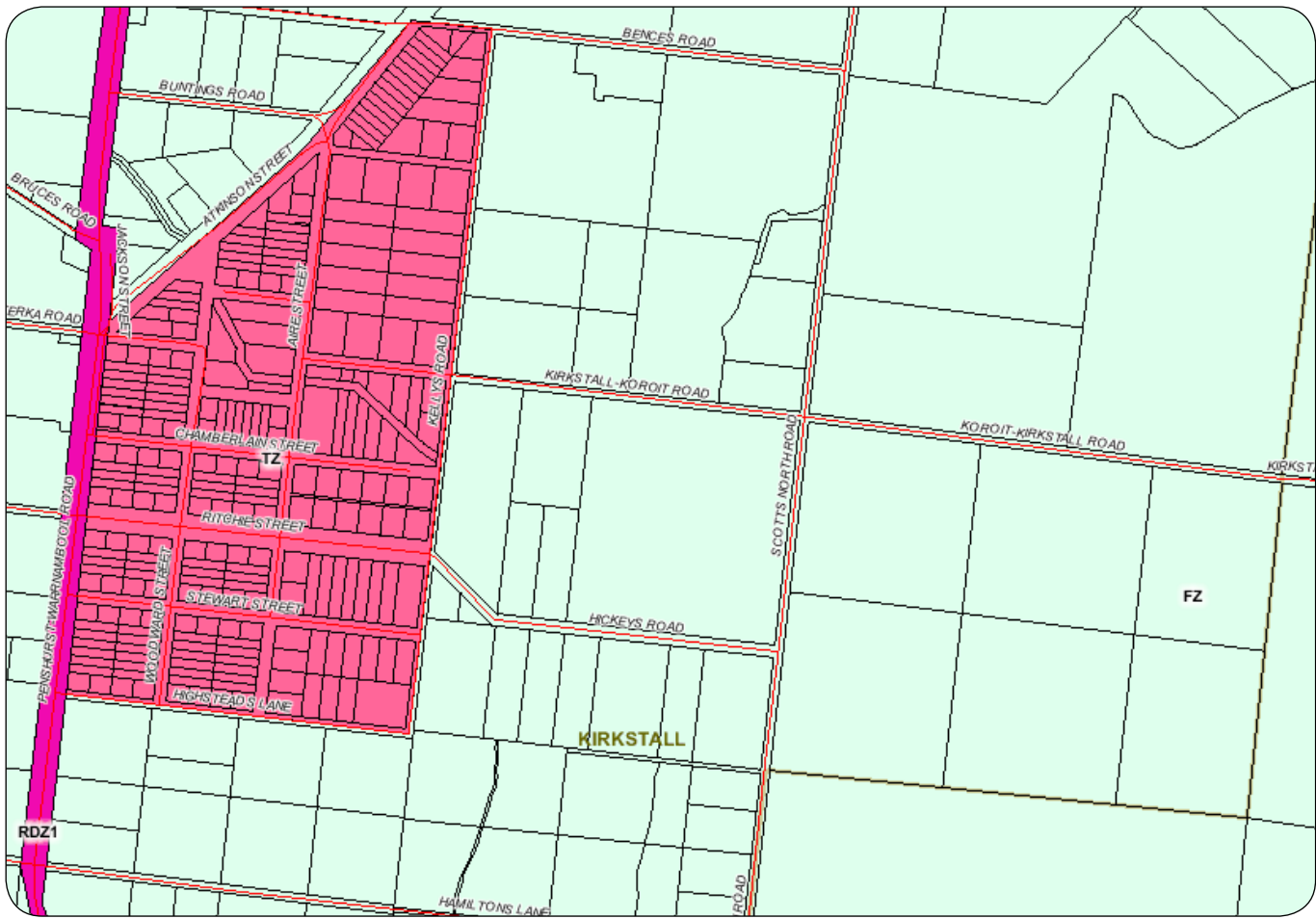
Planning scheme changes	<ul style="list-style-type: none"><li>– Retain the Farming Zone and the SLO.</li><li>– Amend the lot size for permitted dwellings from 10 to 40 ha.</li></ul>
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Town	Kirkstall
Role	<ul style="list-style-type: none"><li>– Village.</li></ul>
Main features	<ul style="list-style-type: none"><li>– Part of the perceived western extent of Koroit.</li><li>– An area that has experienced significant recent growth and residential development on smaller lots.</li><li>– Extensive small lot subdivision in Township Zone has seen an intensity of pockets of development that exceed the absorption capacity of the soils. Odour and waste issues to be urgently addressed.</li><li>– Limited local services other than a pub and community hall but gains advantage from proximity to Koroit.</li><li>– Good access to employment and attractive commuting distance to Warrnambool.</li></ul>
Policy / strategy references	<ul style="list-style-type: none"><li>– Referenced in the Smaller Townships and Settlement policy at Clause 22.01-11.</li></ul>
Zones / overlays	<ul style="list-style-type: none"><li>– The smaller lot subdivision area is included in a Township zone surrounded by the Farm Zone.</li></ul>
Opportunities for development	<ul style="list-style-type: none"><li>– The existing underlying subdivision provides considerable opportunity for development.</li></ul>
Constraints on development	<ul style="list-style-type: none"><li>– Absence of sewer and other services.</li></ul>
Residential demand / supply	<ul style="list-style-type: none"><li>– In the absence of other opportunities it is conceivable that there could be an on going demand for lots in this area.</li><li>– Approximate Township Zone area of 106ha, with 253 titles, of which 214 are available for development.</li><li>– If a min. lot size of 1ha was applied to the Township Zone, 67 lots would be available for development.</li><li>– Based on 75% net developable area, if a min. lot size of 1ha was applied, 40 lots would be available for development.</li></ul>
Growth potential	<ul style="list-style-type: none"><li>– Deferred.</li></ul>
Expected outcomes	<ul style="list-style-type: none"><li>– The existing waste management problems need to be addressed and the issue will intensify unless either treatment or reticulated services are brought to the settlement or the underlying subdivision is restructured to provide for larger lots.</li><li>– It is not necessary for this community to have a full range of services given its proximity to Koroit but the environmental issues need to be addressed before the community matures and grows further.</li><li>– Enabling development at lower densities through a restructure of the historic subdivision offers a short term and cost effective solution which would not burden the public purse to the extent of extending the sewer to the area.</li><li>– Residential development to the south of the township and outside the proposed Settlement Boundary is not recommended or necessary due to a contradiction with the objectives of the Farm Zone, sufficient supply being available via infill development, a lack of available services and infrastructure, and the physical separation and lack of existing synergies with the existing township and community services.</li></ul>
Planning scheme changes	<ul style="list-style-type: none"><li>– Extend the Township Zone boundary to take in land bounded by Cruites Road, Atkinson Street and the Penshurst Warrnambool Road.</li><li>– Define a Settlement Boundary.</li><li>– Introduce a Restructure Overlay over the land zoned for township with a requirement that the minimum lot size to establish a dwelling will be subject to town specific waste management strategies which are dependent upon soil type.</li></ul>

# Kirkstall

Kirkstall Existing Zoning Map



Proposals / Kirkstall



Drawing Key

— Proposed Settlement Boundary

— An option to the sewage strategy could be to rezone TZ to LDRZ and apply a restructure overlay with a minimum lot size consistent with the soil capability.

— Proposed Restructure Overlay (RO)

## Planning scheme changes

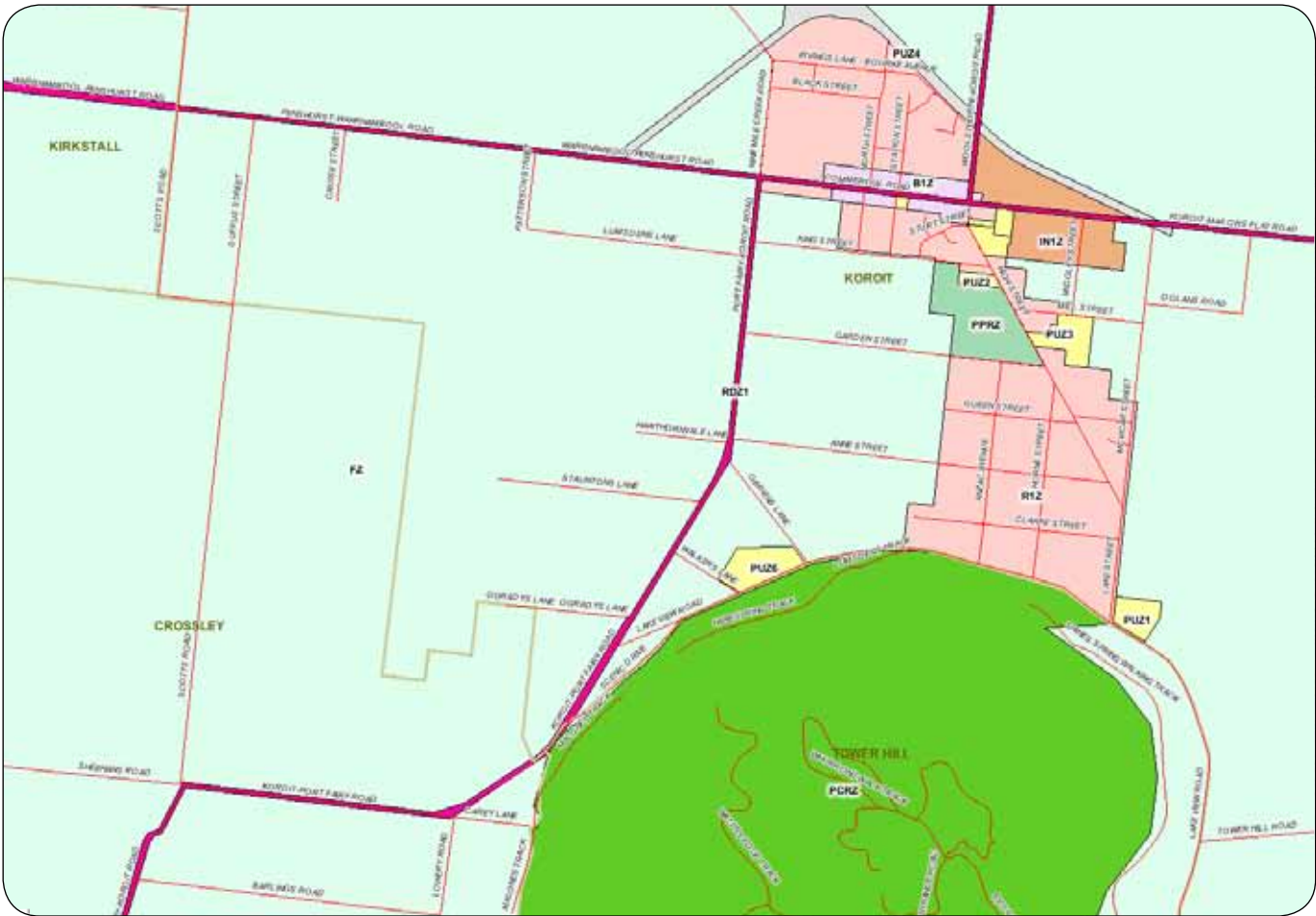
- Extend the Township Zone boundary to take in land bounded by Cruites Road, Atkinson Street and the Penshurst Warrnambool Road.
- Define a Settlement Boundary.
- Introduce a Restructure Overlay over the land zoned for township with a requirement that the minimum lot size to establish a dwelling will be subject to town specific waste management strategies which are dependent upon soil type.

Town	Koroit
Role	<ul style="list-style-type: none"><li>– District town.</li></ul>
Main features	<ul style="list-style-type: none"><li>– Major town of notable standing and status in the region, established in 1837.</li><li>– Strong Irish associations.</li><li>– Located on the rim of Tower Hill State Game Reserve, giving a distinctive setting to the town.</li><li>– Major employer - Murray Goulburn – making the town a major focus for the dairy industry in the region.</li><li>– Population of approximately 1700 persons.</li><li>– Excellent proximity to Warrnambool making it an attractive location to the regional city.</li><li>– Comprehensive range of local services including sewerage.</li><li>– Attractive visitor centre with a range of heritage and cultural assets.</li><li>– Town has developed in an expansive manner leaving pockets of land contained by urban and rural living zones and or development.</li></ul>
Policy / strategy references	<ul style="list-style-type: none"><li>– Policy and framework plan detailed at Clause 22.01 8.</li><li>– The Policy advocates the further development of the town in residential, retail, commercial and industrial terms. Concern to protect the character of the area.</li><li>– Tourism a use to be promoted.</li><li>– Amendment C6 to the Moyne Planning Scheme addressed the rezoning of various developed and undeveloped land around the town for residential and rural living purposes. Despite the Panel supporting the rezoning of additional vacant residential land adjacent to the King Street / Koroit – Port Fairy Road this was not supported by Council.</li><li>– Rezoning of established areas of rural living development at Stauntons Lane and at Lowery Road / Barlings Road also recommended by the Panel but not supported by Council.</li></ul>
Zones / overlays	<ul style="list-style-type: none"><li>– All residential land included the Residential 1 Zone. Areas of established rural living and low density living included in the Farm Zone.</li><li>– Design and Development Overlay located around the rim of Tower Hill to manage the height and siting of development.</li><li>– Select sites covered by the Heritage Overlay.</li></ul>
Opportunities for development	<ul style="list-style-type: none"><li>– Extensive areas for infill development at a range of densities.</li><li>– Broad areas of land within the immediate proximity of the town suitable for longer term lower density urban purposes.</li><li>– A strong market appeal given its proximity to Warrnambool.</li></ul>
Constraints on development	<ul style="list-style-type: none"><li>– No material constraints identified.</li></ul>
Residential demand / supply	<ul style="list-style-type: none"><li>– 2008 review identified 32ha of vacant residential zoned land in 48 allotments. At 10 dwellings to the hectare this would suggest a possible yield of 320 lots. Other advice to the Panel considering Amendment C6 suggested that there were 323 potential lots in 2006 and that there was a take up of 17 lots on average per annum leading to a view that there was 19 years supply.</li><li>– There are a number of policy, market and location influences that would indicate that Koroit should be viewed as a centre of future growth, with a capacity to fulfil a role as a model sustainable community. Residential 1 land absorption in Moyne has averaged about 111 lots per annum but this takes in Port Fairy, Mortlake and other Residential 1 zoned land.</li></ul>
Growth potential	<ul style="list-style-type: none"><li>– Moderate growth capacity.</li></ul>
Expected outcomes	<ul style="list-style-type: none"><li>– There will be a consolidation and growth of population, services and jobs in and around Koroit.</li><li>– The town is strongly positioned to accommodate growth.</li><li>– The recommendations of the framework plan that provided for lower density residential development east of the Port Fairy – Koroit Road and south of King Street make sense in focusing a diversity of housing opportunities around a district town. A yield of approximately 70 dwellings might be anticipated on that land in the event it was rezoned.</li><li>– A further 80 dwellings may be provided for if land directly east of the Port Fairy – Koroit Road is also rezoned to Rural Living.</li><li>– Residential development to the north and west of the township and outside the proposed Settlement Boundary is not recommended or necessary due to a contradiction with the objectives of the Farm Zone sufficient supply being available via infill development, a lack of available services and infrastructure, and the physical separation and lack of existing synergies with the existing township and community services.</li><li>– Despite earlier decisions there is sense in acknowledging that the established areas of Rural Living to the south west and west of Koroit should be zoned for the same purposes.</li><li>– Growth in and around Koroit enables tighter controls to be provided on other more sensitive and poorly served areas.</li><li>– A more detailed and considered structure plan is warranted for this town given its potential and market position.</li></ul>
Planning scheme changes	<ul style="list-style-type: none"><li>– Revisit the recommendations of the C6 Panel and apply them to protect the supply of Residential 1 Zoned land and reflect areas of established Rural Living proximate to the town.</li><li>– Include a Settlement Boundary.</li></ul>



# Koroit

Koroit Existing Zoning Map



Proposals / Koroit



Drawing Key

- Proposed Settlement Boundary
- RL Changes Under Amend C6
- Rezoned to RL

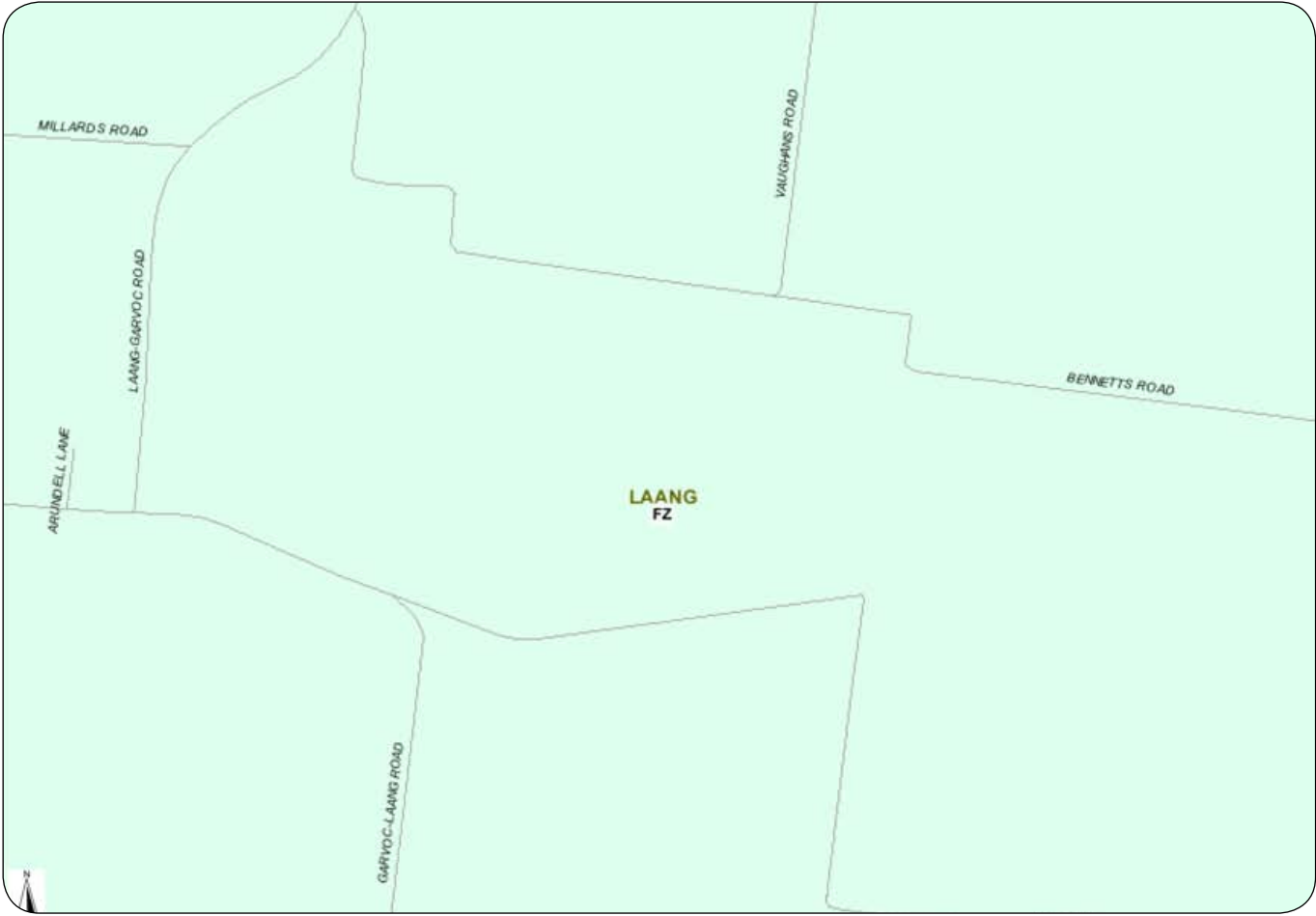
Planning scheme changes

- Revisit the recommendations of the C6 Panel and apply them to protect the supply of Residential 1 Zoned land and reflect areas of established Rural Living proximate to the town.
- Include a Settlement Boundary.

Town	Laang
Role	<ul style="list-style-type: none"><li>– Hamlet.</li></ul>
Main features	<ul style="list-style-type: none"><li>– Small agricultural-based community with a small clustering of supporting housing.</li><li>– Minimal facilities and services.</li><li>– Presence of a Speedway.</li></ul>
Policy / strategy references	<ul style="list-style-type: none"><li>– None.</li></ul>
Zones / overlays	<ul style="list-style-type: none"><li>– Zoned Township.</li><li>– Southern area and a small component of the eastern area is covered by the Wildfire Management Overlay.</li></ul>
Opportunities for development	<ul style="list-style-type: none"><li>– None worthy of mention.</li></ul>
Constraints on development	<ul style="list-style-type: none"><li>– Due to the Farming Zone, housing development will be constrained on lots smaller than 40ha.</li><li>– Presence of the Wildfire Management Overlay may restrict development.</li></ul>
Residential demand / supply	<ul style="list-style-type: none"><li>– None worthy of mention.</li></ul>
Growth potential	<ul style="list-style-type: none"><li>– Constrained.</li></ul>
Expected outcomes	<ul style="list-style-type: none"><li>– No change is expected.</li></ul>
Planning Scheme changes	<ul style="list-style-type: none"><li>– Propose no changes to Planning Scheme.</li></ul>

# Laang

Laang Existing Zoning Map



Proposals / Laang

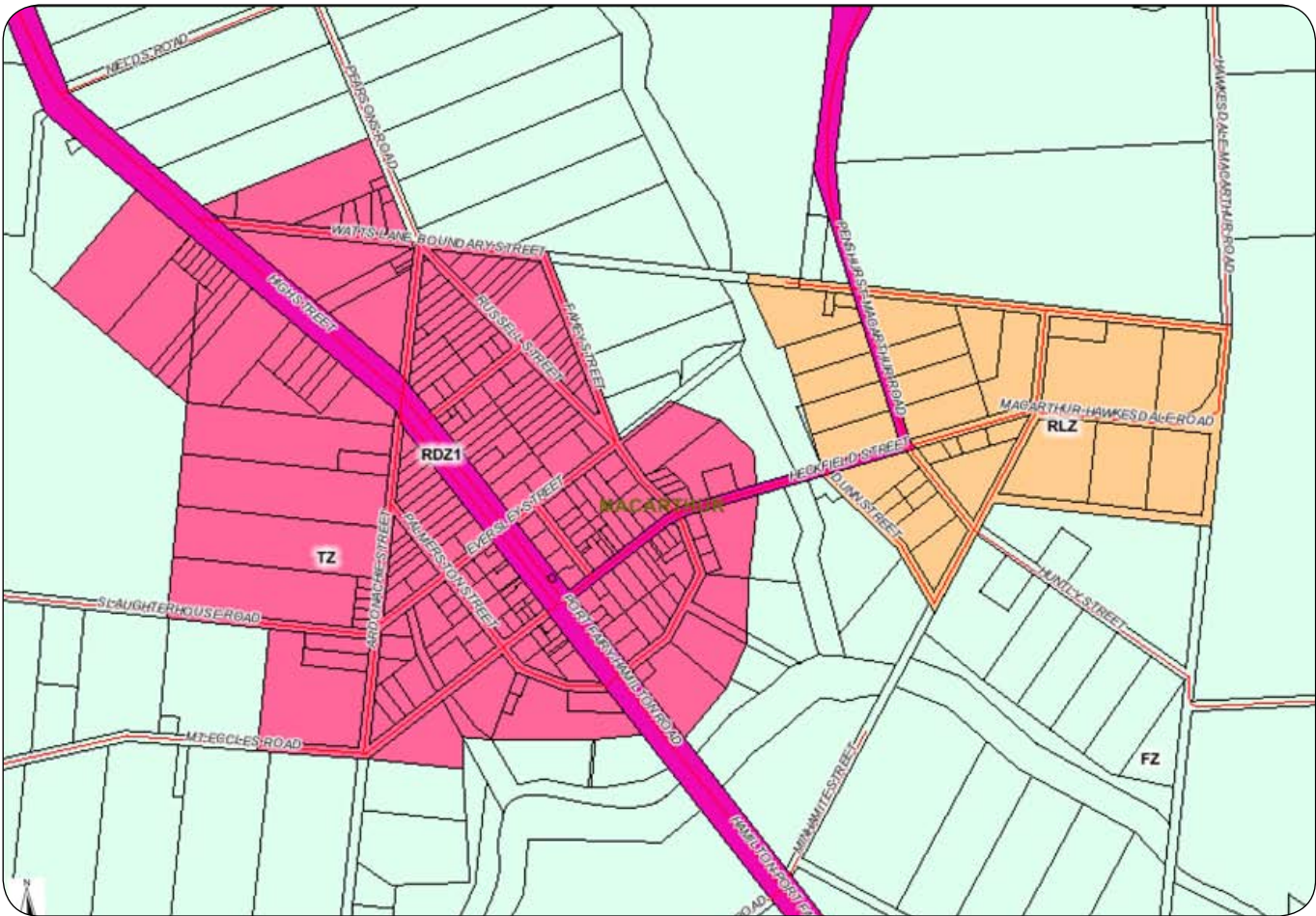
Planning scheme changes	– Propose no changes to Planning Scheme.
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Town	Macarthur
Role	<ul style="list-style-type: none"> <li>– Town.</li> </ul>
Main features	<ul style="list-style-type: none"> <li>– Population of 804.</li> <li>– Small service centre, comprising a full range of services.</li> <li>– Availability of sewer system.</li> <li>– Presence of a health outreach centre, pre, primary and secondary schools.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>– Noted in Clause 21.05 Settlement and Housing as providing a focus for much of the population.</li> <li>– Noted in Clause 22.01-9 Macarthur, of which the objective is to “strengthen and diversify economic and social function”.</li> <li>– Noted in Clause 21.08 Infrastructure and Particular Uses.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>– Township Zone.</li> <li>– Rural Living Zone settlement to the east.</li> <li>– In the Rural Living zone a minimum lot size of 1ha applies.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>– Scope for Township and Rural Living infill on existing zoned land.</li> <li>– Potential to support population growth associated with the energy industry.</li> <li>– As noted in the Context (Section 4.6.1) a significant 183 turbine wind farm development 10km east of Macarthur has been approved, providing 20 long-term employment opportunities.</li> <li>– Presence of sewer system and schools.</li> <li>– Proximity to Mount Eccles.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– Presence of watercourse and proximity to township.</li> <li>– Relative remoteness between Port Fairy and Hamilton.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– Approximate Township Zone area of 95ha, with 231 titles, of which 98 are potentially vacant.</li> <li>– If a min. lot size of 1ha was applied, no Township zoned land would be available for development.</li> <li>– Approximate Rural Living Zone area of 36ha, with 31 titles, of which 18 are available for development.</li> <li>– If the min. lot size was to be applied to the Rural Living area, 23 lots would be available for development.</li> <li>– Based on 75% net developable area, if the min. lot size was applied to the Rural Living area, 14 lots would be available for development.</li> </ul>
Growth potential	<ul style="list-style-type: none"> <li>– Moderate.</li> </ul>
Expected outcomes	<ul style="list-style-type: none"> <li>– Small but progressive growth.</li> <li>– Further build up of services.</li> <li>– Emergence of a well rounded sustainable community.</li> </ul>
Planning scheme changes	<ul style="list-style-type: none"> <li>– Include a Settlement Boundary.</li> </ul>

# Macarthur

Macarthur Existing Zoning Map



Proposals / Macarthur



Planning scheme changes

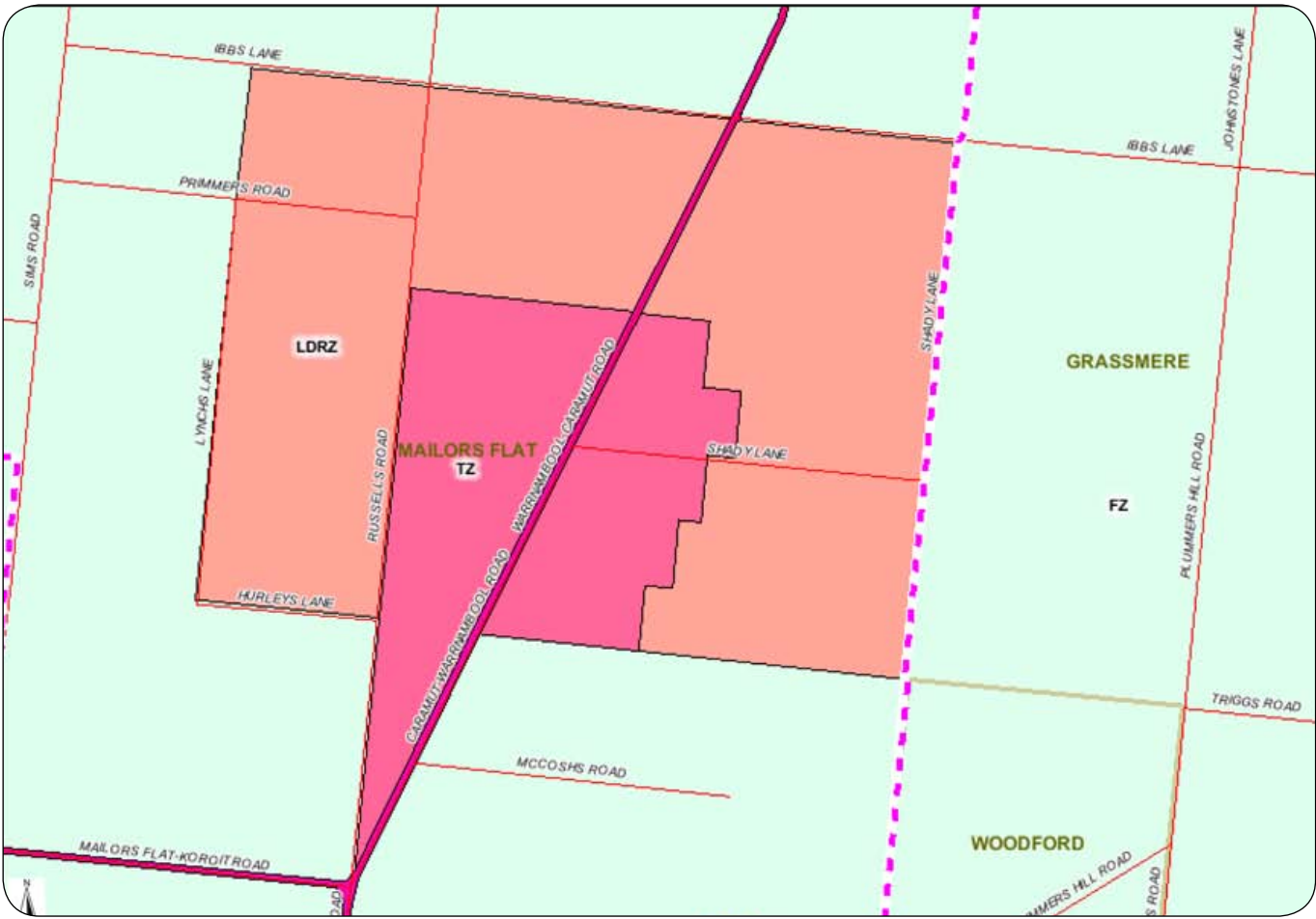
- Include a Settlement Boundary.
- Introduce a Restructure Overlay over the land zoned for township with a requirement that the minimum lot size to establish a dwelling will be subject to town specific waste management strategies which are dependent upon soil type.

TownMailors Flat	
Role	<ul style="list-style-type: none"><li>– Village.</li></ul>
Main features	<ul style="list-style-type: none"><li>– Small agricultural community.</li><li>– Patchy development.</li><li>– Swampy areas within RLZ, particularly to the south.</li><li>– Warrnambool Airport to the west.</li><li>– Facilities include PO, general store and hall.</li><li>– No sewer.</li><li>– A few non-conforming industrial uses within the Farm Zone.</li><li>– Recent subdivision knocked back due to water and drainage problems.</li></ul>
Policy / strategy references	<ul style="list-style-type: none"><li>– Referenced in the Small Townships and Settlements policy at Clause 22.01-11.</li><li>– Strategy plan has been prepared by SMEC.</li></ul>
Zones / overlays	<ul style="list-style-type: none"><li>– Township Zone, intersected by Road Zone Category 1 from north east to south west.</li><li>– Low Density Residential Zone surrounding the northern Township Zone.</li></ul>
Opportunities for development	<ul style="list-style-type: none"><li>– Opportunities for growth due commuter distance to Warrnambool for employment opportunities.</li></ul>
Constraints on development	<ul style="list-style-type: none"><li>– Lack of services, in particular the provision of a sewer service.</li></ul>
Residential demand / supply	<ul style="list-style-type: none"><li>– Approximate Township Zone area of 99ha, with an estimated 58 titles, of which 41 are available for development.</li><li>– If a min. lot size of 1ha was applied to the Township Zone, 82 lots would be available for development.</li><li>– Based on 75% net developable area, if a min. lot size of 1ha was applied to the Township Zone, 57 lots would be available for development.</li><li>– Approximate Low Density Residential Zone area of 252ha, with a potential 593 lots available for development.</li></ul>
Growth Potential	<ul style="list-style-type: none"><li>– Deferred growth.</li></ul>
Expected outcomes	<ul style="list-style-type: none"><li>– Progressive growth and settlement is expected following the adoption of structure plan and sewerage strategy.</li></ul>
Planning Scheme changes	<ul style="list-style-type: none"><li>– Propose Settlement Boundary.</li></ul>



# Mailors Flat

Mailors Flat Existing Zoning Map



Proposals / Mailors Flat



Drawing Key  
— Proposed Settlement Boundary

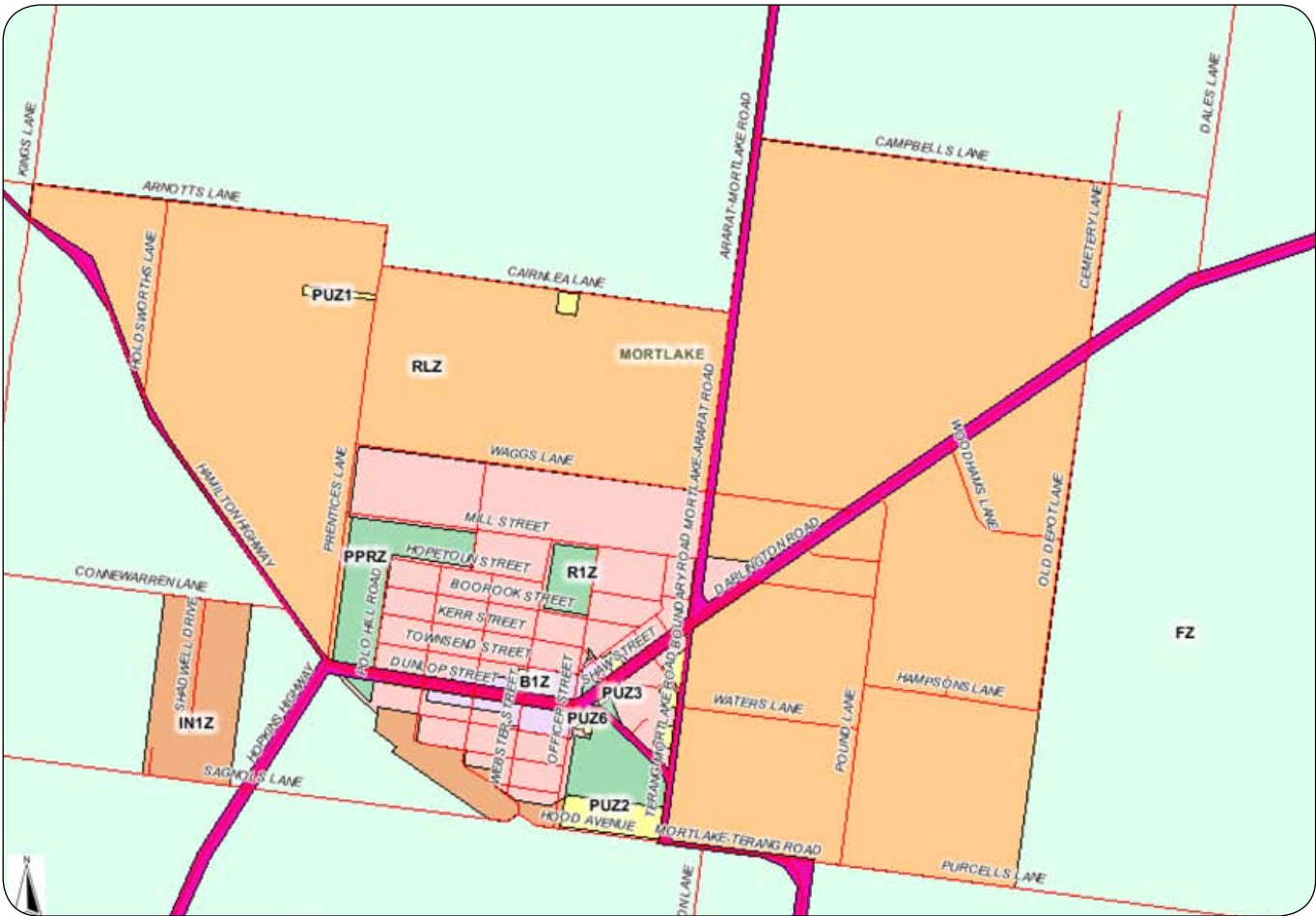
Planning scheme changes

- Propose Settlement Boundary (will be consistent with the Mailors Flat Strategic and Structure Plan).

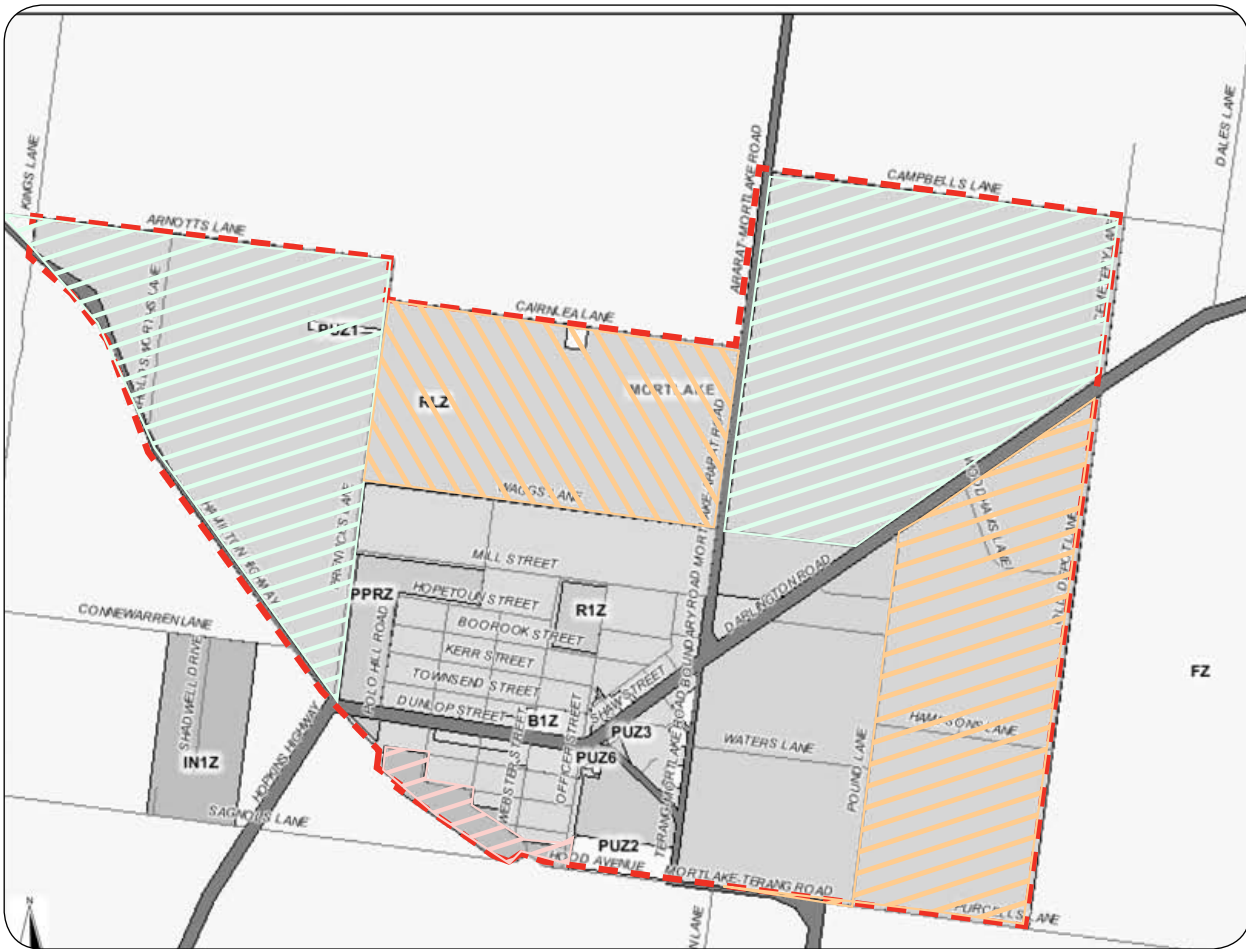
Town	Mortlake
Role	<ul style="list-style-type: none"><li>– District Town.</li></ul>
Main features	<ul style="list-style-type: none"><li>– Major regional service centre serving the central agricultural region.</li><li>– Broad range of services including the provision of sewer.</li><li>– Services include senior college, catholic schools, 24 hour police station, supermarkets, ambulance and pub.</li><li>– Employment focus including council service centre, Clarke's Pies and services to the rural hinterland that is centred on sheep, dairy and beef.</li><li>– Proximate regional quarry adjacent to Mount Shadwell.</li><li>– A town of distinctive character and heritage assets.</li><li>– Diverse housing stock and opportunities.</li><li>– Population of approximately 1700 persons.</li><li>– Proximate to a number of power based proposals with work and living prospects.</li><li>– Located on the Hamilton Highway and at the junction to Warrnambool.</li><li>– A logical location to focus growth and develop a sustainable community.</li><li>– Avenue of Honour of National significance.</li></ul>
Policy / strategy references	<ul style="list-style-type: none"><li>– MSS recognises Mortlake as the main town and service centre of the northern part of the Shire and seeks to strengthen and diversify its economic and social functions.</li><li>– Planning scheme includes a framework plan (see attached plan) which provides for the orderly development and growth of the town.</li><li>– Mortlake Urban Design Framework (prepared by Meinhardt Infrastructure and Environment Pty Ltd) currently in draft.</li></ul>
Zones / overlays	<ul style="list-style-type: none"><li>– The town incorporates a range of urban zones including Residential 1, Industrial 1, Business 1 and extensive areas of Rural Living bounding the west, north and eastern boundaries of the more intense urban zones.</li><li>– In the Rural Living Zone a minimum lot size of 1ha applies.</li></ul>
Opportunities for development	<ul style="list-style-type: none"><li>– Opportunities for more diverse housing infill and more intense development within the established urban areas particularly for housing solutions to address the lone persons households, discussed earlier in this report.</li><li>– Vacant Rural Living land external to the town zone boundaries offers a special opportunity although it is to be noted that land in this location is not as attractive as land at or close to the coastal edge.</li><li>– A strong suite of services to serve a future population.</li><li>– Access to sewers.</li><li>– As noted in the Context (Section 4.6) a number of energy developments have been proposed and approved around Mortlake, potentially providing up to 50 long-term employment opportunities and a significant rise (&gt;250 jobs) in temporary employment during construction.</li></ul>
Constraints on development	<ul style="list-style-type: none"><li>– None worthy of mention.</li></ul>
Residential demand / supply	<ul style="list-style-type: none"><li>– Notable opportunities for infill development on zoned land and for the substantial areas of under utilised rural living to be more effectively used.</li><li>– Approximate rural living area of 824ha, with 172 titles, of which 143 are available for development.</li><li>– If the min. lot size was applied to the rural living area, 795 lots would be available for development.</li><li>– Based on 75% net developable area, if the min. lot size was applied to the rural living area, 591 lots would be available for development.</li><li>– Refer to Mortlake Urban Design Framework for further information.</li></ul>
Growth potential	<ul style="list-style-type: none"><li>– Town.</li></ul>
Expected outcomes	<ul style="list-style-type: none"><li>– Mortlake will remain a significant service centre for the shire and should receive an injection of growth and economic development arising fro the power based proposals.</li><li>– There is sufficient land zoned for residential puposes with an opportunity for more effective use and development of the land located to the north of Mills Street.</li></ul>
Planning scheme changes	<ul style="list-style-type: none"><li>– Include a Settlement Boundary.</li><li>– Adopt the recommended planning scheme modifications proposed in the Mortlake Urban Design Framework (prepared by Meinhardt Infrastructure and Environment Pty Ltd</li></ul>

# Mortlake

Mortlake Existing Zoning Map



Proposed / Mortlake



- Drawing Key
- Proposed Settlement Boundary
  - Backzone to FZ
  - Amend Sched. to RLZ to ensure land has a min. lot size of 4ha for which no permit is required for a single dwelling and that any new subdivisions have a min. lot size of 4ha.
  - Amend Sched. to RLZ to ensure land has a min. lot size of 8ha for which no permit is required for a single dwelling and that any new subdivisions have a min. lot size of 8ha.
  - Amend IN1Z to R1Z and PPRZ

Planning scheme changes

- Include a Settlement Boundary.
- Adopt the recommended planning scheme modifications proposed in the Mortlake Urban Design Framework (prepared by Meinhardt Infrastructure and Environment Pty Ltd).



Town	Nirranda
Role	<div>– Hamlet.</div>
Main features	<div><div>– Close proximity to coast.</div><div>– Central sporting Hub for the surrounding area.</div><div>– Predominantly agricultural area, with patchy housing to support.</div></div>
Policy / strategy references	<div>– None.</div>
Zones / overlays	<div><div>– Farming Zone, intersected by Road Category 1 Zone from west to east.</div><div>– Public Conservation and Resource Zone to the south.</div><div>– Environmental Significance Overlay to the south.</div><div>– Wildfire Management Overlay to the south east and north east.</div><div>– Due to the Farming Zone, it is improbable housing development will be allowed in smaller lots.</div></div>
Opportunities for development	<div><div>– Opportunities for lifestyle development.</div><div>– Exposure to the Great Ocean Road.</div></div>
Constraints on development	<div><div>– Farming Zone.</div><div>– Public Conservation and Resource Zone to the south.</div><div>– Environmental Significance Overlay to the south.</div></div>
Residential demand / supply	<div>– Highly limited by Farm Zone.</div>
Growth potential	<div>– Constrained.</div>
Expected outcomes	<div>– No notable change.</div>
Planning scheme changes	<div>– Propose no changes to Planning Scheme.</div>

# Nirranda

Nirranda Existing Zoning Map



Proposals / Nirranda

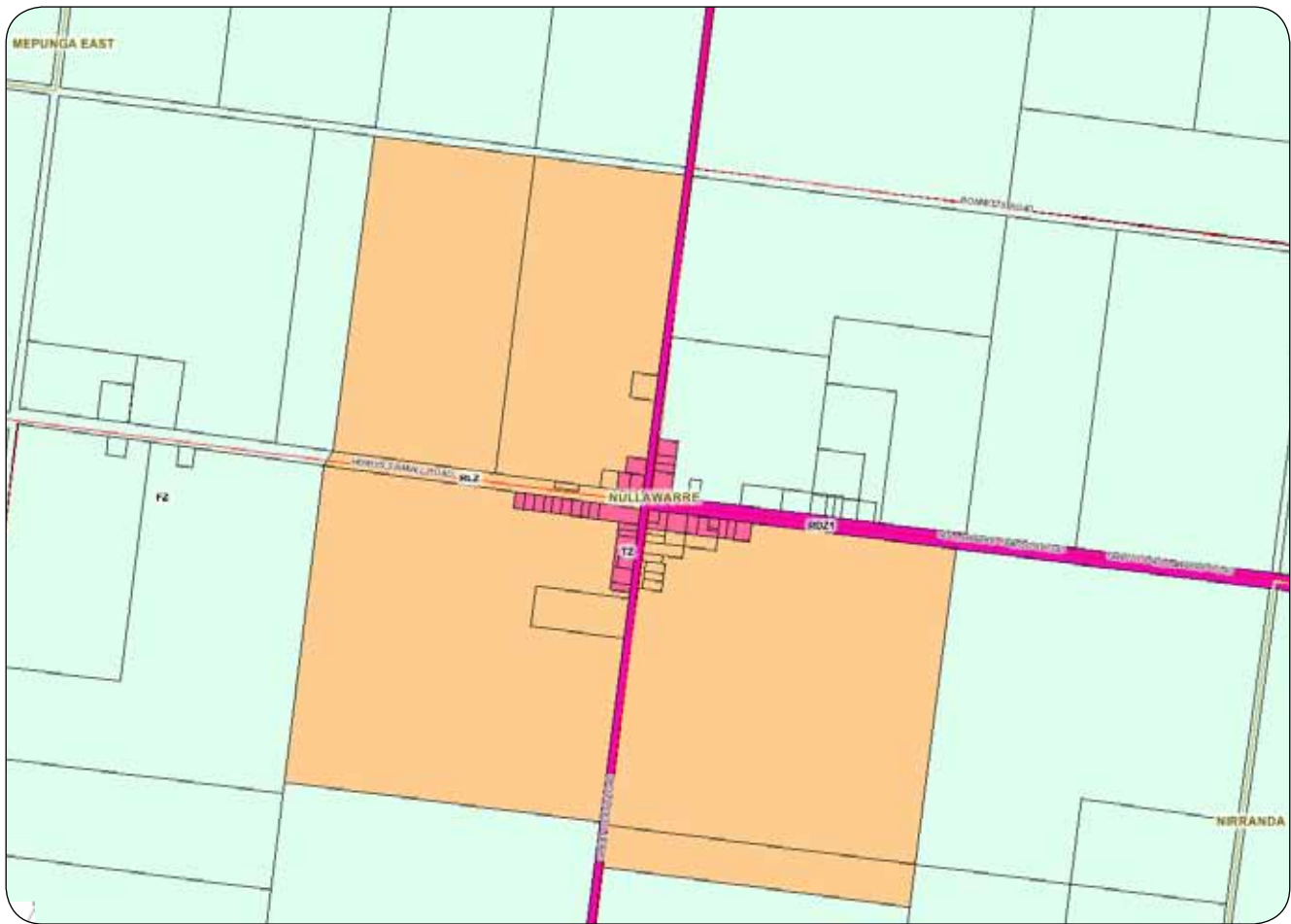
Planning scheme changes	– Propose no changes to Planning Scheme.
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Town	Nullawarre
Role	<ul style="list-style-type: none"><li>– Village.</li></ul>
Main features	<ul style="list-style-type: none"><li>– Small community located within commuting distance of Warrnambool.</li><li>– Clustered housing.</li><li>– Services include petrol station, general store, public transport, pre and primary school, and community hall.</li><li>– No sewer.</li></ul>
Policy / strategy references	<ul style="list-style-type: none"><li>– Referenced in the Small Townships and Settlements Policy at Clause 22.01-11.</li></ul>
Zones / overlays	<ul style="list-style-type: none"><li>– Zoned Township.</li><li>– Substantial amount of surrounding land zoned Rural Living, and Farming.</li><li>– In the Rural Living Zone a minimum subdivision lot size of 1ha applies.</li></ul>
Opportunities for development	<ul style="list-style-type: none"><li>– Proximity of town to Warrnambool.</li><li>– Presence of pre and primary school.</li><li>– Exposure to Great Ocean Road.</li><li>– Expansive areas of Rural Living Zoned land.</li></ul>
Constraints on development	<ul style="list-style-type: none"><li>– Absence of sewer.</li></ul>
Residential demand / supply	<ul style="list-style-type: none"><li>– Approximate Township Zone area of 4ha, with 34 titles, of which 9 are available for development.</li><li>– If a min. lot size of 1ha was applied to the Township Zone, no land would be available for development.</li><li>– Approximate Rural Living Zone area of 200ha, with 17 titles, of which 4 are available for development.</li><li>– If the min. lot size was applied to the rural living land, 187 rural living lots would be available for development.</li><li>– Based on 75% net developable area, if the min. lot size was applied to the rural living land, 137 rural living lots would be available for development.</li></ul>
Growth potential	<ul style="list-style-type: none"><li>– Low.</li></ul>
Expected outcomes	<ul style="list-style-type: none"><li>– Unlikely that the extent of Rural Living land will be required.</li><li>– Consider back-zoning Rural Living Land south of Henrys Sawmill Road.</li></ul>
Planning scheme changes	<ul style="list-style-type: none"><li>– Apply Settlement Boundary.</li><li>– Due to over supply of RL land, minimal development and lack of smaller lot subdivision in the area, back-zone some Rural Living land to the north and south of Henrys Sawmill Road to Farm Zone. It is noted that some RL land should be retained to ensure a variety in housing options are available.</li></ul>



# Nullawarre

Nullawarre Existing Zoning Map



Proposed / Nullawarre



Drawing Key

- Proposed Settlement Boundary
- Back - Zone to FZ

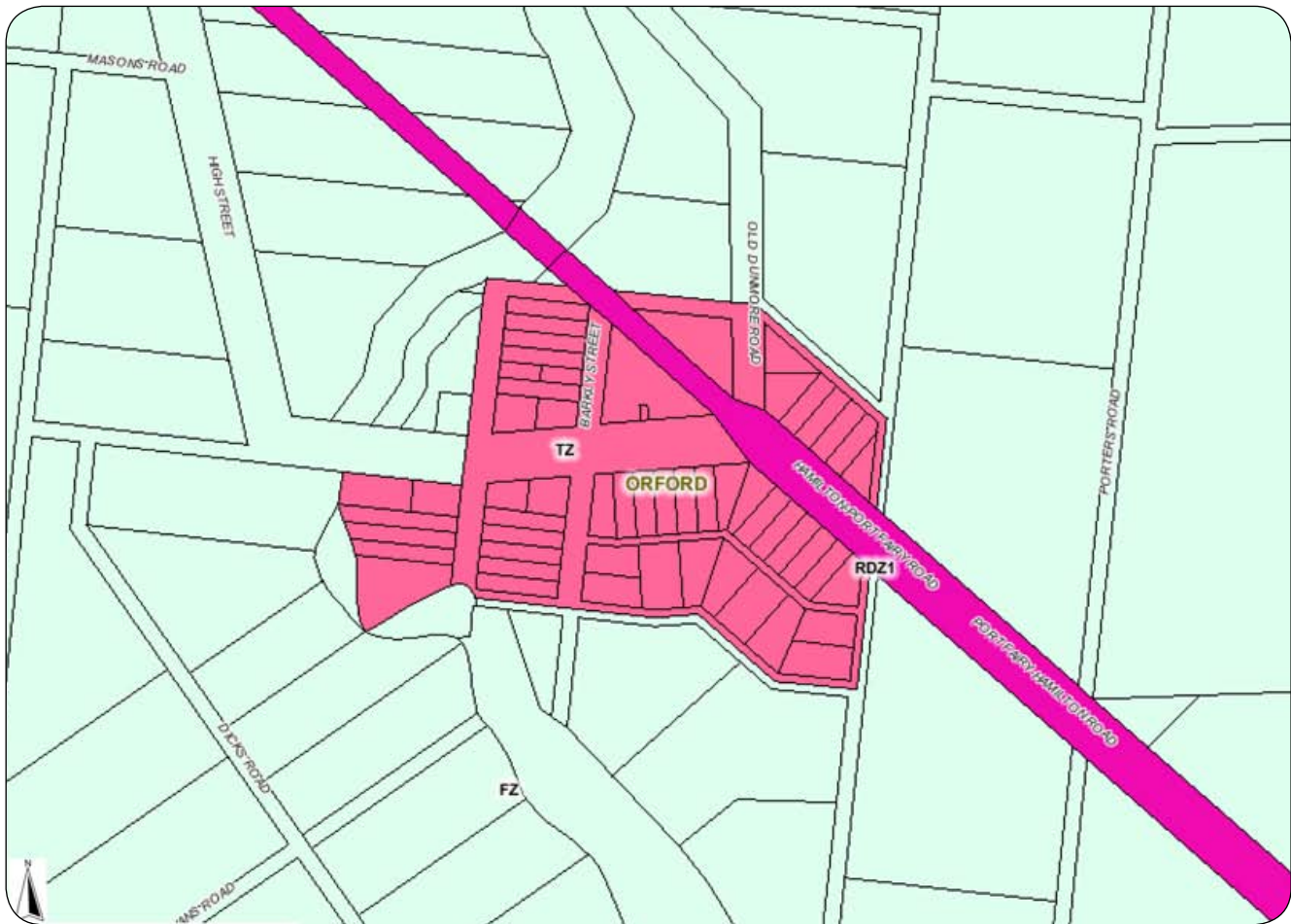
Planning scheme changes

- Apply Settlement Boundary.
- Due to over supply of Rural Living land, minimal development and lack of smaller lot subdivision in the area, back-zone some Rural Living land to the north and south of Henrys Sawmill Road to Farm Zone. It is noted that some RL land should be retained to ensure a variety in housing options are available.

Town	Orford
Role	<ul style="list-style-type: none"><li>– Village.</li></ul>
Main features	<ul style="list-style-type: none"><li>– Minimal facilities including community hall and sporting facilities.</li><li>– No sewer.</li></ul>
Policy / strategy references	<ul style="list-style-type: none"><li>– Referenced in the Small Townships and Settlements Policy at Clause 22.01-11.</li></ul>
Zones / overlays	<ul style="list-style-type: none"><li>– Township Zone, intersected by Road Category 1 Zone.</li><li>– Township Zone surrounded by substantially subdivided Farming Zone.</li><li>– Due to the Farming Zone, it is improbable housing development will be allowed in smaller lots.</li></ul>
Opportunities for development	<ul style="list-style-type: none"><li>– A range of vacant lots.</li><li>– At least two major energy projects proposed in close proximity to the township.</li><li>– As noted in the Context (Section 4.6) an Environmental Effects Statements for the Shaw River Power Station is currently underway. It is anticipated the project will create 400 jobs during construction, and 50 permanent jobs.</li></ul>
Constraints on development	<ul style="list-style-type: none"><li>– Lack of services, in particular the provision of a sewer service.</li></ul>
Residential demand / supply	<ul style="list-style-type: none"><li>– Approximate Township Zone area of 20ha, with 56 titles, of which 47 are available for development.</li><li>– If a min. sub. size of 1ha was applied, 11 lots would be available for development.</li><li>– Based on 75% net developable area, if a min.sub. size of 1ha was applied, 6 lots would be available for development.</li></ul>
Growth potential	<ul style="list-style-type: none"><li>– Low.</li></ul>
Expected outcomes	<ul style="list-style-type: none"><li>– Limited growth expected for reasons detailed below.</li></ul>
Planning scheme changes	<ul style="list-style-type: none"><li>– Propose a Settlement Boundary.</li></ul>

# Orford

Orford Existing Zoning Map



Proposals / Orford



Planning scheme changes

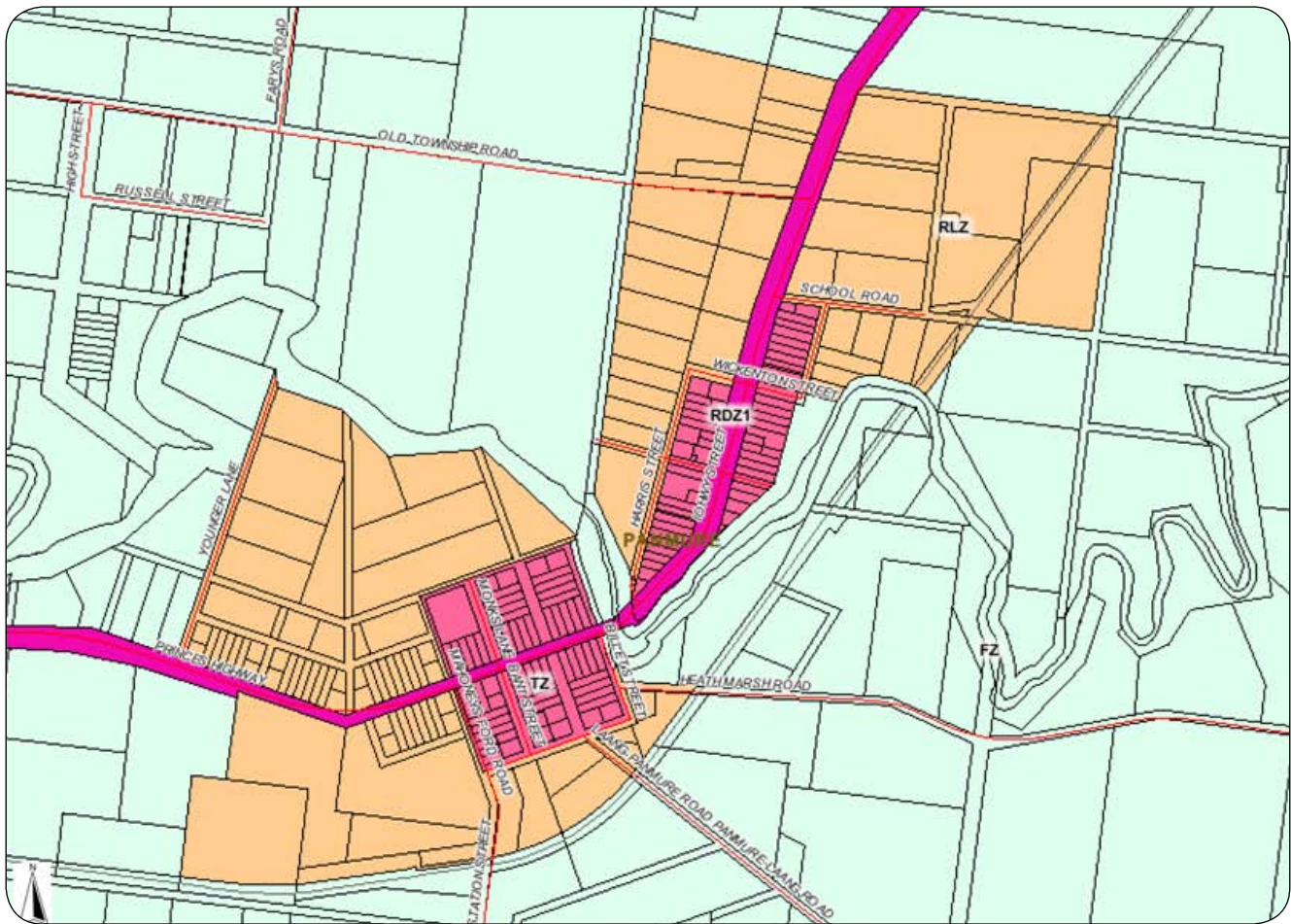
- Propose a Settlement Boundary.
- Introduce a Restructure Overlay over the land zoned for township with a requirement that the minimum lot size to establish a dwelling will be subject to town specific waste management strategies which are dependent upon soil type.



Town	Panmure
Role	<ul style="list-style-type: none"> <li>– Village.</li> </ul>
Main features	<ul style="list-style-type: none"> <li>– Population of approximately 421.</li> <li>– Located on Princes Highway.</li> <li>– Some services and facilities available, including a general store (PO), some public housing, and pre and primary school.</li> <li>– No sewer.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>– Referenced in the Small Townships and Settlements Policy at Clause 22.01-11.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>– In the Rural Living Zone a minimum lot size of 1ha applies.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>– Presence of primary school.</li> <li>– Considerable amount of vacant land.</li> <li>– Exposure to Princes Highway.</li> <li>– Proximity to Warrnambool and commuting opportunities.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– Absence of sewer.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– Approximate Township Zone area of 26ha, with 120 titles, of which 70 are potentially vacant.</li> <li>– If a min. sub size of 1ha was applied to the Township Zone, no Township Zone land would be available for development.</li> <li>– Approximate Rural Living Zone area of 158ha, with an estimated 108 titles, of which 96 are potentially vacant.</li> <li>– If the min. sub size was applied to rural living land, 146 lots would be available for development.</li> <li>– Based on 75% net developable area, If the min. sub size was applied to rural living land, 106 lots would be available for development.</li> </ul>
Growth potential	<ul style="list-style-type: none"> <li>– Deferred growth.</li> </ul>
Expected outcomes	<ul style="list-style-type: none"> <li>– Once a sewerage strategy is identified, growth of this settlement should be encouraged.</li> </ul>
Planning scheme changes	<ul style="list-style-type: none"> <li>– Propose a Settlement Boundary.</li> </ul>

# Panmure

Panmure Existing Zoning Map



Proposals / Panmure



Drawing Key

- Proposed Settlement Boundary
- Proposed Restructure Overlay (RO)

Planning Scheme changes

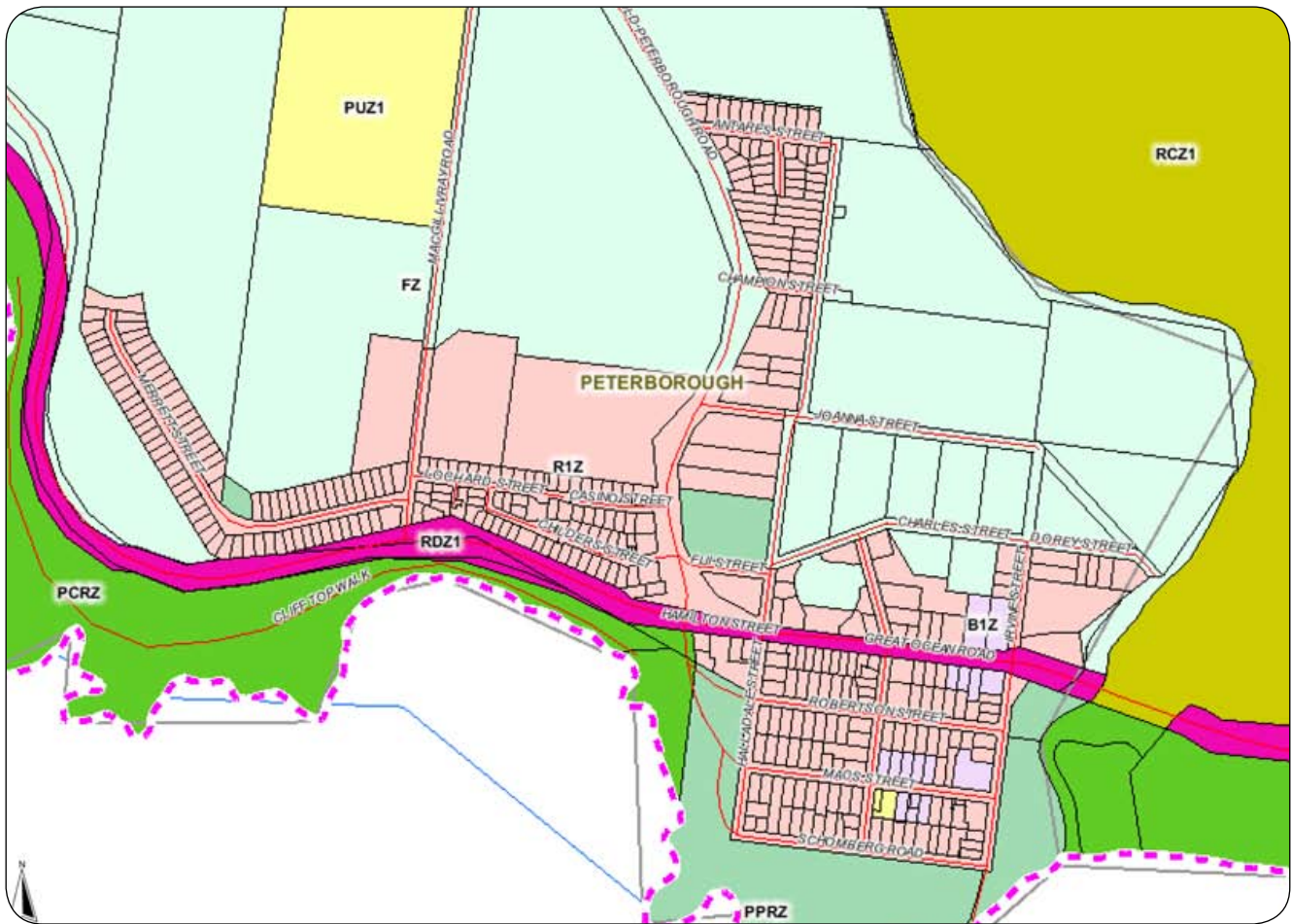
- Propose a Settlement Boundary.
- Introduce a Restructure Overlay over the land zoned for township with a requirement that the minimum lot size to establish a dwelling will be subject to town specific waste management strategies which are dependent upon soil type.

Town	Peterborough
Role	<ul style="list-style-type: none"> <li>– Town.</li> </ul>
Main features	<ul style="list-style-type: none"> <li>– Small coastal village with a population of 176.</li> <li>– Population increases significantly over the holiday periods.</li> <li>– Proximity to coast and Curdies Inlet.</li> <li>– Adjacent to Corangamite Shire.</li> <li>– Presence of airstrip.</li> <li>– Small service centre, pub, post office, general store and sporting facilities.</li> <li>– Sewer system available.</li> <li>– Some public housing and public transport available.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>– Referenced in the Coastal Strategy.</li> <li>– Noted in Clause 21.05 Settlement and Housing, as providing a focus for much of the population.</li> <li>– Noted in Clause 21.08 Infrastructure and Particular Uses.</li> <li>– Noted in Clause 21.09 Monitoring and Review, for which a review of land should be undertaken when supply falls below 10 years.</li> <li>– Noted in Clause 22.01 Settlement and Housing, in particular 22.01-10 Peterborough. Policy seeks to maintain the small coastal village character.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>– Predominantly Residential 1 Zone. Intersected by the Road Category 1 Zone from west to east.</li> <li>– Some Business 1 Zoning.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>– Sought after proximity to coast.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– Geology and fragile soils limit the potential for growth.</li> <li>– Some areas subject to flooding by Curdies River, as noted in Clause 22.01.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– Minor scope for growth, of which was identified in the Coastal Strategy.</li> <li>– Approximate Residential 1 Zone area of 63ha, with an estimated 353 titles.</li> <li>– The majority of smaller titles are occupied.</li> </ul>
Growth potential	<ul style="list-style-type: none"> <li>– Low.</li> </ul>
Expected outcomes	<ul style="list-style-type: none"> <li>– Limited infill development.</li> </ul>
Planning scheme changes	<ul style="list-style-type: none"> <li>– Include a Settlement Boundary.</li> </ul>



# Peterborough

Peterborough Existing Zoning Map



Proposals / Peterborough



Drawing Key  
— Proposed Settlement Boundary

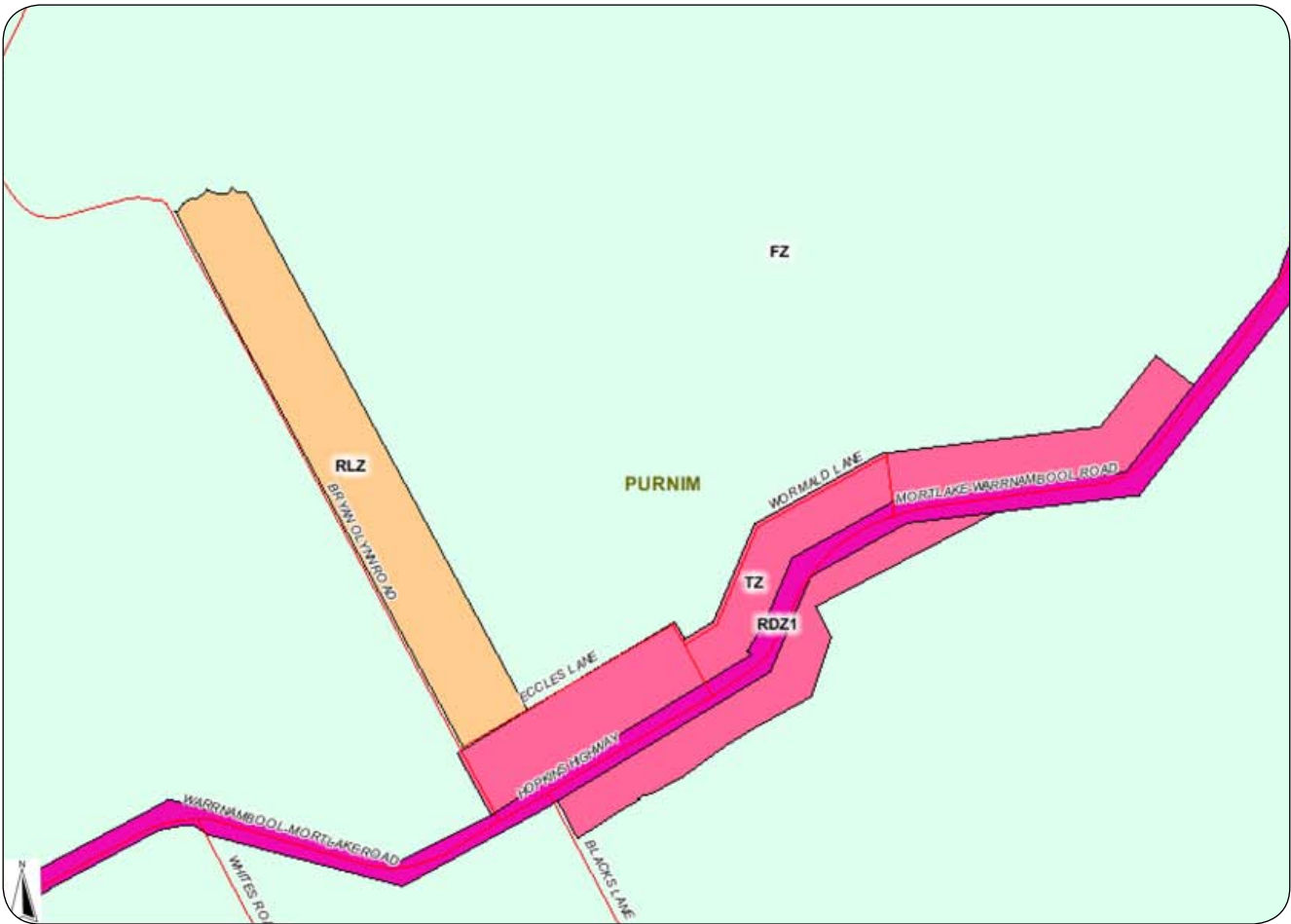
Planning Scheme changes

– Propose a Settlement Boundary.

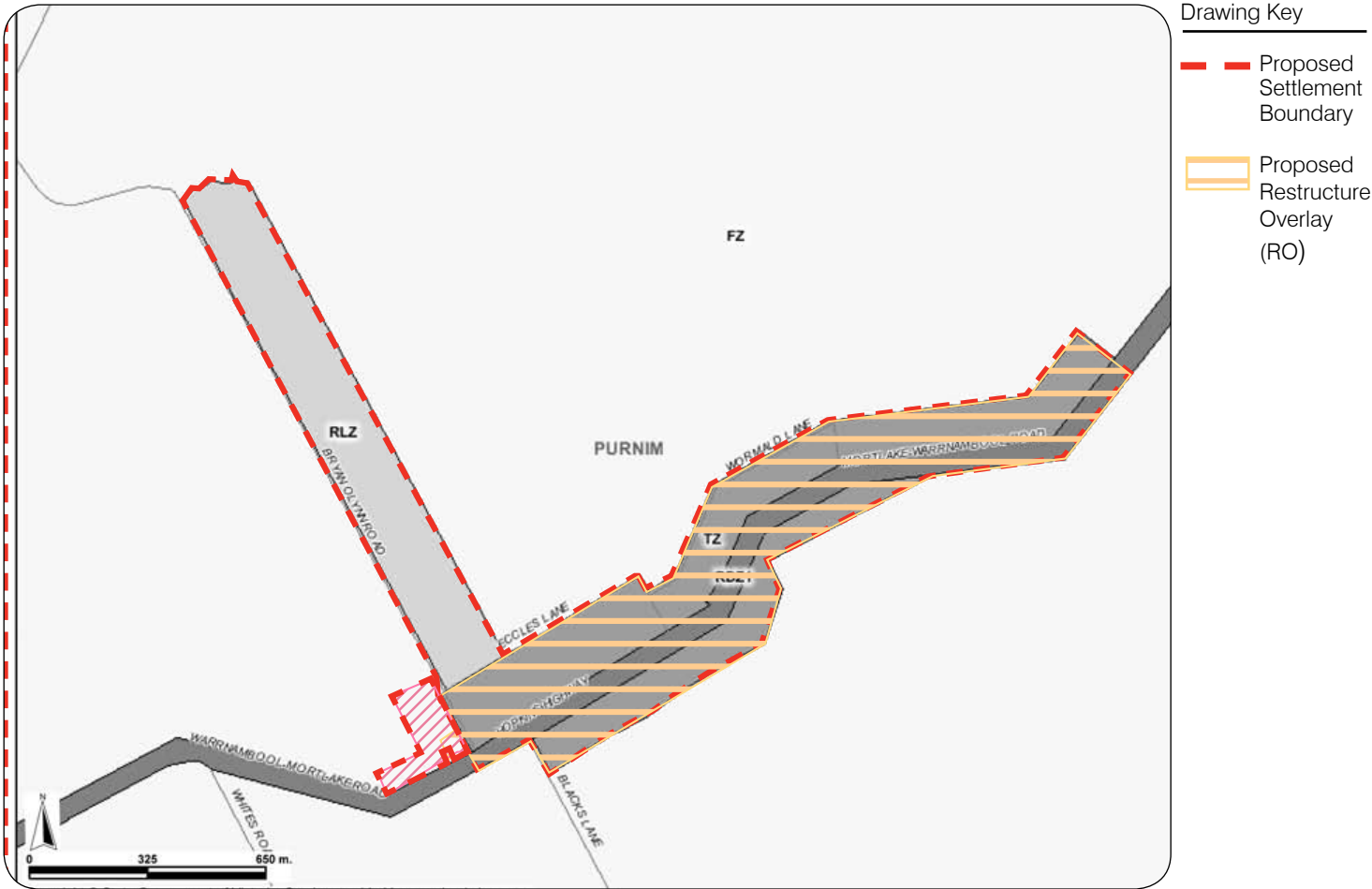
Town	Purnim
Role	<ul style="list-style-type: none"><li>– Hamlet.</li></ul>
Main features	<ul style="list-style-type: none"><li>– No sewer.</li><li>– Connected to water.</li><li>– Medical services and some public transport available.</li><li>– Presence of kindergarten at Purnim West.</li></ul>
Policy / strategy references	<ul style="list-style-type: none"><li>– None.</li></ul>
Zones / overlays	<ul style="list-style-type: none"><li>– Township Zone, intersected by Road Category 1 Zone from west to east.</li><li>– Surrounded by Farming Zone.</li><li>– Some Rural Living.</li><li>– In the Rural Living Zone a minimum lot size of 1ha applies.</li></ul>
Opportunities for development	<ul style="list-style-type: none"><li>– Connected to Water</li><li>– As noted in the Context (Section 4.6.1) a small 13 turbine wind farm development 3km north of Purnim has been proposed. Potential employment is minimal (2 jobs).</li></ul>
Constraints on development	<ul style="list-style-type: none"><li>– Lack of services, in particular the provision of a sewer service.</li></ul>
Residential demand / supply	<ul style="list-style-type: none"><li>– Approximate Township Zone area of 41ha, with 37 titles, of which 17 are available for development.</li><li>– If a min. sub. size of 1ha was applied to the Township Zone, 21 lots would be available for development.</li><li>– Based on 75% net developable area, if a min. sub. size of 1ha was applied to the Township Zone, 10 lots would be available for development.</li><li>– Approximate Rural Living Zone area of 28ha, with 14 titles, of which 9 are available for development.</li><li>– If the min. sub. size was applied to the Rural Living area, 23 lots would be available for development.</li><li>– Based on 75% net developable area, if the min. sub. size was applied to the Rural Living area, 16 lots would be available for development.</li></ul>
Growth potential	<ul style="list-style-type: none"><li>– Low.</li></ul>
Expected outcomes	<ul style="list-style-type: none"><li>– Minimal change.</li></ul>
Planning scheme changes	<ul style="list-style-type: none"><li>– Propose a Settlement Boundary.</li><li>– Rezone land housing the CFA, church and former school site to Township Zone and incorporate within Settlement Boundary.</li></ul>

# Purnim

Purnim Existing Zoning Map



Proposals / Purnim



## Planning scheme changes

- Propose a Settlement Boundary.
- Rezone land housing the CFA, church and former school site to Township Zone and incorporate within Settlement Boundary.
- Introduce a Restructure Overlay over the land zoned for township with a requirement that the minimum lot size to establish a dwelling will be subject to town specific waste management strategies which are dependent upon soil type.



Town	Rosebrook
Role	<ul style="list-style-type: none"><li>– Hamlet.</li></ul>
Main features	<ul style="list-style-type: none"><li>– Built on farmland around stoney rises and seasonal wetlands.</li><li>– Rail Trail passes through.</li><li>– LDRZ to the south west.</li><li>– Small 1840s lots; more affordable.</li><li>– No community infrastructure</li><li>– Minimal services and no sewer</li><li>– Patches of dwellings at townships densities.</li><li>– Incremental applications.</li><li>– Basalt; not high quality agricultural land.</li><li>– Historic flour mill and butter factory.</li></ul>
Policy / strategy references	<ul style="list-style-type: none"><li>– None.</li></ul>
Zones / overlays	<ul style="list-style-type: none"><li>– Farming Zone, intersected by Road Category 1 Zone from west to east.</li><li>– Due to the Farming zone, it is improbable housing development will be allowed in smaller lots.</li><li>– Some Heritage Overlay to the south west, adjacent to the Sharkeys Road and Princes Highway intersection.</li></ul>
Opportunities for development	<ul style="list-style-type: none"><li>– Exposure to the Princes Highway.</li><li>– Proximity to Port Fairy.</li></ul>
Constraints on development	<ul style="list-style-type: none"><li>– No sewer.</li></ul>
Residential demand / supply	<ul style="list-style-type: none"><li>– Historical take up of smaller 2ha lots.</li><li>– Demand should be redirected to Port Fairy and Koroit.</li></ul>
Growth potential	<ul style="list-style-type: none"><li>– Constrained.</li></ul>
Expected outcomes	<ul style="list-style-type: none"><li>– Minimal change.</li></ul>
Planning scheme changes	<ul style="list-style-type: none"><li>– Propose no changes to Planning Scheme.</li></ul>

# Rosebrook

Rosebrook Existing Zoning Map



Proposals / Rosebrook

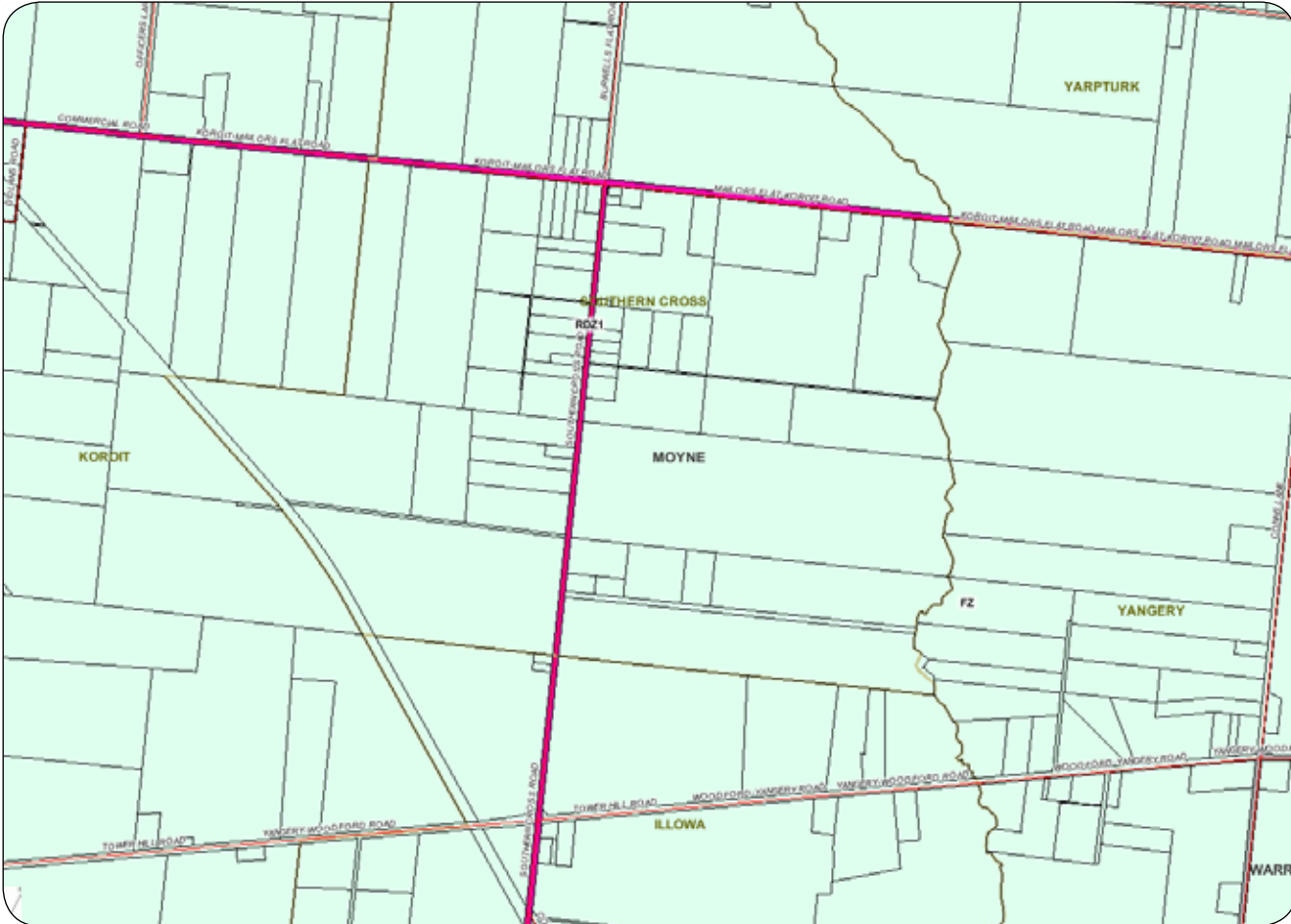
Planning Scheme changes	– Propose no changes to Planning Scheme.
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Town	Southern Cross
Role	<div>– Hamlet.</div>
Main features	<div><div>– No services.</div><div>– No sewer.</div><div>– Proximity to Warrnambool (approximately 10km).</div></div>
Policy / strategy references	<div>– None.</div>
Zones / overlays	<div><div>– Zoned Farming.</div><div>– Design and Development Overlay.</div></div>
Opportunities for development	<div>– Settlement agreed to recognise previous planning approval.</div>
Constraints on development	<div>– No additional subdivisions.</div>
Residential demand / supply	<div>– Approximate area of 47ha, with 35 titles, of which 26 are available for development.</div>
Growth potential	<div>– Low.</div>
Expected outcomes	<div>– 35 dwellings.</div>
Planning scheme changes	<div><div>– Include a Settlement Boundary.</div><div>– Rezone land within Settlement Boundary to Rural Living Zone (minimum of 2 ha).</div></div>



# Southern Cross

# Southern Cross Existing Zoning Map



## Proposals / Southern Cross



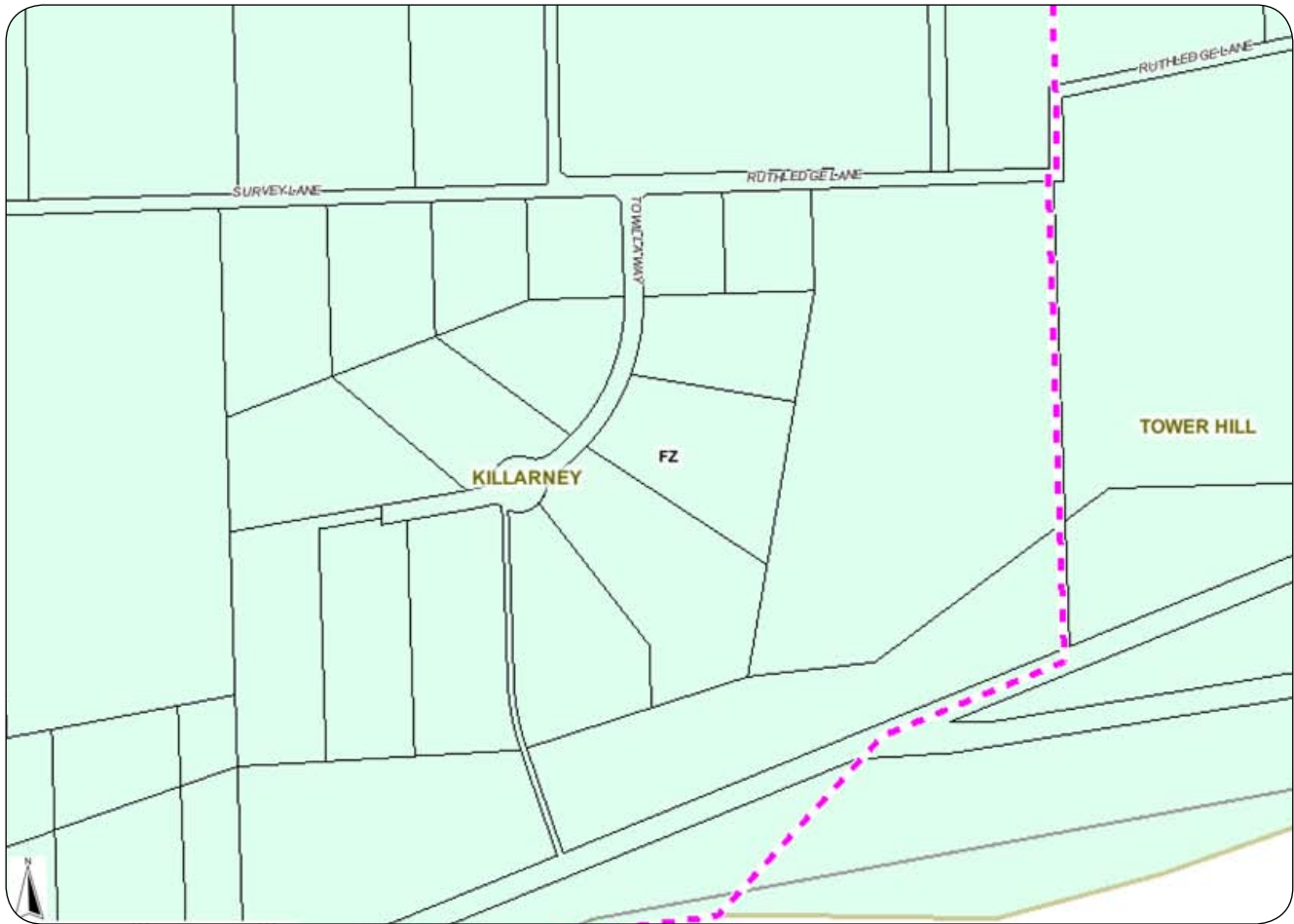
## Planning Scheme changes

- Include a Settlement Boundary.
- Rezone land within Settlement Boundary to Rural Living Zone (minimum 2ha)

Town	Towilla Way
Role	<div>– Hamlet.</div>
Main features	<div><div>– Small emerging community.</div><div>– Minimal housing.</div><div>– No services.</div><div>– Proximity to coast.</div></div>
Policy / strategy references	<div>– None.</div>
Zones / overlays	<div>– Zoned Farming.</div>
Opportunities for development	<div>– Settlement agreed to recognise previous planning approval.</div>
Constraints on development	<div>– No additional subdivisions.</div>
Residential demand / supply	<div>– Approximate area of 25ha, with 17 titles, of which 11 are available for development.</div>
Growth potential	<div>– Low.</div>
Expected outcomes	<div>– 17 dwellings.</div>
Planning scheme changes	<div><div>– Include a Settlement Boundary.</div><div>– Rezone land within Settlement Boundary to Rural Living Zone. Minimum Lot size within settlement boundary is 1ha except for Lot 17 (PS422537) where 7ha is the minimum Lot size.</div></div>

# Towilla Way

Towilla Way Existing Zoning Map



Proposals / Towilla Way



Drawing Key

- Proposed Settlement Boundary
- Rezoned to RLZ

Planning Scheme changes

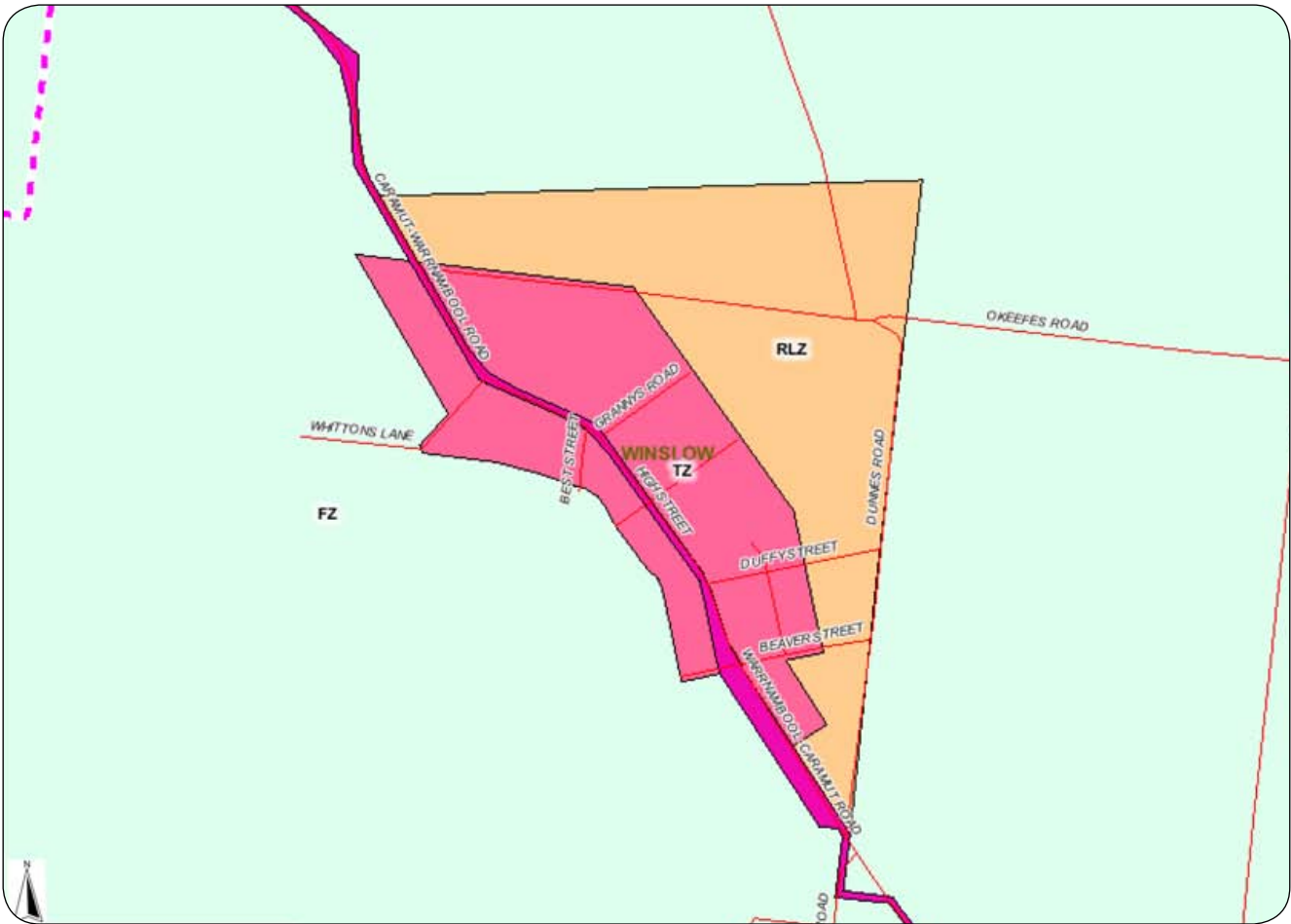
- Include a Settlement Boundary.
- Rezone land within Settlement Boundary to Rural Living Zone. Minimum Lot size within settlement boundary is 2ha except for Lot 17 (PS422537) where 7ha is the minimum Lot size.



Town	Winslow
Role	<ul style="list-style-type: none"><li>– Village.</li></ul>
Main features	<ul style="list-style-type: none"><li>– Located on the Caramut Warrnambool Road.</li><li>– Lake Cartcarrong to the west of the township.</li><li>– Minimal services and facilities, including hall.</li><li>– No sewer.</li><li>– Easy commuting distance to Warrnambool (approximately 15km) and approximately 35km from Port Fairy.</li></ul>
Policy / strategy references	<ul style="list-style-type: none"><li>– Referenced in the Small Townships and Settlements Policy at Clause 22.01-11.</li></ul>
Zones / overlays	<ul style="list-style-type: none"><li>– Township Zone, intersected by Road Category 1 Zone from north west to south east.</li><li>– Rural Living Zone to the north east of the Township Zone.</li><li>– Farming Zone surrounding Township and Rural Living.</li><li>– In the Rural Living zone, a minimum lot size of 1ha applies.</li></ul>
Opportunities for development	<ul style="list-style-type: none"><li>– Presence of Lake Cartcarrong.</li><li>– Easy commuting distance to Warrnambool for employment opportunities (approximately 15km).</li></ul>
Constraints on development	<ul style="list-style-type: none"><li>– Difficulties involved with upgrading the road to service RLZ (no DCP).</li><li>– No commercial development.</li><li>– Lack of services, in particular the provision of a sewer system.</li></ul>
Residential demand / supply	<ul style="list-style-type: none"><li>– There is a demand for rural living as it is within commuting distance to both Warrnambool and Port Fairy.</li><li>– Approximate Township Zone area of 65ha, with 156 titles, of which 109 are available for development.</li><li>– If a min. sub. size of 1ha was applied to the Township Zone, 18 lots would be available for development.</li><li>– Based on 75% net developable area, if a min. sub. size of 1ha was applied, 1 lot would be available for development in the Township Zone.</li><li>– Approximate Rural Living Zone area of 82ha, with 22 titles, of which 14 are available for development.</li><li>– Within the Rural Living Zone, there is a potential 74 lots available.</li><li>– If the min. sub. size was applied to the rural living area, 74 lots would be available for development.</li><li>– Based on 75% net developable area, if the min. sub. size was applied to the rural living area, 53 lots would be available for development</li></ul>
Growth potential	<ul style="list-style-type: none"><li>– Low.</li></ul>
Expected outcomes	<ul style="list-style-type: none"><li>– Small, incidental growth</li></ul>
Planning scheme changes	<ul style="list-style-type: none"><li>– Propose a Settlement Boundary.</li></ul>

# Winslow

Winslow Existing Zoning Map



Proposals / Winslow



Planning scheme changes

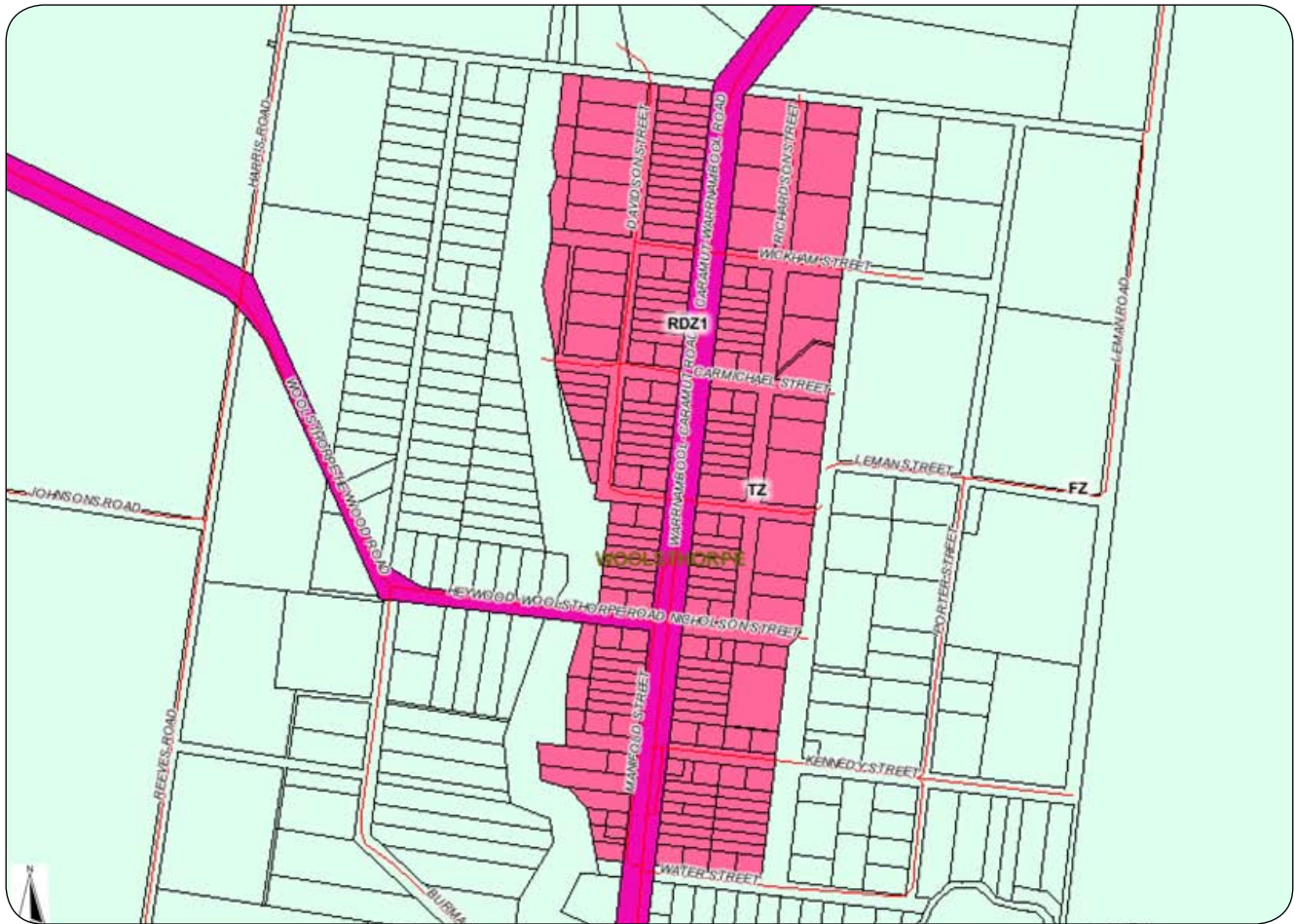
- Propose a Settlement Boundary.
- Introduce a Restructure Overlay over the land zoned for township with a requirement that the minimum lot size to establish a dwelling will be subject to town specific waste management strategies which are dependent upon soil type.

Town	Woolsthorpe
Role	<ul style="list-style-type: none"> <li>– Village.</li> </ul>
Main features	<ul style="list-style-type: none"> <li>– Community infrastructure and available services include a church, general store, PO, tennis courts, PS, Petrol Station, hotel / pub and community hall.</li> <li>– No sewer.</li> <li>– Recreational reserve.</li> <li>– Located to the east and west of the Koroit Woolsthorpe Road.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>– Referenced in the Small Townships and Settlements Policy at Clause 22.01-11.</li> <li>– One of the Shire’s smaller settlements and rural hamlets (Cl. 21.05).</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>– Township Zone intersected by Road Category 1 Zone from north to south.</li> <li>– Surrounding Farming Zone, with some small subdivided lots.</li> <li>– Due to the Farming Zone, it is improbable housing development will be allowed in smaller lots.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>– Commuting distance to Warrnambool (approximately 27kms) for employment opportunities.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– No sewer.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– A residential lot layout is causing pressure beyond the Township Zone.</li> <li>– Approximate Township Zone area of 58ha, with 170 titles, of which 118 are available for development.</li> <li>– If a min. sub. size of 1ha was applied to the Township Zone, no township zoned land would be available for development.</li> </ul>
Growth potential	<ul style="list-style-type: none"> <li>– Low.</li> </ul>
Expected outcomes	<ul style="list-style-type: none"> <li>– Small, incidental growth</li> </ul>
Planning scheme changes	<ul style="list-style-type: none"> <li>– Propose a Settlement Boundary.</li> </ul>



# Woolsthorpe

Woolsthorpe Existing Zoning Map



Proposals / Woolsthorpe



- Drawing Key
- Proposed Settlement Boundary
  - Proposed Restructure Overlay (RO)

## Planning Scheme changes

- Propose a Settlement Boundary.
- Introduce a Restructure Overlay over the land zoned for township with a requirement that the minimum lot size to establish a dwelling will be subject to town specific waste management strategies which are dependent upon soil type.

Town	Woorndoo
Role	<ul style="list-style-type: none"><li>– Village.</li></ul>
Main features	<ul style="list-style-type: none"><li>– Minimal facilities and services, including general store and hotel.</li><li>– No sewer.</li><li>– Waste facility located in Cameron Street.</li></ul>
Policy / strategy references	<ul style="list-style-type: none"><li>– Referenced in the Small Townships and Settlements Policy at Clause 22.01-11.</li></ul>
Zones / overlays	<ul style="list-style-type: none"><li>– Township Zone, intersected by intersected by Road Category 1 Zone from north to south.</li></ul>
Opportunities for development	<ul style="list-style-type: none"><li>– As noted in the Context (Section 4.6.1) a small (&lt;15 turbines) wind farm development 1.5km south of Woorndoo (at Salt Creek) has been approved, potentially providing 4 long-term employment opportunities.</li></ul>
Constraints on development	<ul style="list-style-type: none"><li>– Limited facilities.</li><li>– No sewer.</li></ul>
Residential demand / supply	<ul style="list-style-type: none"><li>– Approximate Township Zone area of 16ha, with 98 titles, of which 88 are available for development.</li><li>– If a min. sub. size of 1ha was applied to the Township Zone, 10 lots would be available for development.</li><li>– Based on 75% net developable area, if a min. sub. size of 1ha was applied to the Township Zone, 2 lots would be available for development.</li></ul>
Growth potential	<ul style="list-style-type: none"><li>– Low.</li></ul>
Expected outcomes	<ul style="list-style-type: none"><li>– Minor addition of dwellings.</li></ul>
Planning scheme changes	<ul style="list-style-type: none"><li>– Propose a Settlement Boundary</li></ul>

# Woorndoo

Woorndoo Existing Zoning Map



Proposals / Woorndoo



## Planning scheme changes

- Propose a Settlement Boundary
- Introduce a Restructure Overlay over the land zoned for township with a requirement that the minimum lot size to establish a dwelling will be subject to town specific waste management strategies which are dependent upon soil type.

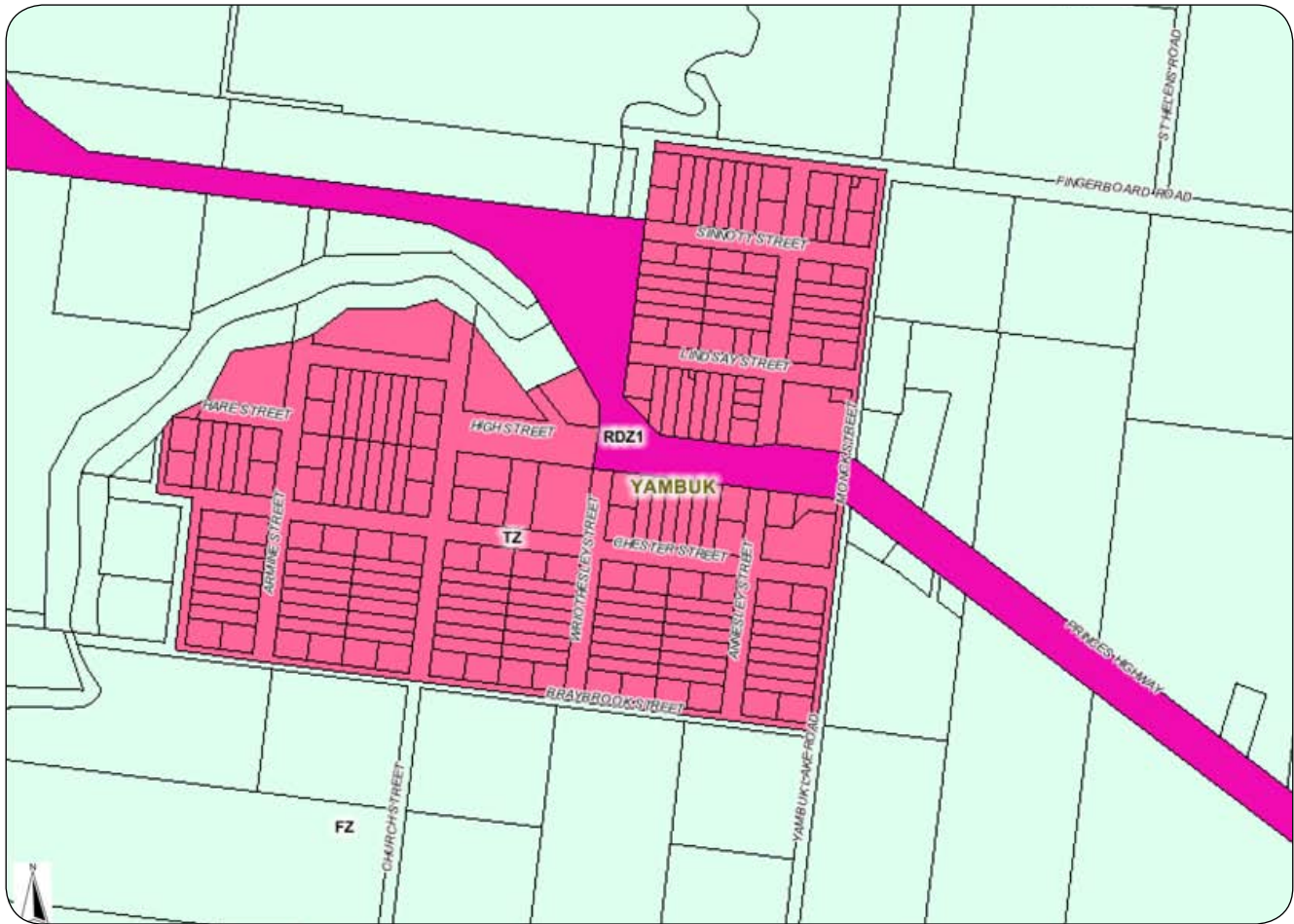


Town	Yambuk
Role	<ul style="list-style-type: none"><li>– Village.</li></ul>
Main features	<ul style="list-style-type: none"><li>– Relatively well services, a general store, petrol station, church, pub, community hall and sporting clubs and associated facilities.</li><li>– No sewer.</li></ul>
Policy / strategy references	<ul style="list-style-type: none"><li>– Referenced in the Small Townships and Settlements Policy at Clause 22.01-11.</li></ul>
Zones / overlays	<ul style="list-style-type: none"><li>– Township Zone, intersected by intersected by Road Category 1 Zone.</li><li>– Yambook Inn - Heritage Overlay.</li></ul>
Opportunities for development	<ul style="list-style-type: none"><li>– Commuting distance to Port Fairy for employment opportunities (approximately 18kms).</li><li>– Exposure to Princes Highway.</li></ul>
Constraints on development	<ul style="list-style-type: none"><li>– No sewer.</li></ul>
Residential demand / supply	<ul style="list-style-type: none"><li>– Could accommodate more dwellings. However, it is understood there is a low demand and servicing issues.</li><li>– Infill development restricted by need for larger lots to handle services.</li><li>– Approximate Township Zone area of 56ha, with 186 titles, of which 143 are available for development.</li><li>– If a min. sub. size of 1ha was applied to the Township Zone, 13 lots would be available for development.</li><li>– Based on 75% net developable area, if a min. sub. size of 1ha was applied to the Township Zone, no township zoned land would be available for development.</li></ul>
Growth potential	<ul style="list-style-type: none"><li>– Low.</li></ul>
Expected outcomes	<ul style="list-style-type: none"><li>– No further growth at coastal inlet.</li><li>– Small incidental growth in Township Zone expected.</li></ul>
Planning scheme changes	<ul style="list-style-type: none"><li>– Propose a Settlement Boundary.</li></ul>



# Yambuk

Yambuk Existing Zoning Map



Proposals / Yambuk



Drawing Key

- Proposed Settlement Boundary
- Proposed Restructure Overlay (RO)

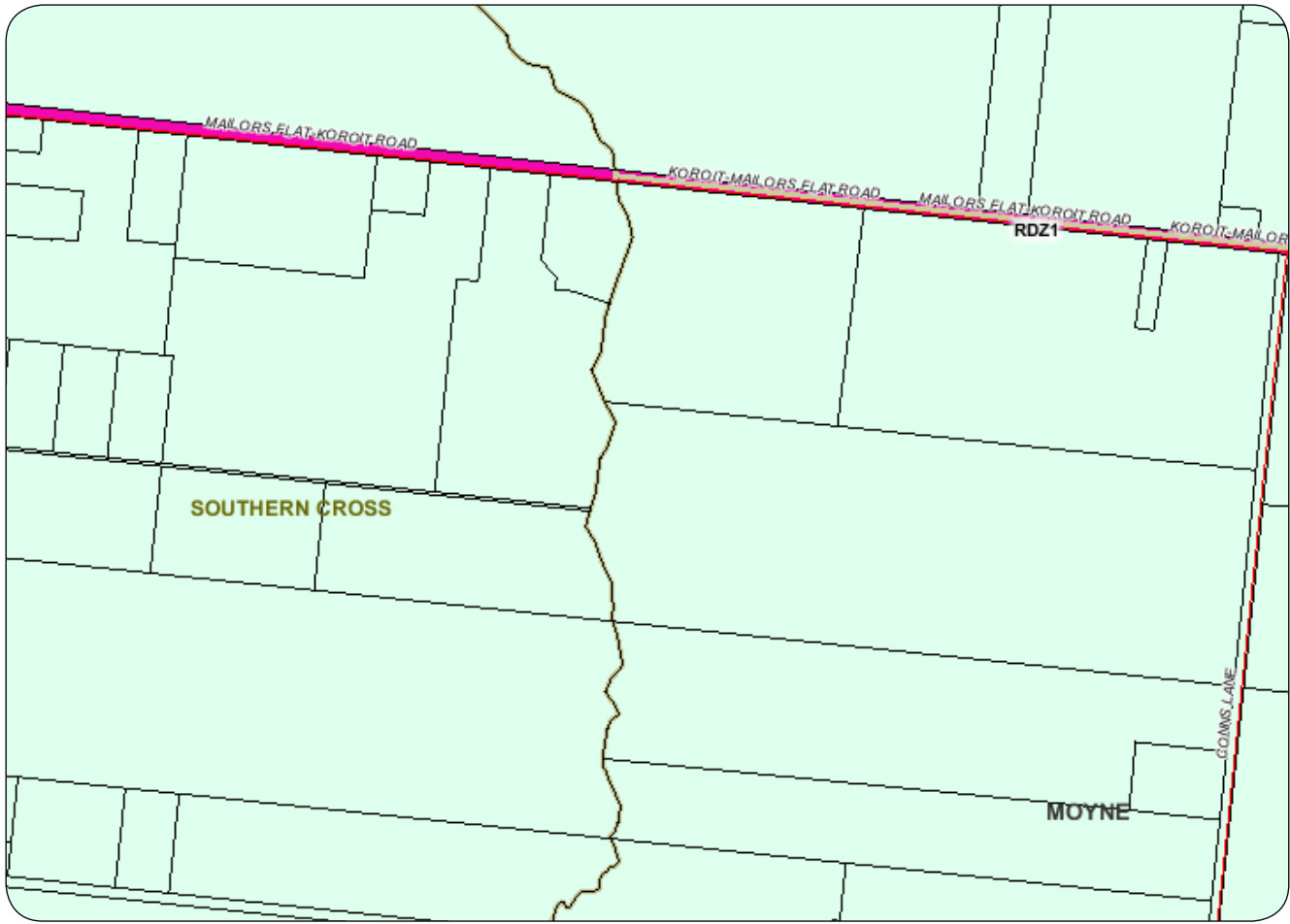
Planning scheme changes

- Propose a Settlement Boundary
- Introduce a Restructure Overlay over the land zoned for township with a requirement that the minimum lot size to establish a dwelling will be subject to town specific waste management strategies which are dependent upon soil type.

Town	Yangery
Role	<ul style="list-style-type: none"><li>– Hamlet.</li></ul>
Main features	<ul style="list-style-type: none"><li>– Isolated housing.</li></ul>
Policy / strategy references	<ul style="list-style-type: none"><li>– None.</li></ul>
Zones / overlays	<ul style="list-style-type: none"><li>– Farming Zone.</li><li>– Some small subdivided lots.</li><li>– Due to the Farming Zone, it is improbable housing development will be allowed in smaller lots.</li></ul>
Opportunities for development	<ul style="list-style-type: none"><li>– Some infrastructure may be accessible approximately 1km away.</li></ul>
Constraints on development	<ul style="list-style-type: none"><li>– Farming Zone.</li></ul>
Residential demand / supply	<ul style="list-style-type: none"><li>– Any demand should be directed to Koroit.</li></ul>
Growth potential	<ul style="list-style-type: none"><li>– Constrained.</li></ul>
Expected outcomes	<ul style="list-style-type: none"><li>– No change expected.</li></ul>
Planning scheme changes	<ul style="list-style-type: none"><li>– Propose no changes to Planning Scheme.</li></ul>

# Yangery

Yangery Existing Zoning Map



Proposals / Yangery

Planning Scheme changes	– Propose no changes to Planning Scheme.
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Town	Yarpturk
Role	<ul style="list-style-type: none"> <li>– Hamlet.</li> </ul>
Main features	<ul style="list-style-type: none"> <li>– Proximity to airport.</li> <li>– Small concentration of dwellings between Susans Lane and Rosemount Road, with one large lot (PS605607) to date undeveloped.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>– None.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>– Farming Zone.</li> <li>– Some small subdivided lots.</li> <li>– Due to the Farming Zone, it is improbable housing development will be allowed in smaller lots.</li> <li>– Some lots slightly covered by AEO2 Airport Environs Overlay, DDO22 and SUZ2 under the Moyne Planning Scheme (Amendment C5 - currently in draft) It is noted Amendment C5 is to be read concurrently with Amendment C17 of the Warrnambool Planning Scheme.</li> <li>– Warrnambool seeking planning control over aerodrome.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>– Smaller lots which might be developed.</li> <li>– Proximity to Warrnambool.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– Proximity to airport with potential greater nuisance in the event of future growth and development.</li> </ul>
Residential demand / supply	
Growth potential	<ul style="list-style-type: none"> <li>– Constrained.</li> </ul>
Expected outcomes	<ul style="list-style-type: none"> <li>– Apart from a dwelling on PS605607, no further growth of this location should be entertained. the basis for the dwelling would be that all land supporting PS605607 is developed.</li> </ul>
Planning scheme changes	<ul style="list-style-type: none"> <li>– Rezone to Rural Living with a minimum lot size of 2ha, except for 70 Rosemount Road (with a minimum lot size of 4 ha) and 33 Susan Lane (with a minimum lot size of 8 ha).</li> </ul>



Yarpturk Existing Zoning Map



Proposals / Yarpturk



Drawing Key

- Proposed Settlement Boundary
- Rezoned to RLZ

Planning scheme changes

- Include a Settlement Boundary.
- Rezone land within Settlement Boundary to Rural Living Zone.
- Minimum Lot size within settlement boundary is 2ha except 70 Rosemount Road (4ha minimum) and 33 Susans Lane (8ha minimum).

Attachment 2: Settlement Services Audit

	Population	Utilities Connected				Facilities			Community Facilities									Education				Other			
		Water	Sewer	Gas	Electricity	Bank	Petrol	PO / General Store	Shire Office	Medical Services	CFA	Police Station	Ambulance	RSL	Church	DHS Accommodation	Public Transport	Pre-School	Primary School	Secondary School	Tertiary	Aerodrome	Pub	Community Hall	Sports Facilities (inc. tennis club & rec reserve)
Allansford	1,659			✖		✖			✖	✖		✖	✖	✖						✖	✖	✖			
Bessiebelle	191	✖	✖	✖		✖	✖	✖	✖	✖		✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖		✖
Bushfield	479	✖	✖	✖		✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖		✖	✖	✖	✖	✖	✖		
Caramut	392		✖	✖		✖	✖		✖	✖		✖	✖			✖		✖	✖	✖	✖	✖			
Chatsworth	N/A	✖	✖	✖		✖	✖	✖	✖	✖		✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	
Childers Cove (The Cove)		✖	✖	✖		✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖
Crossley		✖	✖	✖		✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖
Cudgee			✖	✖		✖	✖	✖	✖	✖		✖	✖	✖	✖	✖	✖	✖		✖	✖	✖	✖		
Ellersie		✖	✖	✖		✖	✖	✖	✖	✖		✖	✖	✖	✖	✖		✖	✖	✖	✖	✖	✖		
Framlingham Township		✖	✖	✖		✖	✖	✖	✖	✖		✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖		
Framlingham Mission		NA	✖	✖		✖	✖	✖	✖	✖	✖	✖	✖	✖			✖	✖	✖	✖	✖	✖	✖		
Garvoc		✖	✖	✖		✖			✖	✖		✖	✖	✖			✖	✖	✖	✖	✖	✖			✖
Grassmere		✖	✖	✖		✖	✖	✖	✖	✖		✖	✖	✖		✖	✖			✖	✖	✖	✖		✖
Hawkesdale	399	✖	✖	✖		✖	✖		✖	✖		✖	NA	✖	✖		✖				✖	✖			
Hexham			✖	✖		✖	✖	✖	✖	✖		✖	✖	✖		✖	✖	✖	✖	✖	✖	✖	✖	✖	✖
Illowa East		✖	✖	✖		✖	✖	✖	✖	✖	✖	✖	✖	✖		✖	✖	✖	✖	✖	✖	✖	✖	✖	✖
Illowa West		✖	✖	✖		✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖
Killarney	793	✖	✖	✖		✖	✖	✖	✖	✖	✖	✖	✖	✖	✖			✖	✖	✖	✖	✖	✖		✖
Kirkstall	515	✖	✖	✖		✖	✖	✖	✖	✖		✖	✖	✖	✖		✖	✖	✖	✖	✖	✖			✖
Koroit	1,739											Non - 24hrs	✖							✖	✖	✖			
Laang	414	✖	✖	✖		✖	✖	✖	✖	✖		✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖		
Macarthur	804		✖	✖		✖						Non - 24hrs	✖								✖	✖			
Mailors Flat		✖	✖	✖		✖	✖		✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖		
Mortlake	1,657			✖								Non - 24hrs									✖	✖			
Nirranda		✖	✖	✖		✖	✖	✖	✖	✖		✖	✖	✖		✖	✖	✖	✖	✖	✖	✖	✖		
Nullawarre	597	✖	✖	✖		✖			✖	✖		✖	NA	✖	✖	✖				✖	✖	✖	✖		✖
Noorat	251		✖	✖		✖	✖	✖	✖	✖		✖	✖	✖		✖		✖				✖			
Orford		✖	✖	✖		✖	✖	✖	✖	✖		✖	✖	✖	NA	✖	✖	✖	✖	✖	✖	✖	✖		
Panmure	421	✖	✖	✖		✖	✖		✖	✖		✖	✖	✖	✖		✖			✖	✖	✖			
Peterborough	178			✖		✖			✖	✖		✖	✖	✖	✖			✖	✖	✖	✖	✖		✖	
Port Fairy	2,787											Non - 24hrs								✖	✖				
Purnim	459		✖	✖		✖	✖		✖	✖		✖	✖	✖		✖		✖	✖	✖	✖	✖			✖
Rosebrook		✖	✖	✖		✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	NA	✖	✖	✖	✖	✖	✖	✖		✖
Southern Cross		✖	✖	✖		✖	✖	✖	✖	✖	✖		✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖
The Sisters		✖	✖	✖		✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖
Timboon									✖			Non - 24hrs									✖	✖			
Towilla Way		✖	✖	✖		✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖		✖
Wangoom		✖	✖	✖		✖			✖	✖		✖	✖	✖		✖		✖	✖	✖	✖	✖	✖		✖
Winslow		✖	✖	✖		✖	✖	✖	✖	✖		✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖		✖
Woodford		✖	✖	✖		✖	✖	✖	✖	✖		✖	✖	✖	✖	✖		✖		✖	✖	✖	✖		
Woolsthorpe	694	✖	✖	✖		✖			✖	✖		✖	✖	✖			✖	✖		✖	✖	✖			
Woorndoo	499	✖	✖	✖		✖	✖	✖	✖	✖		✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖		
Yambuk	540	✖	✖	✖		✖			✖	✖		✖	✖	✖		NA		✖	✖	✖	✖	✖			
Yangery		✖	✖	✖		✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖
Yarpturk		✖	✖	✖		✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖	✖		✖	✖	✖

YES ✖ NO N/A Not available Partial

Registered Aboriginal Parties

Under the Victorian Aboriginal Heritage Act 2006 Registered Aboriginal Parties (RAPs) have responsibilities pertaining to the identification, management and protection of Aboriginal cultural heritage. This includes evaluating of Cultural Heritage Management Plans, and providing advice concerning Cultural Heritage Permits, Cultural Heritage Agreements and Protection and applications for Protection Declarations.

The Aboriginal Heritage Council determines which applicants are to be registered as RAPs. In the event that two or more RAPs dispute a Cultural Heritage Management Plan, the dispute is referred to the Chairperson of the Aboriginal Heritage Council for resolution.

End Notes

i J. Critchett, ‘A Dispossessed but not a dying race: Framlingham, A Case Study’, J.Sherwood, J.Critchett and K.O’Toole (Eds), Settlement of the Western District: From Prehistoric Times to the Present, Proceedings of a public lecture series held in Warrnambool, 3 November 1984, p. 84;

ii Agreements, Treaties and Negotiated Settlements Project, Prepared by Kathryn Shain, modified 2005, <http://www.atns.net.au/agreement.asp?EntityID=1032>

iii J. Critchett, ‘A Dispossessed but not a dying race: Framlingham, A Case Study’, J.Sherwood, J.Critchett and K.O’Toole (Eds), Settlement of the Western District: From Prehistoric Times to the Present, Proceedings of a public lecture series held in Warrnambool, 3 November 1984, p. 84;

iv Agreements, Treaties and Negotiated Settlements Project, Prepared by Kathryn Shain, modified 2005, <http://www.atns.net.au/agreement.asp?EntityID=1032>

v Moyne Shire Heritage Study, Volume 2: Environmental History, 42

vi J. Critchett, ‘A Dispossessed but not a dying race: Framlingham, A Case Study’, J.Sherwood, J.Critchett and K.O’Toole (Eds), Settlement of the Western District: From Prehistoric Times to the Present, Proceedings of a public lecture series held in Warrnambool, 3 November 1984, p. 84

vii Agreements, Treaties and Negotiated Settlements Project, Prepared by Kathryn Shain, modified 2005, <http://www.atns.net.au/agreement.asp?EntityID=1032>

viii Moyne Shire, Moyne Shire Heritage Study, Volume 2: Environmental History, 43

ix Agreements, Treaties and Negotiated Settlements Project, Prepared by Kathryn Shain, modified 2005, <http://www.atns.net.au/agreement.asp?EntityID=1032>

x Agreements, Treaties and Negotiated Settlements Project, Prepared by Kathryn Shain, modified 2005, <http://www.atns.net.au/agreement.asp?EntityID=1032>

xi Agreements, Treaties and Negotiated Settlements Project, Prepared by Kathryn Shain, modified 2005, <http://www.atns.net.au/agreement.asp?EntityID=1032>

xii Western Australian Planning Commission, 2009, Planning for Aboriginal Communities, accessed online: <http://www.wapc.wa.gov.au/Initiatives/Planning+for+Aboriginal+communities/default.aspx>

xiii Northern Territory Government, 2009, Northern Territory Lands Group, ‘Indigenous Community Planning’, Available online: <http://www.nt.gov.au/lands/planning/landuse/index.shtml>

xiv Department of Planning and Community Development, Aboriginal Affairs Victoria, <http://www.aboriginalaffairs.vic.gov.au/web7/AAVMain.nsf/allDocs/RWP81CE52EC216D5CBBCA2574DA00268098?OpenDocument>, Role of RAPs factsheet







