



Deans Marsh Structure Plan



Planning a sustainable future

May 2008

Reference Document

The Deans Marsh Structure Plan is a reference document of the Surf Coast Planning Scheme. As a reference document it provides background information to assist in understanding the context within which a particular policy or provision has been framed. This document is not part of the Surf Coast Planning Scheme and has no legislative status under the *Planning and Environment Act, 1987*.

Surf Coast Shire Council, 2008.

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Photos of Platypus and Eastern Yellow Robin in chapter 3 taken by DNRE / DSE and used with the permission of DSE, Colac

EXECUTIVE SUMMARY

Deans Marsh is located on the northern foothills of the Otway Ranges and is a small historic country town with a special rural character. The town provides a residential, commercial and social focus for its residents as well as people from the surrounding district.

The Winchelsea Deans Marsh / Deans Marsh Lorne Road passes through the town creating a link between the Princes Highway at Winchelsea and the Great Ocean Road at Lorne. The township is approximately 24 kilometres from the major tourist town of Lorne and the rural service centre of Winchelsea and is approximately 60 kilometres from the regional centre of Geelong.

The population of the Deans Marsh District is small representing only 3.5% of the Surf Coast Shires overall population. It has traditionally been a farming community and in recent years the more traditional dairy farming has become less common and there has been an emergence of agro forestry, olives, grapes, lamas and tourist accommodation.

The following is a summary of the key objectives of the structure plan:

SETTLEMENT AND HOUSING

To contain future residential development within the defined urban growth boundary

To encourage infill development and subdivision within the township boundaries that can accommodate sewerage treatment on site

To restructure lots smaller than 0.4ha in the same ownership

To encourage the provision of affordable housing in Deans Marsh by facilitating a diversity of house sizes

To maintain and enhance the historic and rural character of Deans Marsh

To promote subdivision design which encourages walking to the Memorial Reserve and the commercial area

ENVIRONMENT

To protect and enhance the environmental assets which contribute to the ecological values, rural character and amenity of Deans Marsh.

To encourage and facilitate development that is environmentally sustainable

ECONOMIC DEVELOPMENT AND INFRASTRUCTURE

Maximise local employment growth associated with commercial enterprises and farming.

Promote nature based tourism that reinforces the low scale rural character and environmental values of Deans Marsh

Facilitate a range of community and recreation facilities to meet the needs of local residents and promote community health

To improve the facilities at the Memorial Reserve to meet a broad range of needs of the community that are easily accessible

To integrate development with the efficient provision and use of service infrastructure
The structure plan, when adopted, will form the basis for land use decision making in Deans Marsh. The plan will be incorporated into the planning scheme by updating the Municipal Strategic Statement (MSS) through a planning scheme amendment.

1. INTRODUCTION

SCOPE OF THE STUDY

The Deans Marsh Structure Plan 2021 (DMSP 2021) is a review of the existing Deans Marsh Strategy in the *Surf Coast Planning Scheme* within the context of current State and Local policy.

The study area is shown on map 1.1 and contains the township of Deans Marsh and part of the surrounding hinterland.

Map 1.1: Deans Marsh Study Area



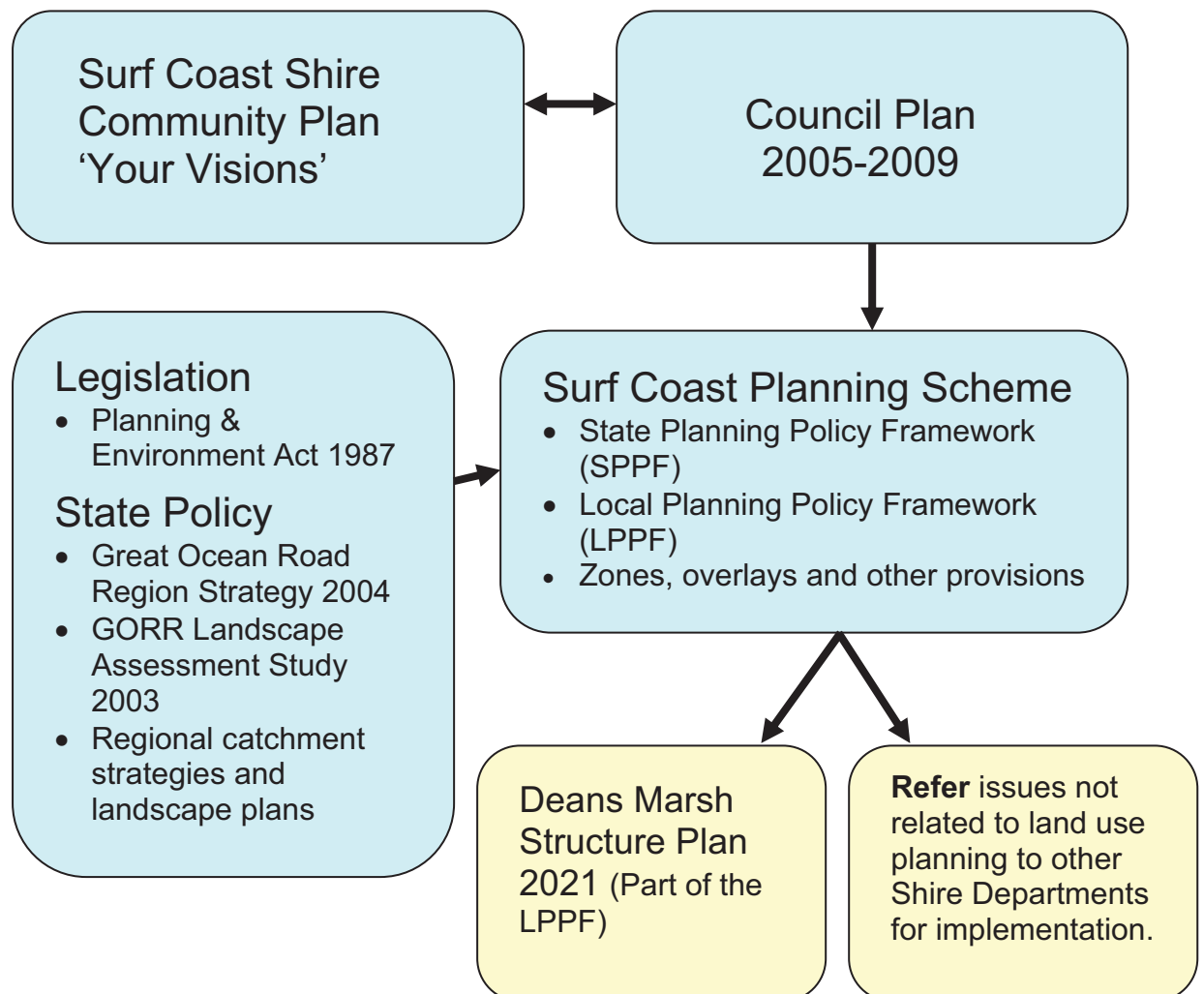
The outcome of this process is a land use planning framework that is intended to guide the sustainable development of the town to the year 2021. The DMSP 2021 covers a variety of topics. The following points provide a brief summary of each component of the DMSP 2021:

- **Residential Growth** – To establish land supply requirements, to determine if current zoned residential land is adequate for the estimated growth of the town and to redefine the urban growth boundary around the township.
- **Local Economy** – To provide for future commercial, rural and tourism development
- **Environmental Assets and Constraints and Landscape Values** – To identify, protect and enhance existing environmental and scenic landscape assets and acknowledge the impacts of environmental constraints.
- **Community Facilities & Services** – To review the adequacy of existing facilities and services.
- **Physical Infrastructure & Transport** – To ensure provision is made for appropriate physical infrastructure to service future development in the township.

The Plan was prepared by officers of the Surf Coast Shire with input from the local community, government agencies (particularly the Department of Sustainability and Environment) and Mark Trengove Ecological Services. Mark Trengove prepared a background report for the DMSP 2021 which is discussed in detail in chapter 3 (Environmental assets and constraints and landscape values) and is attached as appendix 1 to this structure plan. Population projections were produced by ID Consulting based on ABS census data.

PROJECT CONTEXT

The DMSP 2021 is primarily a land use planning document. It sits within the context of a range of other Council plans, State Government legislation and regional policies. The following diagram explains in broad terms the hierarchy of the most relevant plans, legislation and policies.



In a local context the Community Plan and Council Plan are the two overarching documents that provided the context for development of the DMSP 2021. With regard to land use planning, the Community Plan made the following comments regarding Deans Marsh:

'We like the Community Hall and its historical mementos...

We like the small town feel of the place...

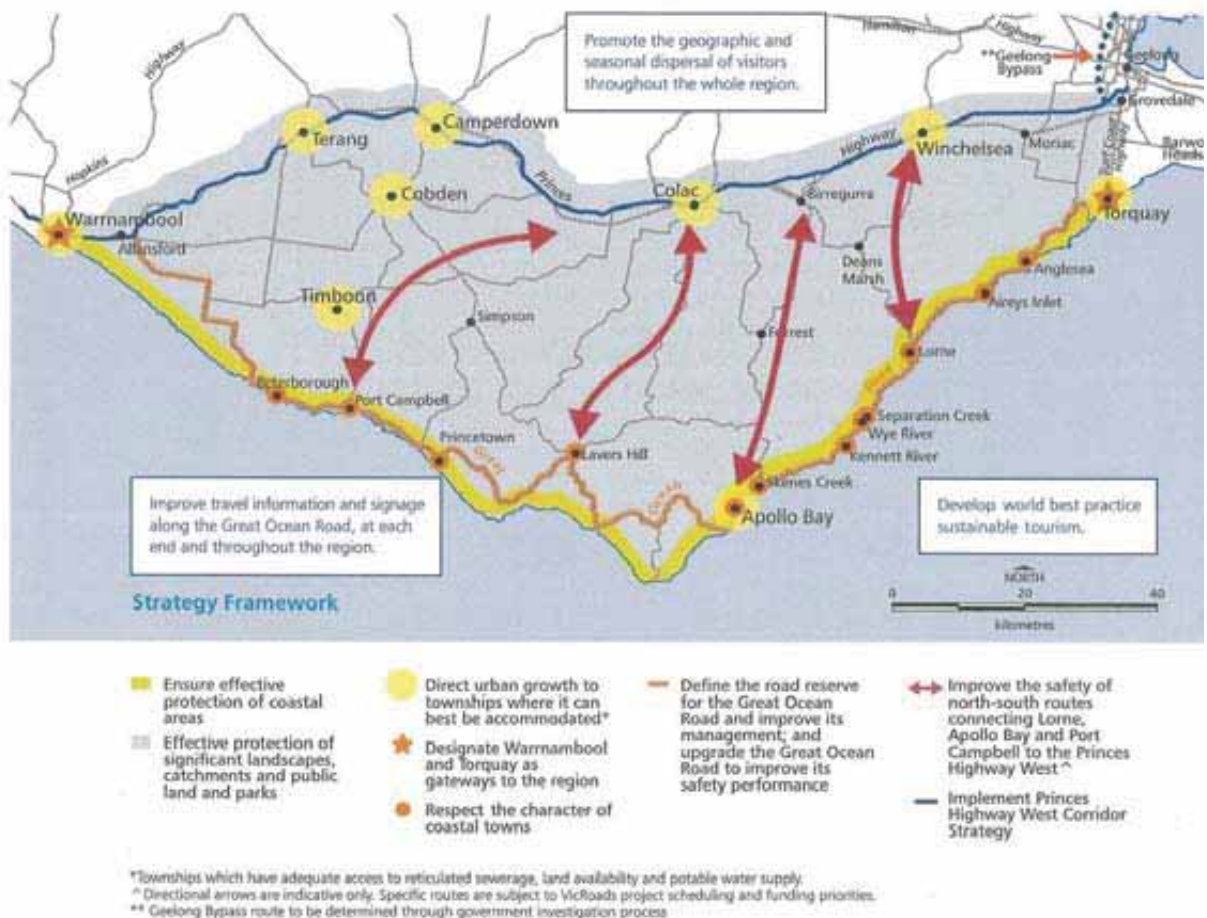
There is a lack of consideration for the long time residents of this area due to subdivision controls. Rural development policies are no longer applicable to the needs of the area. The wetlands have been fenced and divided.

We need to maintain the village and rural atmosphere. Integrated planning is needed to ensure sustainable development that is appropriate for local needs. Planning needs to be creative and to consider environmental impacts.

The environment needs to be preserved in order to protect the unique and fragile natural habitat remaining.'

At the next level, State Government legislation and policy necessitate consideration of additional objectives, which in turn are influenced by national legislation and policy. The documents particularly important to the development of the DMSP 2021 at a regional level are *The Great Ocean Road Region – A Land Use and Transport Strategy (2004) (GORRS)*, *The Great Ocean Road Region Landscape Assessment Study (2003)* and regional catchment plans which will be discussed in more detail in chapter 3 (environment). Map 1.2 below illustrates the main objectives of the GORRS that will influence the future planning for Deans Marsh.

Map 1.2: The Great Ocean Road Region Strategy (GORRS)



The GORRS 'will guide decision making for land use and transport in the region.... It will be coordinated with other regional strategies and plans to ensure that it is integrated with other key

*activities such as land and coastal management, water and sewerage infrastructure servicing, tourism planning, heritage protection and regional development.*¹

The directions for the Deans Marsh area as identified by the GORRS will primarily be the protection of significant landscapes, the nomination of the Deans Marsh Lorne / Winchelsea Road as a key connection route between the Great Ocean Road and the Princes Highway and the promotion of tourism throughout the rural areas.

PROJECT AIM

The aim of this study as set out in the project brief was to review the existing Deans Marsh Strategy in the *Surf Coast Planning Scheme* and prepare an outline development plan for the township and surrounding hinterland to the year 2021. The objectives in the existing Deans Marsh Strategy are:

- To maximise the efficient use of available land for residential development.
- To preserve the scenic qualities and undeveloped character of the surrounding rural hinterland.
- To support the growth and development of a sustainable community.

As a minimum, the DMSP 2021 will:

- Review the township boundaries and explore the implications of rural residential adjacent to the township within the context of current local and state policy.
- Give certainty as to the intended future use of land within the study area.
- Identify and protect environmental assets identified in the area.

STAKEHOLDER CONSULTATION & COMMUNITY INPUT

The Department of Sustainability and Environment (DSE) completed a review of all of the sites of biodiversity significance in the Surf Coast Shire in 2007. The *Surf Coast Shire Biodiversity Mapping Review* project recorded all of the sites in the municipality that contain and support significant natural assets and that information was presented to Council to enable the preservation and management of those assets primarily through updating the environmental overlays in the planning scheme. The mapping and information provided by DSE is presented in chapter 3 (Environmental assets and constraints and landscape values) and was merged with the work undertaken by Mark Trengove to create a detailed description of the environmental assets in the Deans Marsh area.

Numerous other authorities were consulted during the process, Barwon Water, CFA, Powercor Vic Roads and Telstra and their advice and information is discussed in more detail in chapters 5 (Community facilities and services) and 6 (Physical infrastructure and transport).

In April 2006, the 'Deans Marsh Structure Plan 2021, Background and Discussion Paper', was sent to 106 residents and was placed on public exhibition at the Deans Marsh Community House, the General Store and Surf Coast Shire offices. The paper outlined the policy context and history of the town and was accompanied by a survey which sought feedback from the community on matters that might influence the future planning for the town and hinterland. The results from the survey were utilised in the drafting of this plan. The background and discussion paper also sought nominations for a Community Reference Group (CRG). 11 people responded to the surveys and four nominations were received for membership to the CRG.

A Community Reference Group was not formed due to the low response level. Instead two community workshops were held to obtain broader community input into targeted areas of the plan, one at the primary school (involving the students) the other at the community cottage. The results from the workshops were utilised in the drafting of this plan and are located at appendix 2 and 3.

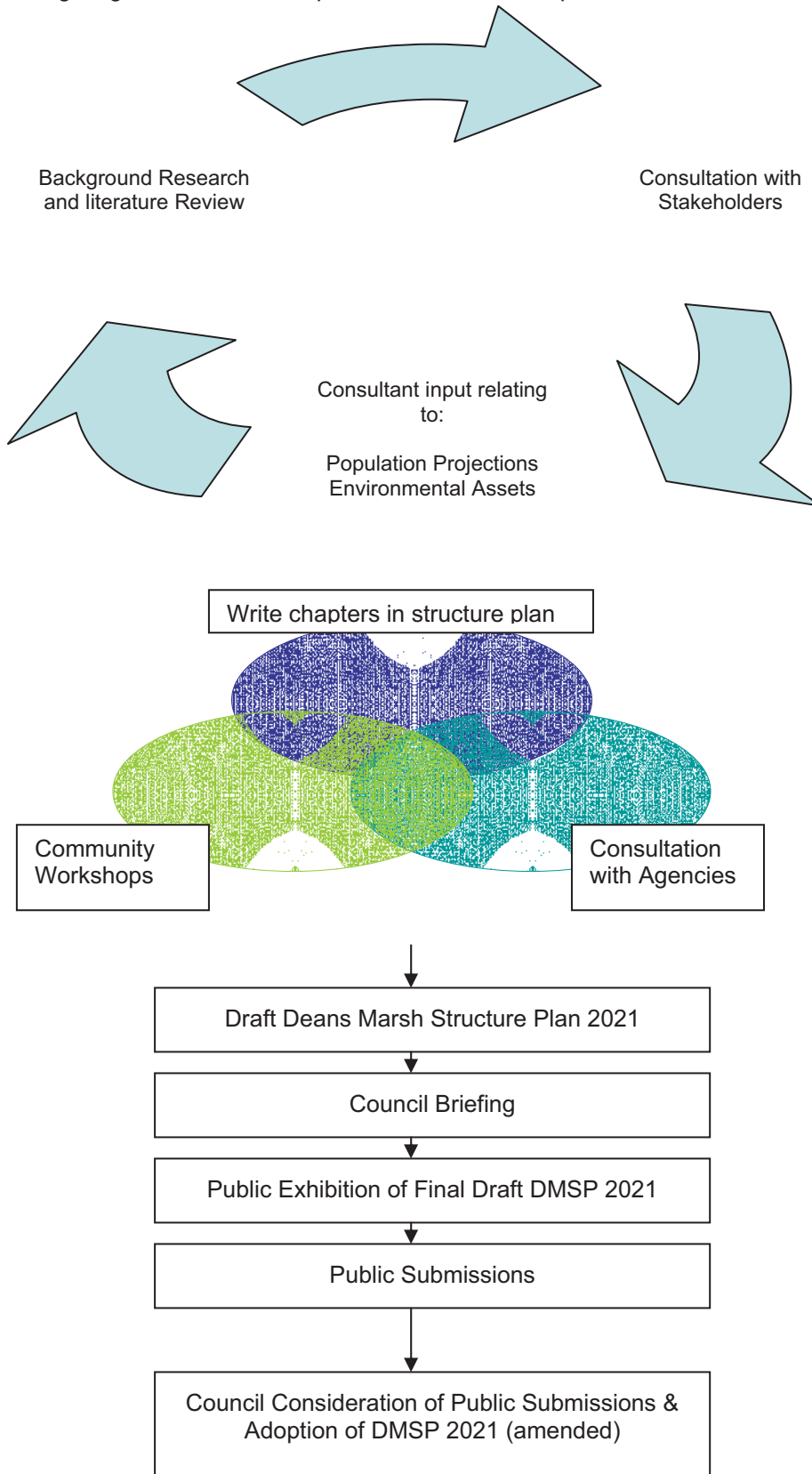
¹ 'Great Ocean Road Region Strategy', Department of Sustainability & Environment (DSE), 2004

The draft DMSP 2021 was placed on public exhibition between 29 October 2007 and 10 December 2007. Advertising took place via the following methods:

- Public Notice in the Marsh Messenger on 31 October 2007
- Public Notice in the *Echo* on 1 November 2007
- Public Notice in the *Colac Herald* on 2 November 2007
- Bulk mail out - brochures sent to all landowners in the Deans Marsh study area.
- Free CDs and summary brochures available from the Deans Marsh General Store, Martians café, Deans Marsh Community Cottage and Surf Coast Shire offices. Hard copy documents also available at these premises for reading.
- Draft DMSP 2021 available on the Surf Coast Shire's website, www.surfcoast.vic.gov.au.

METHODOLOGY

The following diagram illustrates the process used to develop the DMSP 2021.



2. RESIDENTIAL GROWTH

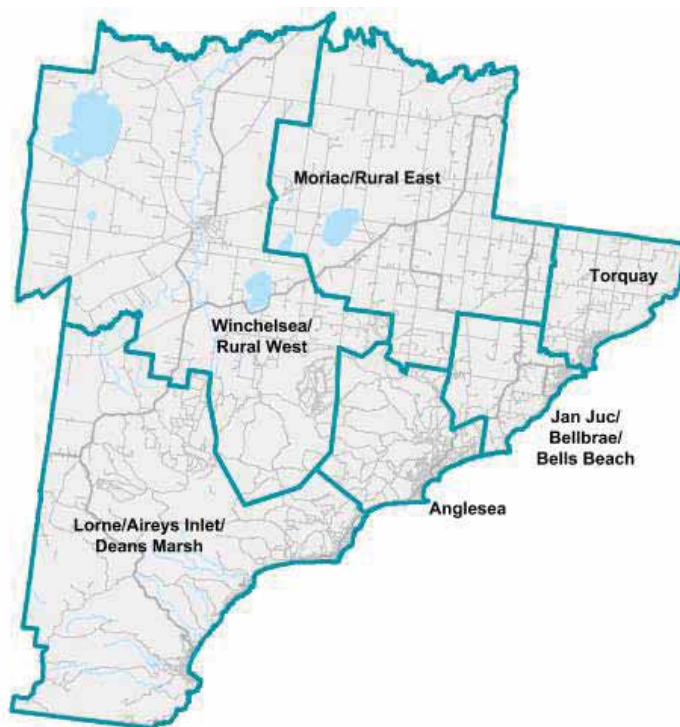
POPULATION GROWTH AND PROFILE

The Australian Bureau of Statistics (ABS) concluded from the 2006 Census that the prominent population growth of Australia was focused in coastal areas. In Coastal Victoria, the Local Government Areas (LGA), experiencing the greatest growth was the Surf Coast Shire, with a total population of 24,195 in 2006¹ and the City of Greater Geelong. The ABS stated that 'the LGA of Surf Coast (S) recorded the fastest population growth in regional Victoria in 2005-06, with an increase of 4.8% (1,100 people)².

In the Surf Coast Shire Torquay/Jan Juc supports the largest population of the coastal townships and Winchelsea is the largest of the rural towns. The population for the Surf Coast Shire is projected to increase to 30,418 by 2021³ and Torquay and Winchelsea, which have been identified as the growth areas for the municipality, will absorb the majority of this growth.

Population forecasting for the Surf Coast Shire is undertaken by ID Consulting and is based on ABS Census Data. ID Consulting has split the Surf Coast Shire into six *Small Area Districts* (SAD) and Deans Marsh is included in the Lorne/Aireys Inlet/Deans Marsh SAD, as shown in map 2.1 below.

Map 2.1: Surf Coast Shire Census Districts



ID consulting (2007)

The population for the Lorne/Aireys Inlet/Deans Marsh SAD was estimated to be 3,435 people in 2006 and is projected to increase to 4,112 persons by 2021⁴, which is shown in graph 2.1 below. However, while the population in the Lorne/Aireys Inlet/Deans Marsh SAD is projected to increase,

¹ Regional Population Growth, Australia, 2005-06, www.abs.gov.au/AUSSTATS

² Population Change, States and Territories, www.abs.gov.au/AUSSTATS

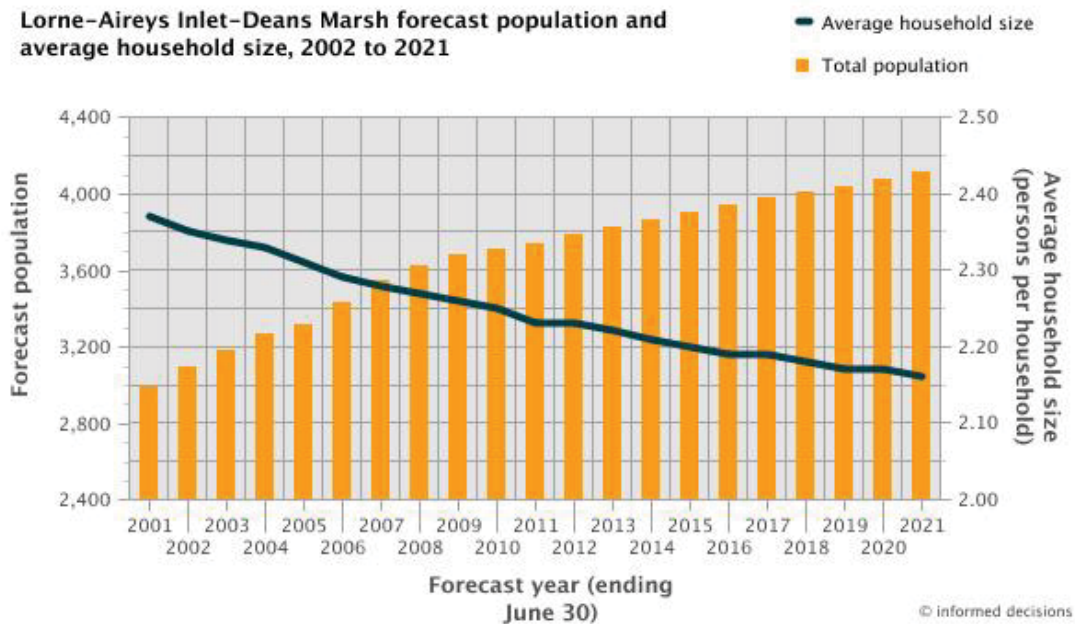
³ Surf Coast Shire Population Forecast, 2007, www.id.com.au/surfcoast/forecastid

⁴ Surf Coast Shire Population Forecast, 2007, www.id.com.au/surfcoast/forecastid

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the average household size is projected to decrease from 2.37 persons in 2001 to 2.16 persons by 2021.

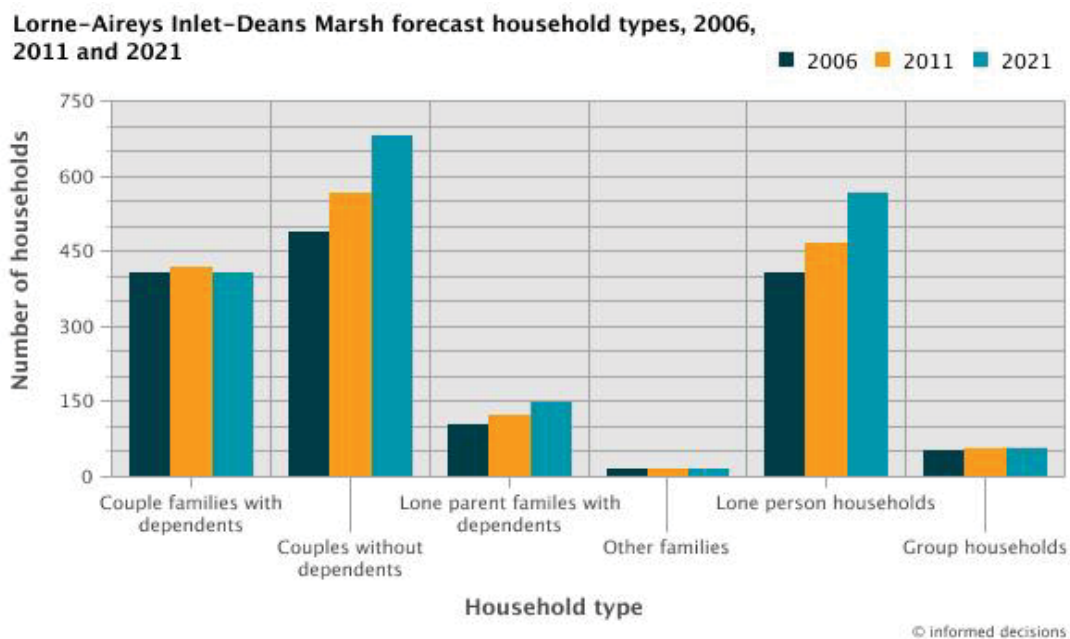
Graph 2.1:



ID consulting (2007)

This decrease in the average household size is a result of the predicted change in household types, highlighted in graph 2.2 below. In 2006 the dominant household types were couples without dependents (representing 33.2% of the SAD), couples with dependents and lone person households (both representing 27% of the SAD).

Graph 2.2:



ID consulting (2007)

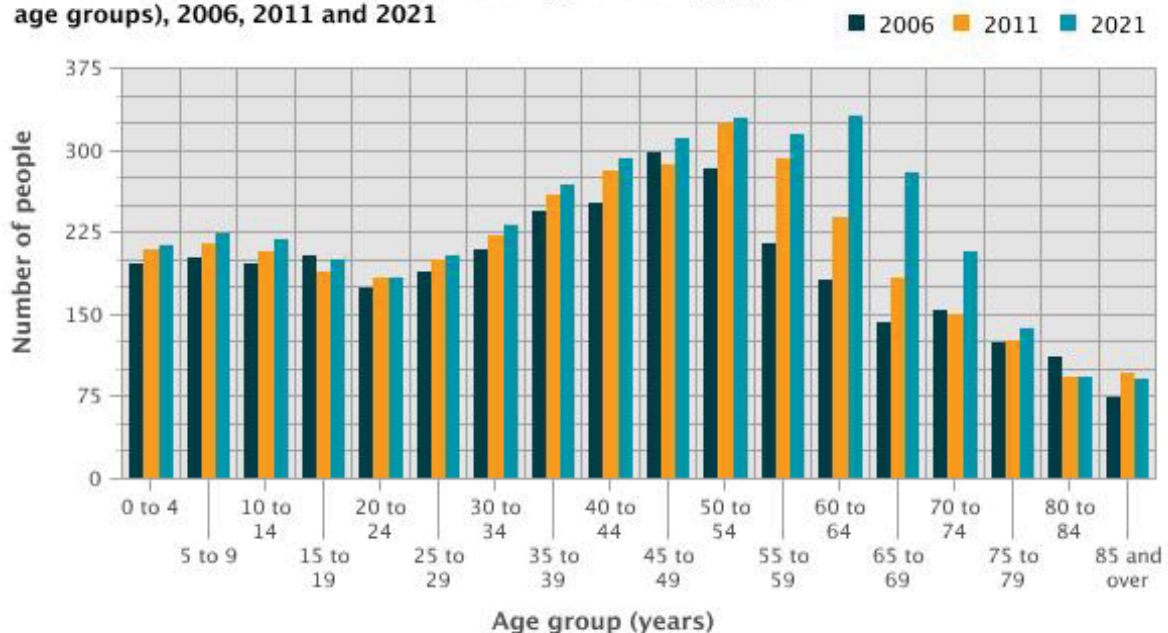
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The number of couple families with dependents are forecast to remain constant in the next 14 years while there will be a growth in smaller households such as couples without dependents (which are predicted to increase to 36.4%) and lone person households (predicted to increase to 30.2%) by 2021. The emergence of small household sizes as the dominant household in Lorne/Aireys Inlet/Deans Marsh and hinterland is consistent with the forecasts for the remaining SAD's in the Surf Coast Shire⁵.

The Australian Bureau of Statistics documented the median age of the Surf Coast Shire in 2005 at 38.6⁶. Graph 2.3 below presents the age structure for the Lorne/Aireys Inlet/Deans Marsh SAD from 2006 to 2021. All of the age groups are well represented and will continue at a constant rate till 2021. The 45 to 49 year group represent the dominant age in the SAD in 2006 and as that age group matures they will continue to dominate as the 60 to 64 age group in 2021 before their numbers start to decline⁷. It is evident however that the social structure of the Lorne-Aireys Inlet-Deans Marsh District will continue to be diverse, supporting a variety of ages groups with varying needs.

Graph 2.3:

Lorne–Aireys Inlet–Deans Marsh forecast age structure, (5 year age groups), 2006, 2011 and 2021



© informed decisions

ID consulting (2007)

The implications of this population analysis for the Lorne/Aireys Inlet/Deans Marsh SAD is that the increasing population will continue to seek housing, community services and facilities particularly targeted towards the 60 years plus age group in the future. Where these facilities are unavailable some migration to larger towns such as Torquay and Winchelsea to obtain these services can be expected. There is also likely to be a greater demand for a range of smaller houses to accommodate the emerging one and two person households.

The townships of Lorne and Aireys Inlet/Fairhaven represent 71% of the Lorne/Aireys Inlet/Deans Marsh SAD and so the above population profiles and growth projections can only be used as a guide in ascertaining information about the people living in and around Deans Marsh. Local knowledge obtained through community input will be a much more valuable tool than statistical knowledge in a town of this size.

⁵ Surf Coast Housing Policy Project, Volumes 1, 2 and 3 (2006)

⁶ Regional Population Growth, Australia, 2005-06, www.abs.gov.au/AUSSTATS

⁷ Surf Coast Shire Population Forecast, 2007, www.id.com.au/surfcoast/forecastid

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ID Consulting have however provided historic population figures estimated specifically for the Deans Marsh township for the years 1991, 1996 and 2001 as detailed in table 2.1. The table shows that the township population grew marginally between 1991-1996 at an average rate of 1.8 persons per year and at an average rate of 6 persons per year from 1996-2001.

Table 2.1: Population of the Deans Marsh Township (ID Consulting 2005)

Year	Population Number
1991	80
1996	89
2001	119

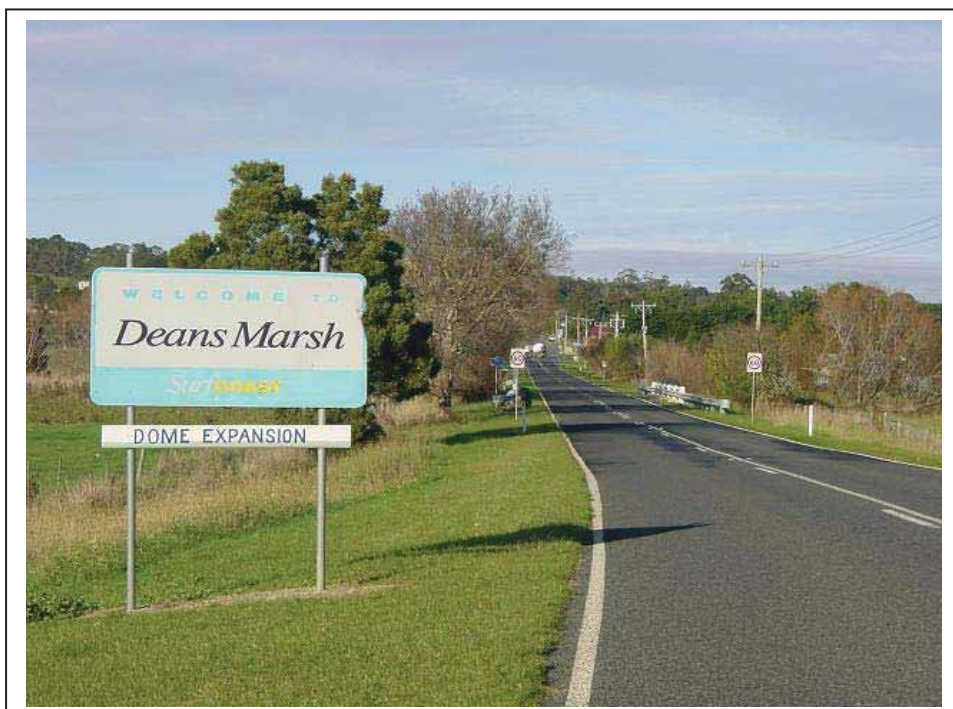
This slow growth rate is also reflected in the small number of building approvals for new dwellings within the township since 1998 (which is discussed in more detail under 'residential land – demand').

Based on this small population increase, the slow development rate previously experienced and the limited services available in the township, it can be assumed that growth in Deans Marsh will continue to be slow over the next 14 years.

The estimated growth rate of Deans Marsh may be conservative and does not account for possible growth resulting from the development of the Geelong Ring Road. Any unexpected growth as a result of external influences will have to be monitored over time and may result in an early review and subsequent changes to the township framework plan (map 2.8, page 19). The potential impacts of the new ring road on Deans Marsh are considered in Chapter 6 "Car Parking and Transport" in more detail.

Summary - Main Points

- The Surf Coast Shire (along with the City of Greater Geelong) is experiencing the greatest population growth in a Local Government Area in Coastal Victoria, this growth is forecast to continue at a constant rate.
- The average household size is projected to decrease in the Lorne-Aireys-Deans Marsh Small Area District from 2.37 persons in 2001 to 2.16 persons by 2021.
- There has been a consistent trend towards an ageing population across the Surf Coast Shire which is also predicted to occur in the Lorne-Aireys-Deans Marsh Small Area District.
- The population of Deans Marsh grew only marginally between 1991 and 2001 which was a time of great growth across the remainder of the Surf Coast Shire.
- Deans Marsh supports a small rural community and will continue to experience slow growth in the next 14 years.



CHAPTER 2

RESIDENTIAL LAND - DEMAND

The State Government has identified the status of the townships in the Surf Coast Shire through the *Great Ocean Road Region – a Land Use and Transport Strategy (2004)*⁸ and gives clear direction as to the intended use and growth capacity of each town. The strategy identifies Deans Marsh as a ‘settlement’ in which limited urban growth will occur. The strategy ‘directs urban growth to townships where it can best be accommodated’ such as ‘townships which have adequate access to reticulated sewerage, land availability and potable water supply.’ In the Surf Coast Shire the Strategy identifies Winchelsea and Torquay as the most suitable towns for expansion due to their geographic location and access to existing services.

The *Victorian Coastal Strategy (2002)* gives a more concise definition of ‘settlements’ describing them as towns;

- ‘that are not significant population centres;
- that generally exhibit a lower level of use and regional visitation;
- that provide limited opportunities for development in accordance with the ecologically sustainable development principles for coastal planning and management outlined in this Strategy;
- that have identified strategic priorities for limited provision of improved facilities or sites where existing facilities provide a limited opportunity for redevelopment or expansion to increase public benefit;
- with no significant planned population growth in the future; and
- with limited infrastructure to sustainably support further development.’

The Municipal Strategic Statement (MSS) in the *Surf Coast Planning Scheme* describes Deans Marsh as a small country hamlet and envisages that any growth in and around Deans Marsh will be low scale to reflect the rural atmosphere. The MSS recognises that;

Deans Marsh and the surrounding rural hinterland will experience some growth in permanent and non permanent residents attracted to the opportunity for a relaxed and peaceful lifestyle. The landscape surrounding the town is characterised by rolling hills with a northerly aspect, and this will result in an increasing number and range of guest houses, B&Bs and country cottages for visitors seeking relaxation in a tranquil country environment.

The rural character of the town and picturesque setting within the surrounding hinterland gives Deans Marsh its charm and although growth will continue to be limited due to servicing constraints, it will be important that any growth that does occur is respectful of this character. The *Great Ocean Road Region Strategy (2004)* identifies the need to establish a township boundary that limits urban expansion in order to protect the landscape values of the surrounding hinterland. This measure will help protect the rural setting. Development within the boundaries will also need to be carefully considered to establish how change will impact on the existing rural character.

Demand for new housing will depend on population growth, which has previously been slow in Deans Marsh. In 2007, there were a total of 43 dwellings in the Deans Marsh Township, as detailed in map 2.2 below. Over the past 10 years (since 1998) there has been 12 building applications lodged and approved by the Surf Coast Shire for new dwellings in the Deans Marsh Township⁹. This equates to 1.2 new dwellings a year. Based on these figures, and if the trend was to continue at this slow rate, the Deans Marsh township could expect to see the development of only around 17 new dwellings over the next 14 years.

⁸ Great Ocean Road Region – a Land Use and Transport Strategy, Department of Sustainability and Environment (2004)

⁹ Surf Coast Shire - Building Register (2006)

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Map 2.2: Existing dwellings within the township



Community members have speculated that more growth could potentially occur in Deans Marsh as it becomes a more affordable housing solution. The popularity of coastal towns over the last five years has led to a sharp increase in coastal property prices with many people now unable to afford to buy a house on the coast. Anecdotal evidence suggests that some of these people are looking to move inland to townships such as Winchelsea and Birregurra and to a lesser extent Deans Marsh, that are more affordable but that still enjoy relatively close proximity to the coast and other large activity centres, including Geelong and Colac.

The *Surf Coast Housing Policy Project* calculated the median weekly rentals for properties across the Surf Coast Shire and found that the highest prices were in the coastal towns (Torquay/Jan Juc and Lorne being the most expensive) and the lowest prices were in the rural/hinterland towns (Winchelsea and Deans Marsh being the most affordable).¹⁰ The report goes on to say however that although the hinterland towns are more affordable the 'coastal areas do and will continue to accommodate the majority of growth in the Shire...' the report does note however that '...the proportion of growth occurring in the hinterland towns will increase.' The majority of the hinterland growth is projected to occur in Winchelsea, being a defined growth node and currently experiencing a 'moderate level of infill development and construction on vacant lots at around 30 dwellings per annum for the forecast period....'¹¹

Housing affordability is raised as an issue in the Housing Policy Project that will need to be addressed in more detail in a future study on affordable housing'. The report notes however that;

'failing to cater for affordability within the Shire has the potential to extrapolate the current trends of more affluent residents moving into the Shire with those, often younger local people who are unable to enter the increasingly unaffordable housing market or access the rental properties being forced to hinterland areas or out of the Shire'.¹²

Although housing affordability is raised as an issue and notwithstanding that Deans Marsh is one of the most affordable towns in the Surf Coast Shire the Housing Policy discourages Deans Marsh as

¹⁰ Surf Coast Housing Policy Project, Volume 1: Housing Strategy, Planisphere (2006)

¹¹ Surf Coast Housing Policy Project, Volume 1: Housing Strategy, Planisphere (2006)

¹² Surf Coast Housing Policy Project, Volume 1: Housing Strategy, Planisphere (2006)

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an affordable housing solution. The policy recognises the limitations of the township with its 'limited capacity for growth by the lack of reticulated services' and 'the desire to retain viable agricultural land that surrounds the township' in addition to preserving the 'valued rural character'. The policy concludes that 'locating low cost housing options in hinterland towns, distant from sustainable transport to employment nodes, is not a sound long term strategy.'

The policy does note however that affordability is also about 'ensuring that the right sized dwellings are provided in the right locations to meet the needs of the current and projected future population profile, in particular the ageing community and the increasing trend towards smaller household types.' Although it is envisaged that the ageing community may chose to leave Deans Marsh and migrate to towns with better services such as Winchelsea and Torquay, encouraging the provision of a diversity of house sizes is a long term option for addressing the changing demographics in the Deans Marsh area.

In conclusion, limited residential growth is predicted for Deans Marsh given its small size, past slow rate of development and the lack of services available, in particular the lack of reticulated sewerage and potable water supply (discussed in more detail in chapter 5).

Summary – Main Points

- Deans Marsh has been identified as a small town/settlement with limited opportunities for growth at a state and local level due to lack of services, particularly water, sewerage and public transport.
- 12 new dwellings have been approved in the Deans Marsh township since 1998, a rate of 1.2 new dwelling every year.
- Growth is expected to continue at a slow rate in the next 14 years with an estimated 17 new dwellings being constructed.
- Compared to townships along the coast Deans Marsh offers more affordable housing however Deans Marsh is not an affordable housing solution due to the remoteness of the town and lack of physical and community services.
- The provision of affordable housing will be addressed in Deans Marsh by encouraging a diversity of house sizes which will also address the projected change in demographics to smaller households.



Dwelling under construction in Deans Marsh

CHAPTER 2

RESIDENTIAL LAND - SUPPLY

To estimate the potential number of infill sites currently zoned for residential development in Deans Marsh it was necessary to develop a formula based on a specified lot size. For land in both the Township Zone (TZ) and the Low Density Residential Zone (LDRZ) this report assumes a density of two dwellings per hectare, based on the minimum lot size allowed under the LDRZ (0.4 hectare) with an allowance of 1000sqm per lot for external roads, paths, open space requirements, landscaping, etc. Where subdivided lots would have direct access to a road the report assumes a slightly higher density of two dwellings per 8000sqm.

The land supply analysis, outlined in map 2.3 and table 2.2 below, identifies 15 existing vacant lots and suggests potential for an additional 45 lots in the Deans Marsh township presently zoned for residential purposes, with each lot being entitled to a single dwelling subject to Council approval. This figure is based on data from the Surf Coast Shire's rates system, an examination of the Shires aerial photographs and a calculation of lot yield on large lots exceeding 8000sqm (in certain circumstances) and 1ha. (Refer to Chapter 6 for an explanation on potential lot yield).

Map 2.3 below shows all of the vacant land in the Deans Marsh township and colour codes land based on its infill potential (ie; land that can be subdivided and how many house entitlements it may have). There is a wide variety of land parcels in the town consisting of lots that are too small, lots that can be restructured and lots that can be subdivided.

Map 2.3: Vacant land and land that can be subdivided



Surf Coast Shire 2007

Many of the existing lots in the township are less than 0.4ha, below the recommended size for retaining waste water on site. However as a number of these lots are in separate ownership there is little that can be done to increase the size of the allotments. It is important to note however that a dwelling will only be approved on these lots where it can be demonstrated that all waste water can be retained on site. As a result development on these sites may be restricted due to the proportion of the site required to be set aside for waste water treatment.

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There are some properties in the town that are in the one ownership and contain a number of small lots, in this instance there is scope to restructure these lots and provide a more suitable house lot size as a result. The remainder of land parcels in the township are made up of numerous large properties that have the potential to be subdivided into additional lots.

There are twelve vacant lots, shown in green on map 2.3, all of which are entitled to a single dwelling subject to Council approval. All of these lots are the result of historical subdivisions and eleven of these lots are smaller than 0.4ha.

There are three properties, shown in yellow on map 2.3, which contain a number of smaller lots within a defined property boundary, these properties are only suitable for a single dwelling rather than a dwelling for each lot within the defined boundary. It is proposed that these three properties be restructured and only one house allowed on each property or *tenement* (adjoining lots in the same ownership). The proposed restructure overlay is discussed in more detail later in this chapter.

There are seven large lots, shown in blue in map 2.3 and numbered 2 - 8, which have the ability to be subdivided to create one or more additional new lots. The lot yield of these land parcels is presented and further analysed in table 2.2 below. There is one property, shown in purple in map 2.3, that can also be subdivided. This property (site 1) is only counted as one land parcel even though it consists of nine small lots. This land parcel is to be restructured from nine lots to two lots of 4000sqm each.

Table 2.2: Land capable of being subdivided

Sites	Street Address	Current status	Size	Potential lot yield
1	15 Aurel Road	Single Dwelling	9047m ² (0.9ha)	2
2	1370 Birregurra Deans Marsh Road **	Vacant with dam	28,600m ² (2.86ha)	4 *
3	1370 Birregurra Deans Marsh Road **	Vacant	12,160m ² (1.2ha)	2
4	1370 Birregurra Deans Marsh Road **	Vacant	12,340m ² (1.2ha)	2
5	1370 Birregurra Deans Marsh Road **	Vacant	12,340m ² (1.2ha)	2
6	1370 Birregurra Deans Marsh Road **	Single Dwelling	126,700m ² (12.6ha)	25
7	1376 Birregurra Deans Marsh Road	Single Dwelling	14,574m ² (1.4ha)	3
8	1390 Birregurra Deans Marsh Road	Single Dwelling and dam	52,880m ² (5.2ha)	9*
Total				49

Surf Coast Shire (2007)

Notes:

* *The lot yield calculation for these sites are conservative given that there are large dams on the properties which appear to range between 5000sqm to 1ha in size.*

** *Sites 2-6 are all part of 1370 Birregurra Deans Marsh Road but have been identified as separate lots as each lot could be individually subdivided.*

Sites 1, 6, 7 and 8 each contain a single dwelling but there is potential for 45 new dwellings if sites 1-8 are subdivided at a minimum lot size of 0.5ha per lot.

As mentioned above, to calculate the potential supply of residential land a 1ha minimum lot size was applied based on the requirement of each lot being capable of retaining waste water on site. It was determined that a lot with direct road access would be capable of supporting two dwellings at a slightly higher density of one dwelling per 4000sqm rather than one dwelling per 5000sqm as the additional land set aside for access would not be required.

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Site 1 (coloured in blue on map 2.3) exceeds 8000sqm and as the entire property adjoins Aurel Road the property has the potential to support two dwellings at a density of one dwelling per 4000sqm. There is currently a house on this site leaving one vacant residential lot. Sites 6, 7 and 8, (coloured in blue on map 2.3) also contain a single dwelling but have the potential to support additional dwellings.

Table 2.2 details the land availability analysis and calculates the potential lot yield of these eight large lots. Based on a minimum lot size of 5000sqm per lot (with the exception of site 1) there is potential for the creation of 49 new lots. Four of the eight lots as shown in map 2.3 already contain a dwelling leaving a potential infill capacity of 45 new dwellings.

The total amount of vacant land within the township equates to approximately 60 lots that could support one new dwelling per lot. This is based on current vacant land (15 lots) and potential infill sites (45 lots).

The Surf Coast Shire building register for the last 10 years has been used to project the rate of development that could potentially occur within the township up to 2021. The building register indicates that a minimum of 17 new dwellings could be expected in the next fourteen years at a rate of 1.2 dwellings per year. This slow growth rate is consistent with the lack of services and infrastructure available in the town, and the semi-remoteness of the town from other town centres that have a greater range of services.

Table 2.3 below estimates the land supply available in the residential land of Deans Marsh based on a forecast demand of 1.2 new dwellings per year and estimates how many years supply might exist. On this assumption, having regard to the land availability analysis above, there is potentially adequate vacant land within the township growth boundary to meet demand for approximately 50 years.

Table 2.3: Existing & Potential Land Supply

Type of lot	Potential no. of additional lots	No. years potential supply (approx.) based on demand for 1.2 new dwellings per year
Existing vacant land	15	12 years
Large lot subdivision	45	38 years
Total	60 lots	50 years

Surf Coast Shire, 2007

Summary – Main Points

- By 2021, it is estimated that approximately 17 new houses will be constructed in Deans Marsh based on past trends.
- At present there are 15 vacant lots in the township.
- There are eight sites within the township that are large enough to be subdivided, potentially creating 45 new lots.
- There is a potential supply of 60 residential allotments for new housing utilising land that is already zoned for residential purposes. This meets the forecast demand to the year 2021 and beyond (to the year 2057).

CHAPTER 2

RESIDENTIAL LAND - ZONING

Strategic Framework

This section explores how land is zoned in the Deans Marsh township. In determining future land use requirements it is important to consider the objectives of the State and Local Planning Policy Frameworks, which are set out in the *Surf Coast Planning Scheme*.

State Planning Policy Framework (SPPF)

Clause 14 in the SPPF sets directions for planning urban settlements and includes the following implementation measures relevant to planning for future land use in Deans Marsh:

- *'Planning authorities should plan to accommodate projected population growth over at least a 10 year period, taking account of opportunities for redevelopment and intensification of existing urban areas as well as the limits of land capability and natural hazards, environmental quality and the cost of providing infrastructure.'*
- *Planning authorities should encourage consolidation of existing urban areas while respecting neighbourhood character.*
- *Planning authorities should encourage higher density and mixed use development near public transport routes.*
- *Planning authorities should facilitate the development of walkable neighbourhoods and precincts within an area.¹³*

The structure plan seeks to accommodate future growth in the context of these principles by;

- ensuring there is adequate land in Deans Marsh zoned for residential purposes for the next 10 years
- redefining the urban growth boundary
- consolidating development within the township, which will in turn reduce environmental impacts resulting from urban sprawl, impacts from natural hazards and will minimise infrastructure provision costs.
- encouraging residents to walk to local services such as the local store, school and community services by retaining a compact rural town.
- Protecting the unique rural character of Deans Marsh

High density development is not an option for Deans Marsh due to the lack of reticulated sewerage and public transport although infill development will be encouraged at a rate that enables waste water to be contained on site.

Local Planning Policy Framework (LPPF)

The LPPF consists of the Municipal Strategic Statement (MSS) and local planning policies. Clause 21.04 of the MSS outlines the strategic land use planning framework for the Surf Coast Shire. A priority of the MSS is to ensure that high quality agricultural land is protected from further subdivision in order to ensure the future viability of Surf Coast Shire's agricultural economy¹⁴. A second key theme of the MSS is *'balancing development against the environmental qualities which provide the foundation for the Shire's attractiveness as a place to live and work'*¹⁵. Clause 14.01-3 'Housing and Settlement' includes the following key objective:

'To manage population growth in an environmentally sustainable manner and make effective use of physical and social infrastructure by identifying Torquay/Jan Juc and Winchelsea as growth nodes.'

It is clear that the SPPF and the LPPF do not encourage population growth in Deans Marsh. In terms of providing land to accommodate additional population, the LPPF objectives are consistent with the SPPF particularly with regard to directing residential growth to towns such as Torquay and

¹³ 'Surf Coast Planning Scheme', Clause 14.01-2, page 4 of 9

¹⁴ Rural Strategy Review, RMCG

¹⁵ 'Surf Coast Planning Scheme', Clause 14.01-3, page 6 of 9

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Winchelsea, maximising the efficient use of land and existing infrastructure and consolidation of townships.

Deans Marsh is considered in detail in the Deans Marsh Strategy (Clause 21.17) of the MSS. In regards to residential development the Strategy comments that:

'Residential development in the township extends along and to the south of the Birregurra-Deans Marsh Road, mainly in the form of low density (rural residential) housing, because of the lack of sewerage treatment facilities.

Future residential growth of the township itself will be limited due to the lack of a reticulated water or sewerage system.'

Objectives in the strategy include:

- *To maximise the efficient use of available land for residential development.*
- *To preserve the scenic qualities and undeveloped character of the surrounding rural hinterland.*
- *To support the growth and development of a sustainable community.*

In order to comply with the SPPF and LPPF, future residential growth should in the first instance be accommodated by consolidation of the existing township prior to rezoning additional land for residential development. The supply and demand analysis detailed previously has shown that there is adequate land zoned for residential development and therefore consolidating development within the town is recommended for the following reasons:

- The availability of adequate residential land within the existing town boundaries.
- High landscape values surrounding the town.
- Environmental constraints to further development, such as problems with salinity and flooding.
- High quality agricultural land surrounding the town.
- Lack of accessibility to public transport.
- Lack of established physical infrastructure in particular sewerage and town water.
- Limited community facilities and services.

While it cannot be guaranteed that any of the potential lots already zoned for residential purposes will be subdivided and made available for development in the short term, there is adequate vacant land to enable development approximately for the next 12 years without further subdivision. Recent applications for subdivision (permit applications 02/0318, 04/0039 and 06/0470) would indicate however that consolidation is beginning to occur in Deans Marsh.

It is therefore recommended that Council continues to encourage the subdivision of land greater than 8000sqm where it can be demonstrated that all wastewater can be retained on site.

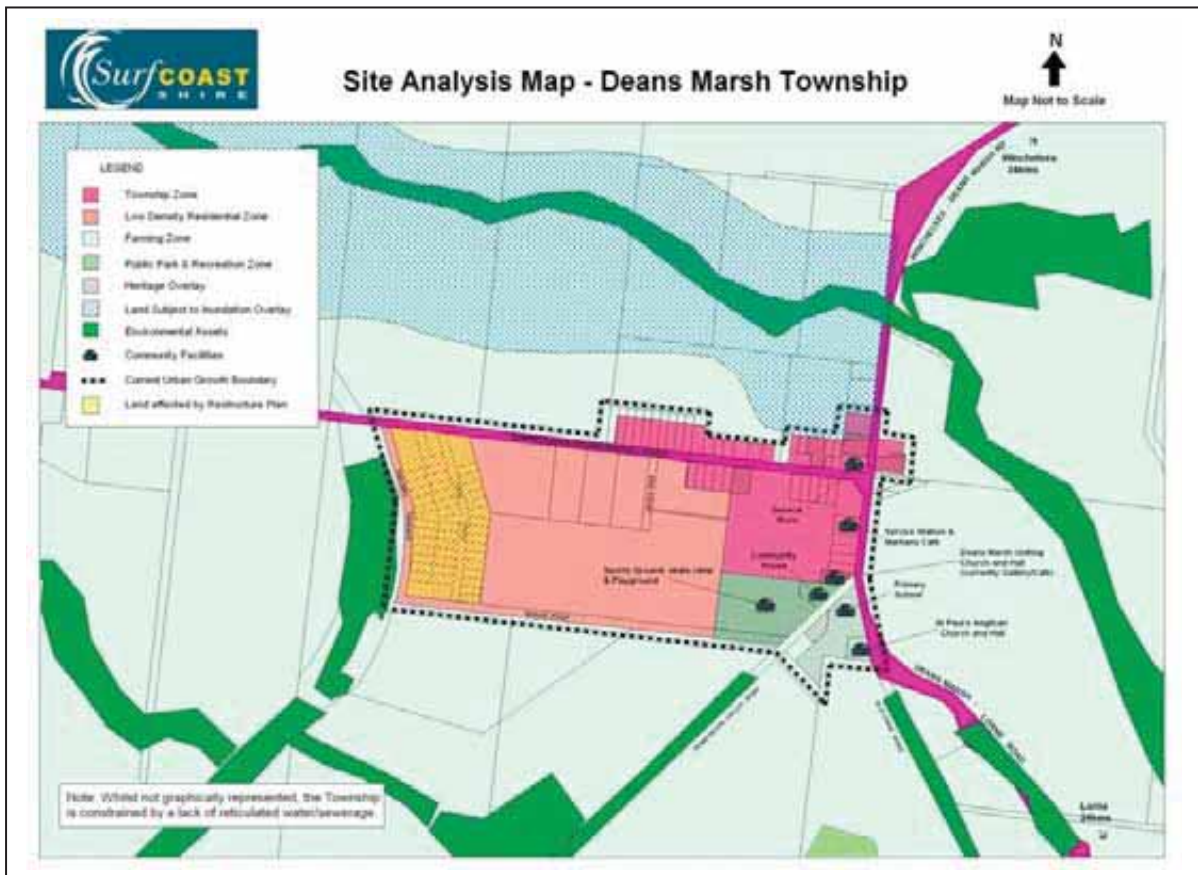
The rezoning of rural land is discussed in Chapter 4 – Local Economy.

Current residential zoning in the Deans Marsh township

As detailed in the site analysis map of Deans Marsh, map 2.4 below, there are two different residential zones within the township boundary, the Township Zone (TZ) and the Low Density Residential Zone (LDRZ). The TZ covers the eastern part of the town and the LDRZ covers the western end.

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Map 2.4



Surf Coast Shire (2007)

The purpose of the TZ is;

To provide for residential development and a range of commercial, industrial and other uses in small towns;

To encourage residential development that respects the neighbourhood character

The purpose of the Low Density Residential Zone (LDRZ) is;

To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.

The two zones are quite different in their intent in that the TZ permits a variety of uses, including commercial, some light industry and residential, that could be expected in a small rural town like Deans Marsh whereas the LDRZ is residential focused permitting limited other uses and generally only where they are ancillary to a residential use.

A planning permit is not required to use the land for a single dwelling per lot in either the TZ or the LDRZ with the requirement that a dwelling can only be developed where all wastewater can be treated and retained within the lot in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.

The Township Zone (TZ) does not contain a minimum lot size for subdivision as the TZ is not exclusively applied to towns without reticulated sewerage. Instead the zone requires that an application to subdivide land where reticulated sewerage is unavailable must be accompanied by a Land Capability Assessment which demonstrates that each lot is capable of treating and retaining all wastewater on site in accordance with the SEPP (Waters of Victoria).

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The LDRZ has a minimum lot size of 0.4 hectare as the zone recognises that there is no reticulated sewerage available to land covered by this zoning.

Revised Residential Zoning in Deans Marsh township

One of the strategies contained in the current Deans Marsh Strategy at Clause 21.17-3 is to;

Encourage increased residential development in the township provided lots are at least 0.4ha in area and are capable of retaining all waste water within their boundaries.

It would appear that the above strategy led to the introduction of the LDRZ over part of the town because it contains a minimum subdivision size of 0.4ha. The TZ was applied to the remainder of the township as it permits the consideration of a range of uses, including residential and commercial. Having two different zones within the township adds to the complexity of the planning scheme controls where one zone would suffice.

It would reduce complication if the TZ was applied to all land within the township urban growth boundary (with the exception of public land) rather than having two different residential zones. The removal of the LDRZ would remove the residential focus from the western part of the town and would enable a variety of uses to occur throughout the township. Commercial development will continue to be focussed along the Lorne/Winchelsea Deans Marsh Road, which is specified in the revised Deans Marsh Framework Plan, outlined later in this chapter. However some uses other than residential may be acceptable elsewhere in the town provided a change in use does not adversely affect the amenity of the neighbourhood. Most uses, other than residential, would be subject to planning approval and would have to be small scale to reflect the small scale nature of the town.

To ensure that any new lots created in the town are at least 0.4ha an overlay could be introduced into the township that includes a minimum lot size for subdivision or else the default minimum lot size within the Township Zone, triggered by the need to retain all wastewater on site, could be relied upon.

The introduction of an overlay may not be justifiable if used in isolation to achieve a minimum lot size that is already controlled through the zone provisions. It is therefore recommended that the LDRZ applying to residential land within the township be removed and that all residential land within the urban growth boundary be zoned Township Zone as detailed in map 2.6 below.

Rezoning of Farming Zone to Township Zone

The consolidation of residential land within a defined urban growth boundary is promoted by the State Government to prevent ribbon development and the fragmentation of valuable agricultural land. As discussed earlier in this chapter Deans Marsh is expected to experience a slow growth rate and there is adequate residential land available within the settlement boundary to facilitate this growth.

The DMSP 2021 recommends a minor adjustment to the current urban town boundary or growth limits by including a number of land parcels abutting the township that are of a similar size to other residential blocks in the town. These small properties adjoin the northern and eastern end of the town and will need to be rezoned from Farming Zone to Township Zone (shown in green in map 2.4 above and in red in map 2.6 below) to reflect their inclusion within the town boundary.

No new house entitlements will be created as a result of this rezoning or realignment of the settlement boundary. All of the lots to be included within the settlement boundary already contain an existing dwelling (refer to map 2.2 above) with the exception of 1, 1A, 3 and 5 Deans Marsh – Lorne Road. 1 Deans Marsh – Lorne Road (shown as site 17 on map 2.6 below) would be entitled to a single dwelling under the current zoning (subject to planning approval) as the property was a separate tenement in 1997 as defined in the Rural and Environmental Policy of the Surf Coast Planning Scheme. This property does however contain two separate titles (one of which is land locked) and because the entire property is less than 0.4ha would be subject to the proposed Restructure Overlay, requiring the two lots to be consolidated prior to the construction of a dwelling.

1A, 3 and 5 Deans Marsh Lorne Road are all used for public utilities (1A Deans Marsh Lorne Road is 175sqm, is owned by Telstra and contains a telephone exchange. 3 Deans Marsh Lorne Road is

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669sqm, is owned by the Surf Coast Shire and contains a bore. 5 Deans Marsh Lorne Road is 393sqm, is owned by Country Fire Authority and contains a fire station). The three properties are currently outside the settlement boundary and are zoned farming but through the realignment of the urban growth boundary the properties will be within the township. None of these properties are large enough to contain a house as they wouldn't be capable of containing waste water on site.

Proposed Restructure Overlay

The existing Deans Marsh Strategy at Clause 21.17 states that;

The western end of the town includes an old and inappropriate subdivision of lots in the order of 1000m². Because these lots were unable to retain their waste water on site, the subdivision was restructured in 1986 to allow only one dwelling each tenement. The restructure plan is shown in Map 1 attached, and subject to comments in the Rural Residential Strategy (Clause 21.09), no further dwellings will be permitted unless in accordance with that restructure plan.

The Rural Residential Strategy at Clause 21.09 also refers to this subdivision at the western end of town and in addition to the comments made above adds that;

Some of these tenements are very large (containing more than 8 allotments) and may be capable of sustaining more than one dwelling provided it can be demonstrated that any reconfiguration of lots will be capable of retaining all waste water within their boundaries in accordance with the Code of Practice – Septic Tanks.

Map 2.5 below shows map 1 (to Clause 21.17) and map 3 to (Clause 21.09) of the Surf Coast Planning Scheme, detailing the subdivision that was recommended for restructure. Although the intention was quite clear in the Deans Marsh Strategy, that all of the tenements (adjoining lots in one ownership) within the subdivision were to be consolidated, no restructure overlay was applied to the land when the new format Surf Coast Planning Scheme was introduced and as a result the restructure has never been implemented. The original restructure plan, detailed in map 2.5 below, shows the parcels of land to be restructured to make up 12 new lots, referenced as R1-12.

Map 2.5 Existing Deans Marsh Restructure Plan



The DMSP 2021 proposes to introduce a Restructure Overlay (based on the analysis in table 2.4 and detailed in map 2.6 below) that will implement the restructure referred to in the current Deans Marsh Strategy but based on current ownership patterns, recent permit decisions and a minimum lot size of 0.4ha.

A number of changes to the original restructure plan are proposed. The modifications are as follows;

- Five of the original properties within the subdivision cannot be restructured, R1, R4, R5A, R9 and R10 because all of these properties consist of a single lot. Therefore no restructure overlay is proposed for these properties.
- The tenement shown as R3 is now in two separate ownerships and so this property is now to be shown as two tenements (R2 and R3 in table 2.4).

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- A planning permit has recently been granted for the re-subdivision of R11 into two lots, this property is allocated R8 and R9 in table 2.4. A restructure overlay is still proposed for this tenement as the property owners have not yet enacted their planning permit through the certification process and therefore the land has not yet been consolidated into two lots on the title. The layout of R8 and R9 however reflect the endorsed planning permit lot layout.

Map 2.6 Proposed rezoning and restructure overlay



Surf Coast Shire 2007

The restructure analysis detailed in table 2.4 below, has identified all tenements smaller than 0.4ha that have the potential to be restructured. The restructure numbers contained within table 2.4 follow the pattern of the original restructure plan but are readjusted to recognise recent changes in ownerships, inability of lots to be further consolidated and recent applications for subdivision. The numbers follow on consecutively and include those additional lots less than 0.4ha throughout the remainder of the township.

There are 17 tenements in the Deans Marsh township that could be restructured through the application of a restructure overlay. 13 of the 17 tenements already contain a single dwelling but 4 remain vacant. The application of a restructure overlay will prevent the development of a second dwelling on a property below the minimum lot size, will give clarity to any prospective buyers as to the building potential on these lots and will require a consolidation of all of the lots within the tenement if a planning permit was ever required for a new dwelling.

CHAPTER 2**Table 2.4 - Restructure analysis**

Restructure Plan Number	Street Address	Lots within Land Parcel	Current status	Size
R1	1316 Birregurra-Deans Marsh Road, Deans Marsh	Lots 2, 3 & 4 Sect 1 LP 3400	Dwelling	3951m ²
R2	13 Railway Terrace, Deans Marsh	Lots 6-9 Sect 1 LP3400	Vacant	4111m ²
R3	14 Aurel Road, Deans Marsh	Lots 10-16 Sect 1 LP3400	Vacant	7065m ²
R4	22 Aurel Road, Deans Marsh	Lot 20 & 21 Sect 1 LP3400	Dwelling	1992m ²
R5	29 Railway Terrace, Deans Marsh	Lots 19, 22, 23, 26, 27 & 30 Sect 1 LP3400	Dwelling	6618m ²
R6	28 Aurel Road, Deans Marsh	Lots 24 & 25 Sect 1 LP3400	Dwelling	1999m ²
R7	34 Aurel Road, Deans Marsh	Lots 28, 29, 31 & 32 Sect 1 LP3400	Dwelling	4201m ²
R8	15 Aurel Road, Deans Marsh	Lots 4-7 Sect 2 LP3400	Dwelling	4025m ²
R9	15 Aurel Road, Deans Marsh	Lots 8-12 Sect 2 LP3400	Vacant	5022m ²
R10	31 Aurel Road, Deans Marsh	Lots 13-19 Sect 2 LP3400	Dwelling	6740m ²
R11	1380 Birregurra-Deans Marsh Road, Deans Marsh	Lots 1-3 LP22653	Dwelling	3851m ²
R12	1384 Birregurra-Deans Marsh Road, Deans Marsh	TP130457	Dwelling	2574m ²
R13	1406 Birregurra-Deans Marsh Road, Deans Marsh	Lots 5 & 6 LP17123	Dwelling	2630m ²
R14	1408 Birregurra-Deans Marsh Road, Deans Marsh	Lots 3-4 LP17123	Dwelling	2597m ²
R15	1409 Birregurra-Deans Marsh Road, Deans Marsh	Lots 17, 18 LP2359 (TP238326)	Dwelling	4971m ²
R16	1413 Birregurra-Deans Marsh Road, Deans Marsh	Lots 16 LP2359, Lot 1 TP376070 & Lot 1 TP515828 (TP245103 /TP250008)	Dwelling	1729m ²
R17	1 Deans Marsh-Lorne Road, Deans Marsh	Lot 1 TP513377 & Lot 1 on TP83659	Vacant	3468m ²

1363-1377 Birregurra Deans Marsh Road (located on the northern side of the road) contains eight lots all in the same ownership. However it is not proposed to apply the restructure overlay to these lots as a planning permit was issued for their re-subdivision in 2002. This permit was approved prior to the release of the Code of Practice – Septic Tanks (2003) and although these lots are regarded as too small as they are all less than 0.4ha in area, the permit restricted the size of development on each of these lots through the location and size of an effluent disposal envelope (in the form of a restriction on the title) based on the Land Capability Assessment submitted with the application.

Proposed Salinity Management Overlay

The Surf Coast Shire in conjunction with the Corangamite Catchment Management Authority (CCMA) is in the process of amending the Surf Coast Planning Scheme to include the Salinity Management

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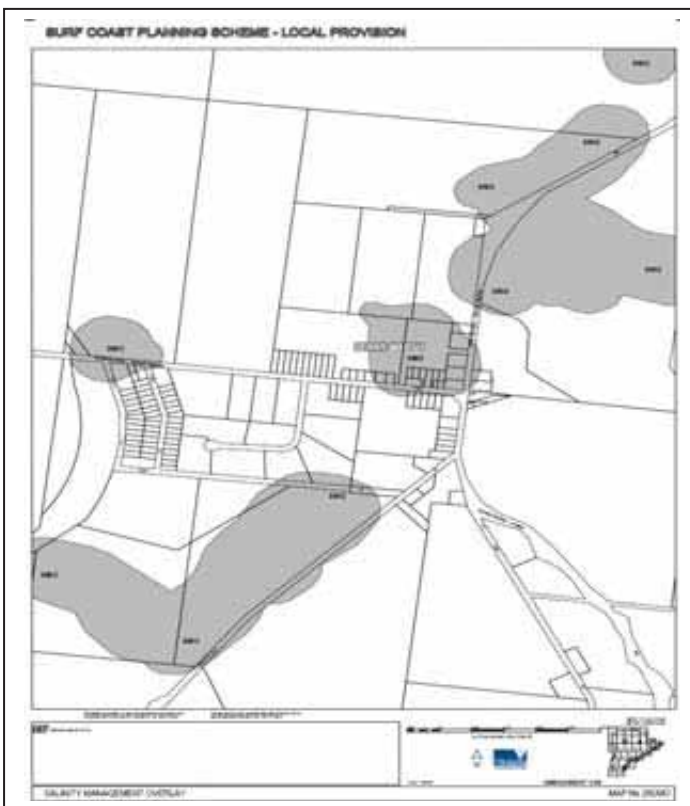
Overlay (SMO). The CCMA has provided up to date mapping to Council of all areas identified as being salt affected within the Shire. The proposed Salinity Management Overlay aims to guide decision making for any development in salinity prone areas in order to prevent damage to buildings and infrastructure from saline discharge and high (shallow) watertables.

Both primary and secondary salinity can be a threat to a variety of assets such as;

- restricting the growth of plants,
- destroying building foundations, sewer pipes and road materials and
- corroding water pipes and telecommunication cables.

The application of the Salinity Management Overlay is not proposed through the DMSP 2021 but through a separate amendment to the Surf Coast Planning Scheme as it will address salinity across the entire municipality.

Map 2.7 – Proposed Salinity Management Overlay



The *Surf Coast Shire Housing Policy Project* states that 'salinity needs to be managed within parts of the municipality and should be taken into consideration as a risk factor for development.'

The revised urban growth boundary as proposed in the Deans Marsh Framework Plan reflects the physical constraints of the town. As discussed above the structure plan recommends that residential growth be consolidated within the town. Irrespective of this recommendation, future urban expansion proposal for Deans Marsh will be somewhat restricted by the high level of salinisation occurring around the town.

CCMA 2007

Revised Deans Marsh Framework Map

The Deans Marsh Framework Map in the Deans Marsh Strategy (Clause 21.17) of the Surf Coast Planning Scheme presently consists of two maps, the restructure plan (shown as map 2.5 above) and a strategic map of the township detailing the current residential areas and growth limits of the town, similar to the site analysis map at 2.4 above. It is proposed to revise the Deans Marsh Framework Map to reflect the recommendations discussed previously in this chapter, specifically;

- Extending the urban settlement boundary to the north and east to include seven small allotments adjacent to the town.
- Applying a single residential zone across the township.
- Noting the location of public and commercial facilities.
- Identifying the location of a preferred commercial area.
- Identifying the protection of scenic vistas.

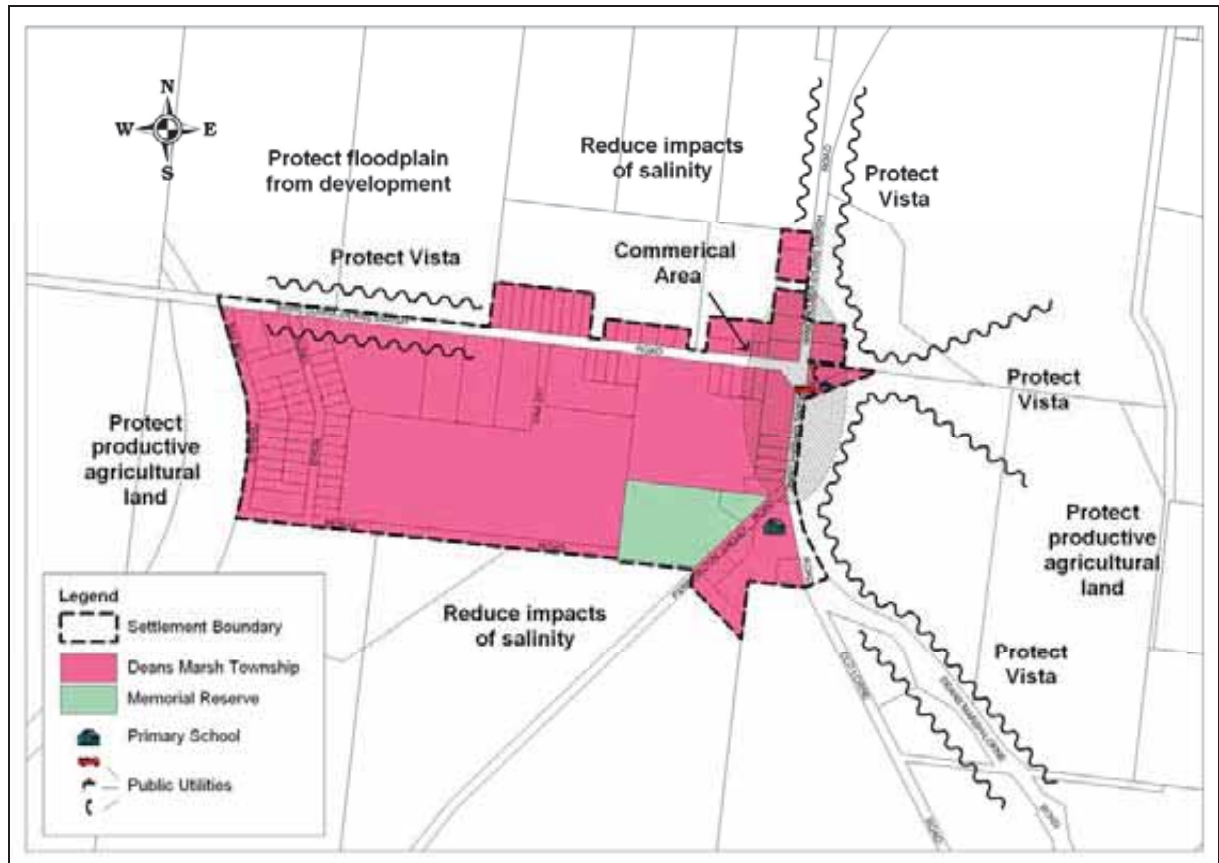
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- Showing the constraints to urban expansion relating to flooding, salinity, agricultural and landscape values.

Flooding, salinity, agricultural land and landscape values are discussed in more detail in chapters 3 and 4 of this structure plan.

The format of the revised Deans Marsh Framework Map reflects the preferred layout set out in the Department of Sustainability and Environment Practice Note, *Implementing a Coastal Settlement Boundary*.¹⁶

Map 2.8 Deans Marsh Framework Map 2021



Summary – Main Points

- There is an adequate supply of existing zoned residential land within the township boundary for the next 50 years.
- State policy encourages urban consolidation which will be implemented through the inclusion of an urban growth limit boundary.
- All residential land within the urban growth boundary is to be rezoned to Township Zone to simplify the planning controls and provide greater land use flexibility.
- The availability of existing vacant land and land that can be subdivided into rural residential size lots alleviates the need to rezone additional land for housing outside the township boundaries.
- A Restructure Overlay is proposed on all lots in the same ownership that have an area less than 0.4ha.
- The growth of the town is further restricted by salt effected land.

Rural Residential Land

It is recognised that due to the lack of reticulated sewerage in Deans Marsh most properties are already similar to rural residential living lots with part of the town being zoned Low Density

¹⁶ Implementing a Coastal Settlement Boundary, DSE (2006)

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Residential. In addition, however the current Deans Marsh Strategy at Clause 21.07 identifies an investigation area south of the township that might potentially support additional rural residential blocks if supported by further strategic analysis saying that:

There may also be some scope to encourage rural living opportunities in the hinterland of the town, for example on land rising between Pennyroyal Valley Road and the Old Lorne Road, which has moderate slopes, a northerly aspect and opportunities for a range of ecotourism businesses.

The Rural Residential Strategy at Clause 21.09 qualifies the potential of the further investigation areas identified throughout the Shire by stating that:

Prior to the rezoning of any land in a 'potential future development area', a detailed investigation must be carried out to establish the suitability of the land for rural residential / rural living purposes. The investigation will take into account the requirements of Ministerial Direction No. 6 as well as the key strategies of this scheme regarding matters such as environmental sustainability, rural land use, landscape values, and cultural heritage. The investigation may recommend that all or part of the 'potential future development area' is unsuitable for rezoning or subject to development constraints.

Ministerial Direction No. 6 requires that the planning authority (Council) demonstrate how any proposed rezoning to rural residential would meet a specified list of criteria. Relevant to Deans Marsh are:

- must be consistent with the housing needs and settlement strategy of the area;
- must demonstrate that it does not compromise productive agricultural land;
- avoids adverse environmental process and effects, such as flooding and salinity; and
- can effectively be serviced by social and physical infrastructure

Deans Marsh does not meet any of the above specified criteria and on this basis the DMSP 2021 does not seek to rezone land outside the township boundary for additional rural residential development.

Clause 16.03-2 of the State Planning Policy Framework (SPPF) in the *Surf Coast Planning Scheme* states that:

'Land should only be zoned for rural living or rural residential development where it:

- *Is located close to existing towns and urban centres, but not in areas that will be required for fully serviced urban development*
- *Can be supplied with electricity and water and good quality road access.'*

The rationale behind locating rural residential development close to existing towns is to make efficient use of existing infrastructure to reduce costs to the community and the State. In this regard, Deans Marsh is not the type of *urban centre* or *town* described in the SPPF above due to its limited services, including no town water, reticulated sewerage and public transport.

The SPPF also highlights that;

Land should not be zoned for rural living or rural residential development if it will encroach on high quality productive agricultural land or adversely impact on waterways or other natural resources."

The Rural Strategy at Clause 21.07 of the Local Planning Policy Framework (LPPF) in the *Surf Coast Planning Scheme* classifies the agricultural land around Deans Marsh as being of 'high quality' which also makes it unsuitable for a rezoning of this kind.

The Local Planning Policy Framework (LPPF) in the *Surf Coast Planning Scheme* also considers the issue of rural residential development, but in much more detail than the SPPF. The Strategic Framework at Clause 21.04-2 contains the following discussion and key objectives:

'These forms of subdivision and development necessarily consume large quantities of land and tend to detract from the economic efficiency of physical and social infrastructure. When

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not planned effectively they can limit opportunities for conventional urban growth, remove agricultural land from production, adversely impact on environmental and scenic landscape values, and promote speculative market trends and land prices in rural areas.

The Rural Residential Strategy at Clause 21.09 adds to the above by saying that;

Amendments which provide for new rural residential or rural living development must be selected so as to utilise existing services (water, power, telephone) and existing community facilities (transport, education, health, retail, social)

In support of this statement the Department of Sustainability and Environment in the *Rural Residential Development Guidelines* directs that rural residential development should be located where it can be 'supported by existing urban development.'¹⁷

The Rural Strategy Review which was undertaken by Surf Coast Shire in 2007 reviewed the demand and justification for rural residential land in the Surf Coast Shire. The review noted that rural residential development is an inefficient use of land to accommodate growth and is costly to service and concluded that the provision of any additional land zoned Rural Living could not be justified under the guidelines of Ministerial Direction No. 6. It further found that there is an adequate supply of residential land in the Surf Coast Shire for the next 30 years without any additional rural residential rezoning.¹⁸

The rezoning of land within the 'potential future development area' north of Deans Marsh to rural residential development would therefore be contrary to Ministerial Direction No 6, State policy and local policy. In light of this the DMSP 2021 recommends the removal of the reference to the 'potential future development area' from the Deans Marsh Strategy.

Summary – Main Points

- The rezoning of rural land for rural residential housing is not supported by the SPPF, the LPPF and the Rural Strategy Review (2007).

CHAPTER 2 RECOMMENDATIONS

1. Realign the urban growth boundary around the township to include all existing residential lots and lots containing public utilities abutting the town.
2. Contain future residential development within the defined urban growth boundary.
3. Do not rezone any land beyond the town boundary for rural residential purposes.
4. Remove reference to an investigation area for future rural residential development on the outskirts of Deans Marsh from the Deans Marsh Strategy.
5. Rezone all residential land within the revised urban growth boundary to Township Zone.
6. Introduce the Restructure Overlay to lots smaller than 0.4ha in the same ownership.
7. Encourage infill development and subdivision within the township boundaries that can accommodate sewerage treatment on site.
8. Encourage the provision of affordable housing in Deans Marsh by facilitating a diversity of house sizes.
9. Monitor and review the rate of growth in the township.

¹⁷ Rural Residential Development Guidelines, General Practice Note, DSE (2006)

¹⁸ Rural Strategy Review, Surf Coast Shire (2007)

CHAPTER 3

3. ENVIRONMENTAL ASSETS AND CONSTRAINTS AND LANDSCAPE VALUES

ENVIRONMENTAL ASSETS

Bioregions

Victoria's Biodiversity Strategy (NRE 1997) provides the over-arching framework for biodiversity action planning for the State as required under Section 17 of the *Flora and Fauna Guarantee Act 1988*.

Through the five goals for biodiversity management in Victoria the strategy seeks to ensure that;

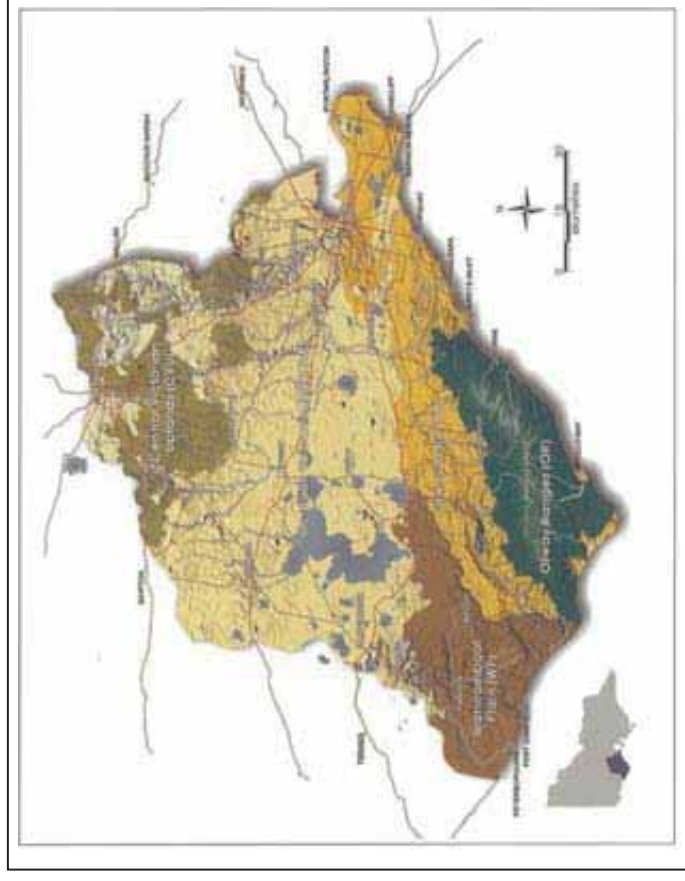
- there is a reversal, across the entire landscape, of the long-term decline in the extent and quality of native vegetation, leading to a net gain with the first target being no net loss by the year 2001;
- the ecological processes and the biodiversity dependent upon terrestrial, freshwater and marine environments are maintained and, where necessary, restored;
- the present diversity of species and ecological communities and their viability is maintained or improved across each bioregion;
- there is no further preventable decline in the viability of any rare species or of any rare ecological community;
- there is an increase in the viability of threatened species and in the extent and quality of threatened ecological communities.¹

Victoria's Biodiversity (NRE 1997) consists of three volumes. Volume 3, *Directions in Management* presents a biogeographical region (bioregion) approach to planning and management of biodiversity. Each bioregion captures the patterns of ecological characteristics in the landscape, providing a natural framework for recognising and responding to biodiversity values.

The Surf Coast Shire contains three bio-regions, the Victorian Volcanic Plain (VVP), Otway Plain (OP) and Otway Ranges (OR) as shown in map 3.1.

The Deans Marsh study area is located within both the Otway Plain and Otway Range bioregions.

Map 3.1: Bioregions of the Corangamite Region



Corangamite Native Vegetation Plan (2004)

¹ Victoria's Biodiversity – Directions in Management, NRE

CHAPTER 3

Otway Plain Bioregion

The northern part of the Deans Marsh study area is within the Otway Plain (OP) bioregion which extends from the Bellarine Peninsula in the east, to Princetown in the west and surrounds the Otway Ranges. The Biodiversity Action Plan (BAP) *Strategic Overview for the Otway Plain Bioregion, Victoria* states that;

The Otway Plain is of high conservation value due to its remaining native vegetation cover (about 30%) and important wetland habitat. It has a high requirement for land protection and restoration work, particularly along degraded waterways.

Two species of fauna recorded in the bioregion are extinct, whilst of the remaining flora and fauna species, 165 species are considered rare or threatened in Victoria, including 94 plants, 10 mammals, 52 birds, 4 reptiles/amphibians, 3 fish and 2 invertebrates. 11% of all threatened species in Victoria have been recorded in the bioregion.²

Approximately 69% of the bioregion has been cleared of its original vegetation and used for agriculture, however there are still significant areas of remnant vegetation remaining on private land. Therefore, protecting and managing the remaining native vegetation is vitally important for flora and fauna conservation. The challenge of identifying and protecting environmental assets is heightened by the fact that the OP is largely used for agriculture and supports some of the most productive grazing country in Australia.

Otway Ranges Bioregion

The southern part of the Deans Marsh study area is within the Otway Ranges (OR) bioregion which extends from Moonlight Head in the east to Bambra in the northwest and south to the coast. The OR is dominated by the Otway Range and 70% of the bioregion is in public ownership. The Biodiversity Action Plan (BAP) *Strategic Overview for the Otway Ranges Bioregion, Victoria* states that;

Of the flora and fauna species recorded within the OR 92 species are considered rare or threatened in Victoria, including 46 plants, 9 mammals, 32 birds, 2 fish and 3 invertebrates. Six per cent of all threatened species in Victoria have been recorded in the bioregion³.

Large areas of the Otway range serve as important domestic water supply catchments. The OR bioregion is of very high conservation value due to the diversity and extent of remaining native vegetation (approximately 80%) and the habitat that vegetation provides for a range of flora and fauna including numerous threatened species.



² Biodiversity Action Planning, Strategic Overview for the Otway Plain Bioregion, Victoria, NRE (2002)

³ Biodiversity Action Planning, Strategic Overview for the Otway Ranges Bioregion, Victoria, NRE (2002)

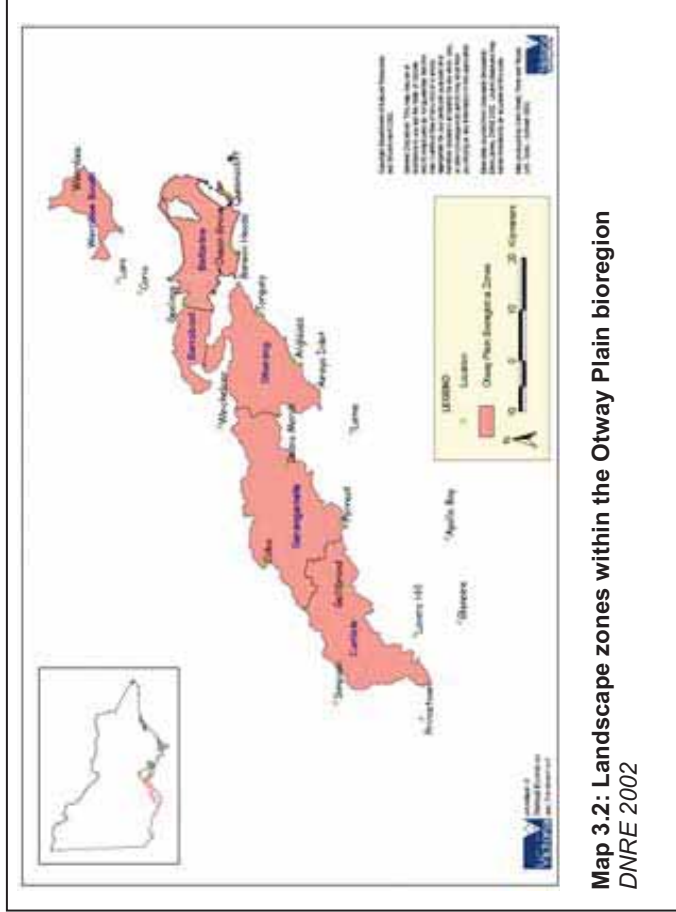
CHAPTER 3

Gerangamete Landscape Zone 2 (Otway Plains)

The Otway Plain bioregion is divided into six Landscape zones as shown in map 3.2 and the Deans Marsh study area is included in zone 2 'Gerangamete'. Prior to European settlement, the undulating plains of the Gerangamete Landscape Zone were dominated by Grassy Woodland, with Floodplain Riparian Woodland along the Barwon River and its tributaries.



The pattern of land clearing over the past 150 years has resulted in the loss or fragmentation of most of these grassy and riparian woodland areas, as they occupied the most suitable agricultural land. Today, most of the remaining native vegetation is Lowland Forest and Heathy Woodland on public land near Gerangamete, Forrest and Bamba, with significant remnants on freehold land adjoining these blocks.



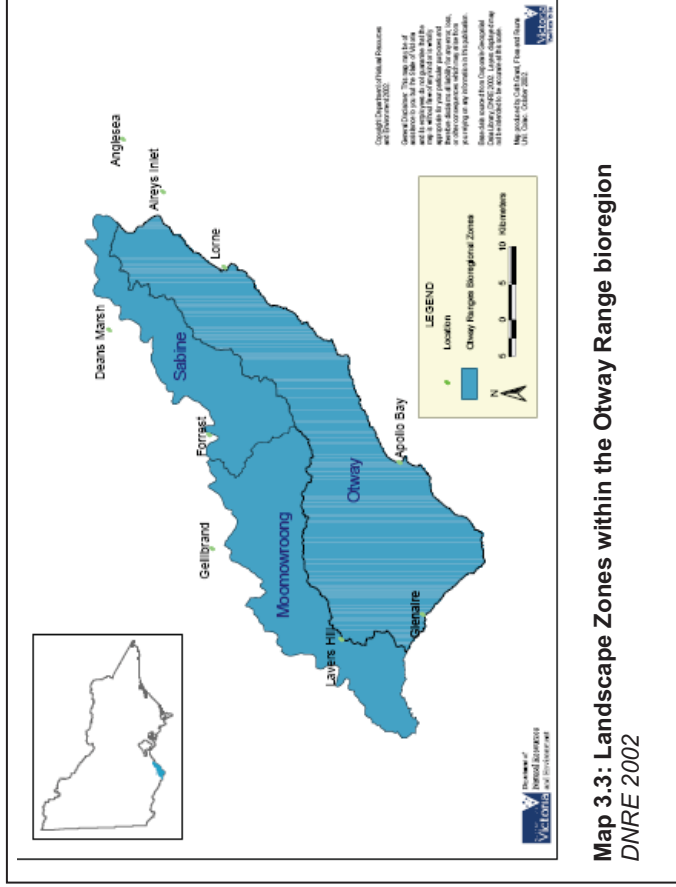
Map 3.2: Landscape zones within the Otway Plain bioregion
DNRE 2002

Sabine Landscape Zone 2 (Otway Ranges)

The Otway Ranges bioregion is divided into three Landscape zones as shown in map 3.3 and the study area is included in zone 2 'Sabine'. The Sabine Landscape Zone has a high percentage of forest cover and most of the zone is covered by the Great Otway National Park which supports the Powerful Owl, Masked Owl, Spot-tailed Quoll, Broad-toothed Rat and numerous threatened vegetation communities.



Pre European settlement vegetation cover in the zone mainly comprised moist foothill forests with lowland forests along most drainage lines. There has been extensive clearance of native vegetation on freehold land, leaving many small and fragmented but significant remnants, particularly in the Pennyroyal/Benwerrin areas.



Map 3.3: Landscape Zones within the Otway Range bioregion
DNRE 2002

CHAPTER 3

Biodiversity - Threats and strengths

The Biodiversity Action Plan (BAP) for the Gerangamete landscape zone highlights that the main biodiversity threats include;

- the extensive modification (by grazing and weed invasion) of streams,
- incremental clearing of native vegetation for housing and firewood,
- and the grazing of native vegetation remnants and wetlands, including shallow freshwater marshes.⁴

The Biodiversity Action Plan for the Sabine zone (BAP) highlights that the main biodiversity threats include;

- The impact of pest plants and animals
- loss of old-growth forest and
- sedimentation of streams⁵.

The BAP's identify that the important assets of the Sabine and Gerangamete zones include;

- native vegetation on private land which provide links and buffers to public land blocks,
- wetlands which provide breeding and roosting habitat for a variety of threatened and migratory waterbirds
- high quality of remnants.⁶

Biodiversity - Goals and management

The BAP landscape plans set goals at a landscape level for both Gerangamete and Sabine in order of priority which are to;

- Protect viable remnant habitats, and the flora and fauna populations they contain.

- Manage to enhance the condition of these remnant habitats.
- Restore at least some of their former extent by revegetation.
- Prevent and minimise losses of extent of native vegetation.
- Gain habitat quality by improved management of threatening processes.
- Gain habitat quality through supplementary plantings into existing depleted vegetation.
- Gain habitat quantity through new areas of revegetation for biodiversity.

The BAPs state that restoration efforts should aim to;

- Restore and reconnect sites in the best condition. Sites with mature trees, a native ground layer, diverse structure and flora will support more biodiversity. Restoration should be focussed around groups of remnants of high conservation significance that are close to each other. Similarly, reaches of streams in best condition provide for good opportunities in in-stream and riparian restoration.
- The "lowest cost" options. Experiment with reducing grazing (by native and introduced herbivores and stock) to see if natural regeneration occurs – this is a cheaper means for restoration compared with revegetation. Priority taxa. Priority should go to actions for taxa with existing recovery plans, and for those which may have a strong influence on the *quality* of the vegetation community with which they are associated.
- Endangered and vulnerable Ecological Vegetation Classes Focal species. NRE has produced a list of bird species and their requirements for habitat size and quality. Those with more demanding requirements and typical of the area make good focal species for management efforts. Managing the area for one or more focal species will provide for a wide range of other species associated with those conditions

⁴ Biodiversity Action Planning, Landscape Plan for Zone 2 Gerangamete, Otway Plain Bioregion, Victoria, NRE (2002)

⁵ Biodiversity Action Planning, Landscape Plan for Zone 2 Sabine, Otway Ranges Bioregion, Victoria, NRE (2002)

⁶ Biodiversity Action Planning, Landscape Plan for Zone 2 Gerangamete, Otway Plain Bioregion, Victoria, NRE (2002)

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Victoria’s Native Vegetation Management – A Framework for Action (NRE 2002)

Victoria’s Native Vegetation Management – A Framework for Action (NRE 2002) provides the strategic direction for conserving the native vegetation component of biodiversity across the State.

The primary goal for native vegetation management within Victoria’s Native Vegetation framework is to achieve ‘a reversal, across the entire landscape, of the long-term decline in the extent and quality of native vegetation, leading to a Net Gain’. The framework goes on to state that the ‘retention and management of remnant native vegetation is the primary way to conserve the natural biodiversity across the landscape.’⁷

The Framework adopts a three-step process to applying a Net Gain when considering on-ground proposals to clear native vegetation:

- Avoid adverse impacts, particularly through vegetation clearance;

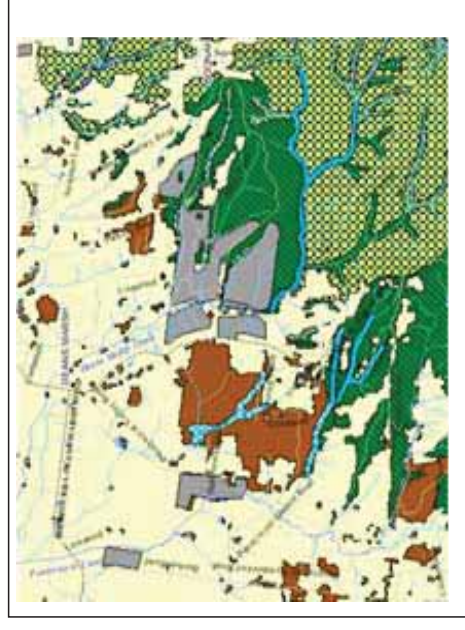


Map 3.4: EVC Map Deans Marsh area - Pre 1750
DNRE (1998)

- If impacts cannot be avoided, minimise impacts through appropriate consideration in planning processes and expert input to project design or management; and
- Identify appropriate offset options.

Vegetation communities across Victoria are identified and mapped by the Department of Sustainability and Environment (DSE) as Ecological Vegetation Classes (EVC’s) detailing the extent of pre 1750 and present day (1998) vegetation.

Maps 3.4 and 3.5 show EVC mapping pre European (1750) and 1998 for the Deans Marsh study area. The 1998 mapping shows that a considerable amount of the vegetation in the Deans Marsh area has been cleared since European settlement, predominately for agriculture practices.



Map 3.5: EVC Map Deans Marsh Area – 1998
DNRE 1998

⁷ Victoria’s Native Vegetation Management – A Framework for Action (NRE 2002)

CHAPTER 3

Environmental Asset Mapping

Mapping of the environmental assets in Deans Marsh was undertaken by the Department of Sustainability and Environment (DSE) in 2007 and Mark Trengove Ecological Services in 2006. DSE mapped the entire study area and Mark Trengove mapped part of the area as illustrated in map 3.6. The area within the red outline is the area covered by DSE (which is the entire study area) and the smaller hatched area was mapped by Mark Trengove.

The findings of Mark Trengoves assessment are discussed below.

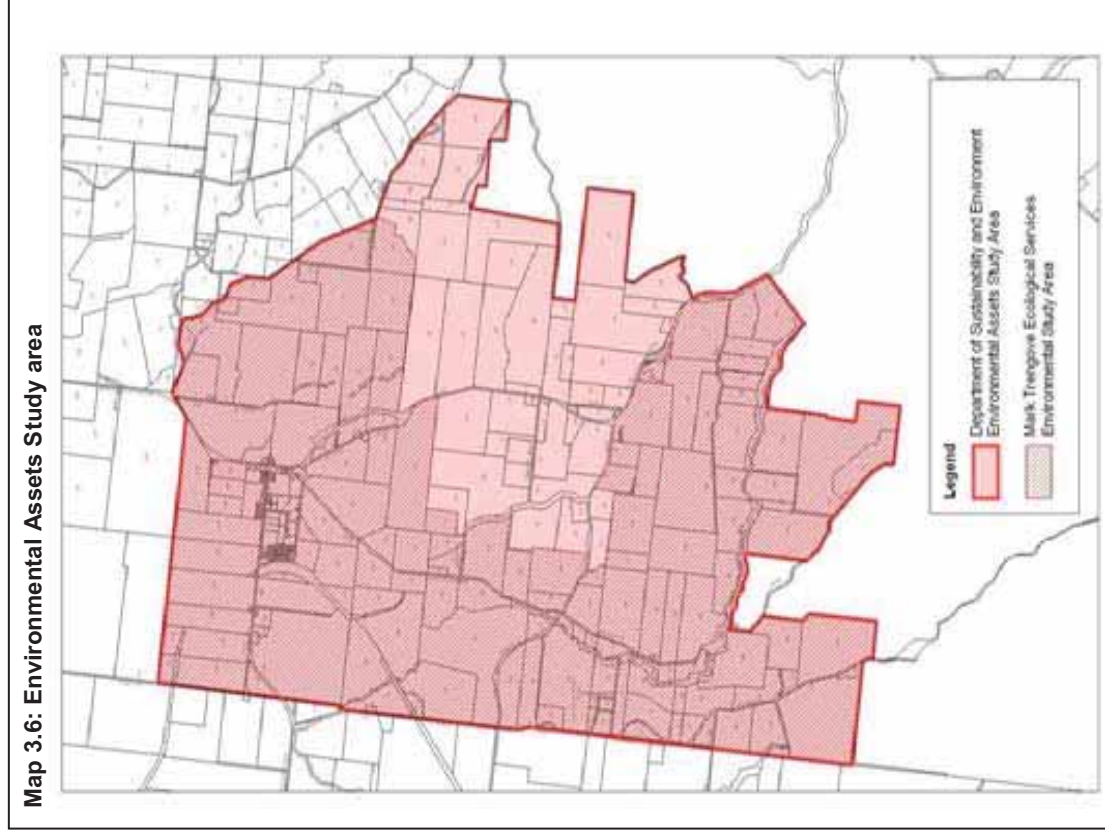
Surf Coast Shire Biodiversity Mapping Review (2007)

DSE is currently in the process of reviewing the biodiversity mapping for all of the municipalities in the South West Region with the intention that the information provided will be utilised by each shire to update their planning schemes. DSE completed the *Surf Coast Shire Biodiversity Mapping Review* in 2007. The Biodiversity Mapping project recorded all of the sites in the municipality that contain significant natural assets to enable the preservation and management of those assets. For the purpose of the Deans Marsh Structure plan only the sites within the Deans Marsh study area have been detailed here, which includes a labelled map and a table that describes each asset shown on the map.

The process undertaken by DSE was as follows;

Significant sites were identified through interrogation of GIS data layers, literature reviews, aerial photo interpretation, field checking and consultation with local staff and naturalists. This is then followed up with further consultation with our key community contacts to continually receive information on sites of biodiversity significance within each shire⁸

Map 3.6: Environmental Assets Study area



⁸ Surf Coast Shire Biodiversity Mapping Review, Department of Sustainability and Environment, 2007

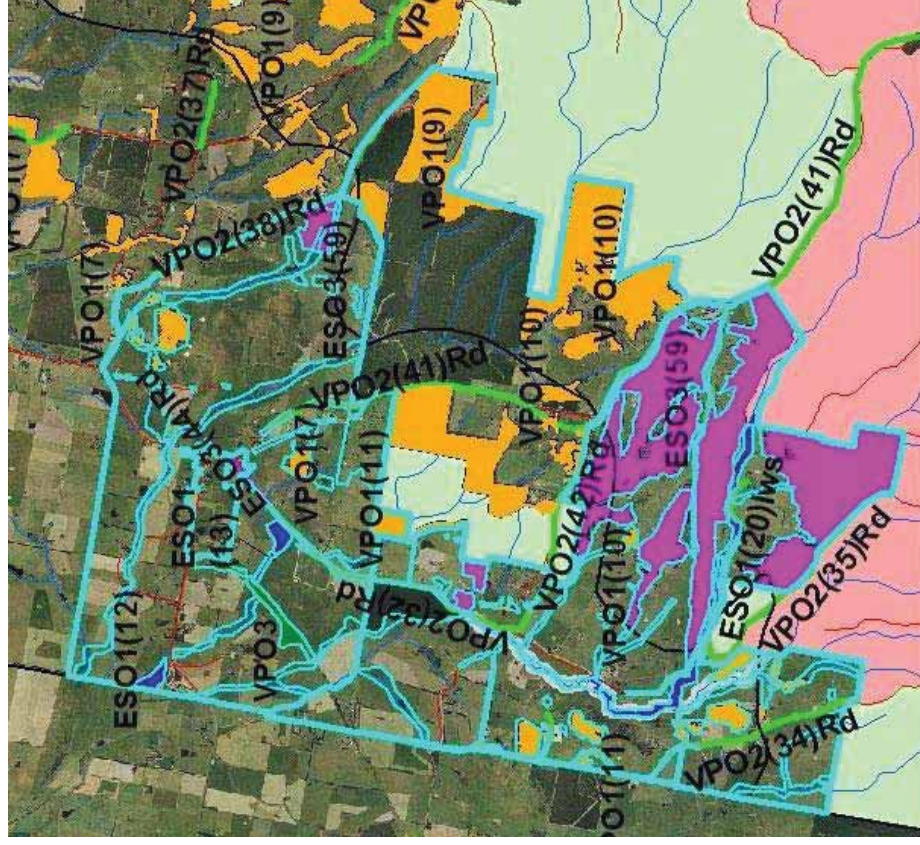
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DSE mapped the environmental assets by following the format of the existing environmental overlays in the Surf Coast Planning Scheme, primarily being the Environmental Significance Overlay (ESO) and the Vegetation Protection Overlay (VPO). For the purposes of this project DSE allocated both overlays a series of numbers which reflect the type of asset being described. It should be noted that the schedule numbers do not always correlate to the numbers currently in the planning scheme. However this anomaly will be corrected through the planning scheme amendment process that implements both the Deans Marsh Structure Plan 2021 and the Surf Coast Shire Biodiversity Mapping Review. Map 3.7 shows the location of the assets mapped by DSE.

Lakes, wetlands and streams are shown in dark blue and labelled ESO1 (Environmental Significance Overlay - Schedule 1). Habitat protection is shown in pink and labelled either ESO3 (Environmental Significance Overlay - Schedule 3) or ESO3 Rd when the asset is located within a road reserve. Significant and remnant vegetation is mapped in orange and is labelled VPO1 (Vegetation Protection Overlay - Schedule 1). Significant and remnant vegetation in the road reserve is mapped in light green and is labelled VPO2 Rd (Vegetation Protection Overlay - Schedule 2). Scattered trees are mapped in dark green and labelled VPO3 (Vegetation Protection Overlay - Schedule 3).

Table 3.1 below uses the same labelling system described above which has been based on the current overlays in the Surf Coast Planning Scheme. The table allocates each asset a name that relates to its location and describes the key attributes and status of the asset.

Map 3.7: Environmental Assets mapped by DSE



Surf Coast Shire Biodiversity Mapping Review (2007)

CHAPTER 3

Table 3.1: Table of Environmental Assets in the Deans Marsh Study Area (Surf Coast Shire Biodiversity Mapping Review, DSE, 2007)

Reference	Name/Location of Environmental Asset	Victorian rare or threatened species recorded	Rare or Threatened Vegetation Community	High biodiversity values / link	Description of Environmental Asset
ESO1 (12)	Deans Marsh Creek wetland	No	-	No	EVC Plains Freshwater Sedge Wetland (899) (vulnerable). Moderate quality relatively intact vegetation.
ESO1 (13)	Pennyroyal Valley Road	No	-	No	EVC Plains Freshwater Sedge Wetland (899) (vulnerable). Moderate quality relatively intact vegetation.
ESO1 (20)	Pennyroyal Creek	No	-	Yes	Index of stream Condition Good. Riparian Vegetation
ESO3 (59)	Deans Marsh	No	-	Yes	EVC Lowland Forest (16) (depleted), Riparian Scrub Complex (17) (depleted), Herb-rich Foothill Forest/Shrubby Foothill Forest Complex (178) (depleted) & Riparian Forest (18) (least concern). Moderate to high vegetation quality, structurally intact & diverse vegetation.
ESO3 (44) Rd	Pennyroyal Valley Road	Yes	-	Yes	High conservation status, EVC Grassy Woodland (175) (endangered). Roadside contains Yarra Gum (<i>Eucalyptus yarraensis</i>)(r). Note: Rated as low in Deans Marsh Pennyroyal Valley EAS (2006)
VPO1 (7)	Deans Marsh East	No	No	Yes	EVC predominantly Lowland Forest (16) (least concern). Majority of remnants isolated islands. One remnant adjacent to Crown Land Forest Park.
VPO1 (9)	Boonah	No	No	No	EVC Shrubby Foothill Forest (45) (least concern), Shrubby Wet Forest (201) (least concern), and related complexes. Remnants adjacent to Forest Park.
VPO1 (10)	Pennyroyal	Yes	Yes	Yes	EVC Lowland Forest (16) (depleted), Riparian Scrub Complex (17) (depleted), Herb-rich Foothill Forest/Shrubby Foothill Forest Complex (178) (depleted) & Riparian Forest (18) (least concern). Moderate to high vegetation quality, structurally intact & diverse vegetation.

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Reference	Name/Location of Environmental Asset	Victorian rare or threatened species recorded	Rare or Threatened Vegetation Community	High biodiversity values / link	Description of Environmental Asset
VPO1 (11)	Pennyroyal lowland forest	No	Yes	Yes	EVC Lowland Forest (16) (depleted).
VPO2 (32)/Rd	Pennyroyal Valley Road	Yes	No	Yes	High conservation status, EVC Lowland Forest (16) (depleted) and Herb-rich Foothill Forest/Shrubby Foothill Forest Complex (178) (vulnerable) (Moulten et al 1997). Roadside contains Yarra Gum (<i>Eucalyptus yarraensis</i>) (rare). Note: Rated low in Deans Marsh Pennyroyal Valley EAS (2006).
VPO2 (34)/Rd	Pennyroyal-Wymbooliel Road	Yes	No	Yes	High conservation status, EVC Lowland Forest (16) (depleted) (Moulten et al 1997). Roadside contains Yarra Gum (<i>Eucalyptus yarraensis</i>) (rare) and Brookers Gum (<i>Eucalyptus brookeriana</i>). Note: Low rating in Deans Marsh Pennyroyal Valley EAS (2006).
VPO2 (35)/Rd	Dunse Track	No	No	Yes	High conservation status, EVC Lowland Forest (16) (depleted) (Moulten et al 1997). Dry closed Eucalypt woodland. Note: Medium rating in Deans Marsh Pennyroyal Valley EAS (2006).
VPO2 (38)/Rd	Parkers Road	Yes	No	Yes	High conservation status, EVC Lowland Forest (16) (depleted) (Moulten et al 1997). Roadside contains Yarra Gum (<i>Eucalyptus yarraensis</i>) (rare).
VPO2 (41)/Rd	Deans Marsh-Lorne Road	Yes	No	Yes	High conservation status, EVC Lowland Forest (16) (depleted), Shrubby Foothill Forest (45) (Least concern) and Shrubby Wet Forest (201) (Least Concern) (Moulten et al 1997). Roadside contains Brookers Gum (<i>Eucalyptus brookeriana</i>) (rare). Note: Low rating in Deans Marsh Pennyroyal Valley EAS (2006)
VPO2 (42)/Rd	Pennyroyal Station Road	Yes	No	No	High conservation status, EVC Lowland Forest (16) (depleted) (Moulten et al 1997). Roadside contains Yarra Gum (<i>Eucalyptus yarraensis</i>) (rare).
VPO3	Scattered Trees	Yes/Potential	Yes/Potential	Yes/Potential	Scattered Paddock trees, various rare/threatened species, fauna breeding site potential, biodiversity values and links. Characteristics vary for each location. FFG listed community (Moonah), Remnants of EVC Plains Grassy Woodland (55) (endangered) remnants.

CHAPTER 3

Environmental Asset mapping (Mark Trengove)

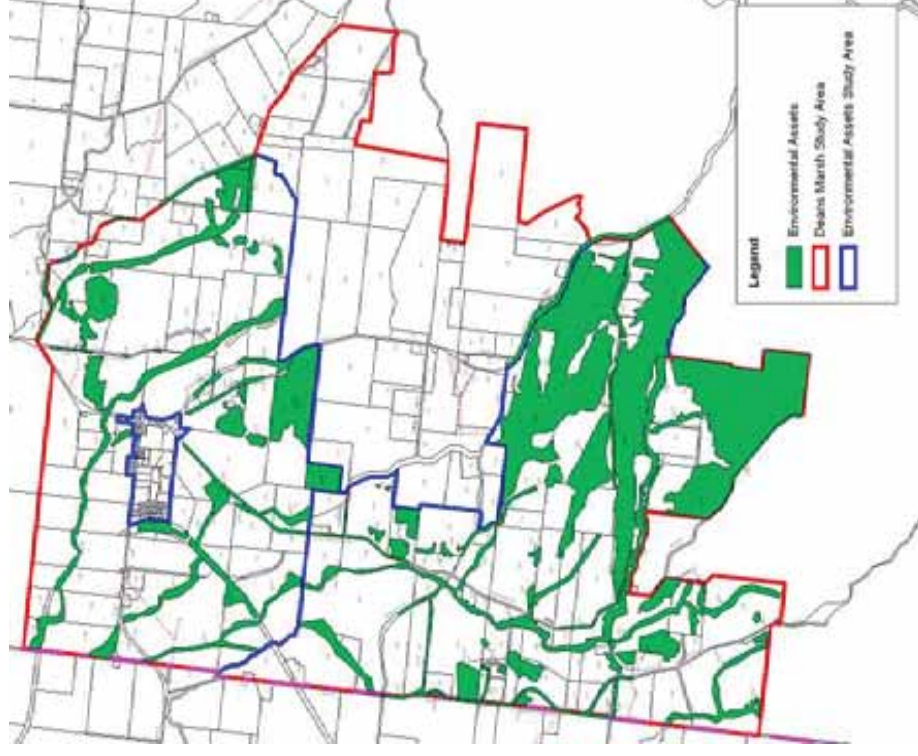
Mark Trengove Ecological Services undertook an assessment of the environmental assets in part of the Deans Marsh study area in January 2006. His study area was divided into two parts, the Deans Marsh township and immediate hinterland and the Pennyroyal Valley area and hinterland, outlined in blue in map 3.8.

The assessment method involved identifying, mapping and describing the location, type and conservation significance of the native vegetation and associated habitat values. It should be noted that the collection of data on private land was limited by the ability to access all sites. As such, it is feasible that not all assets have been captured at this time.

Trengove (2006) mapped and described a total of 51 assets in the study area, 24 of which are located in the Deans Marsh area and 27 in the Pennyroyal Valley area. The conservation significance of the recorded assets has been listed as either locally or regionally significant based on the quality, extent and status of the vegetation. Of the 54 environmental assets identified 30 occur on private land with the remainder being on public land or roadsides.

Tables 3.2 and 3.3 below provide the written data that accompanies map 3.8.

Map 3.8: Environmental Assets mapped by Mark Trengove Ecological Services



M Trengove (2006).

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Table 3.2: Environmental Assets in the Deans Marsh Study area (Mark Trengove Ecological Services, 2006)

Asset No	Name	Tenure	Flora Significance	Fauna Significance	EVC
1	Smiths Lane	Road Reserve	Local	Local	16
2	East of Smiths Lane	Private	Local	Local	16
3	East of Smiths Lane	Private	Local	Local	16/17
4	Bambra Cemetery Road	Road Reserve	Local	Local	16
5	Parkers Road	Road Reserve	Local	Local	16
6	Parkers Road	Road Reserve	Local	Local	16
7	Parkers Road	Road Reserve	Local	Local	16
8	Parkers Road	Crown	Regional	Regional	16
9	Parkers Road	Private	Regional	Regional	16
10	Splatts Road	Road Reserve	Local	Local	16
11	West of Splatts Road	Private	Local	Local	16
12	West of Splatts Road	Private	Local	Local	16
13	Deans Marsh Creek Wetland	Private	Regional	Regional	899
14	Pennyroyal Valley Road Wetland	Private	Regional	Regional	899
15	Deans Marsh Creek Drainage Lines	Private/ Streamside Reserve	Local	Local	17
16	Disused Rail Reserve	Private	Local	Local	16
17	Disused Rail Reserve	Private	Local	Local	16
18	West of Old Lorne Road	Private	Local	Local	16
19	West of Old Lorne Road	Private	Local	Local	16
20	North of Babenorek Track	Private	Regional	Local	16
21	East and West of Pennyroyal Valley Rd	Private	Local	Local	16
22	Deans Marsh – Lorne Road	Road Reserve	Local	Local	16
23	Old Lorne Road	Road Reserve	Local	Local	16
24	Pennyroyal Valley Road	Road Reserve	Local	Local	16

Table 3.3: Environmental Assets in the Pennyroyal Valley Study Area (Mark Trengove Ecological Services, 2006)

Asset No	Name	Tenure	Flora Significance	Fauna Significance	EVC
1	North of Dunse Track	Private	Regional	Regional	18/178
2	South of Sincocks Road	Private/Crown Land	Regional	Regional	18/178
3	North of Sincocks Road	Private	Regional	Regional	18/178
4	South of Pennyroyal Station Road	Private/Crown Land	Regional	Regional	18/178
5	East of Pennyroyal Valley Road	Private	Local	Local	178
6	East of Pennyroyal Valley Road	Private	Local	Local	178
7	East of Pennyroyal Valley Road	Private	Regional	Regional	178

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8	East of Pennyroyal Valley Road	Private	Local	Local	178
9	East of Pennyroyal Wymbooliel Road	Private	Local	Local	16
10	East of Pennyroyal Wymbooliel Road	Private	Local	Local	178
11	East of Pennyroyal Wymbooliel Road	Private	Local	Local	178
12	East and west of Pennyroyal Wymbooliel Road	Private	Local	Local	178
13	West of Pennyroyal Wymbooliel Road	Private	Local	Local	16
14	West of Pennyroyal Wymbooliel Road	Private	Regional	Local	16
15	Disused Road Reserve, east of Pennyroyal Wymbooliel Road	Road Reserve	Local	Local	16
16	Disused Road Reserve, west of Pennyroyal Wymbooliel Road	Road Reserve	Local	Local	16
17	Pennyroyal Wymbooliel Rd	Road Reserve	Local	Local	16
18	Pennyroyal School Rd	Road Reserve	Local	Local	16
19	Pennyroyal Valley Rd	Road Reserve/ Crown Land	Local	Local	16
20	Dunse Track	Road Reserve	Regional	Regional	178
21	Sincock Road	Road Reserve	Regional	Regional	178
22	Deans Marsh-Lorne Road	Road Reserve	Local	Local	178
23	Pennyroyal Station Road	Road Reserve	Local	Local	178
24	Pennyroyal Station Road	Road Reserve	Local	Local	16
25	Pennyroyal Valley Road	Private/Streamside Reserve	Local	Local	17
26	Babenorek Track	Road Reserve	Local	Local	16
27	Creek Drainage Lines	Private/Streamside Reserve	Local	Local	17

Mark Trengove (2006)

Mark Trengove recommended the following strategies for protecting the EVC's *Lowland Forest, Riparian Forest and Herb Rich Foothill Forest*;

- encourage land holders to protect and upgrade remnants
- encourage land holders to retain and/or restore natural drainage features
- encourage land holders to fence off sites from grazing to allow for natural regeneration and to maintain water quality and habitat
- encourage landholders to join Land for Wildlife
- provide landholders with information and incentives to protect remnants (ie Bush Tender and Southern Victoria Bush Tender)

- encourage landholders to undertake environmental weed and pest animal control

And for those sites that are Regionally significant (with the exception of Pennyroyal 25 which is locally significant) he also recommends;

- encourage landholders to consider a conservation covenant (i.e. Trust for Nature)

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In addition to the above recommendations Mark Trengove provided the following additional strategies for protecting the EVC's *Sedgy Wetland* and *Riparian Scrub/Woodland*;

- encourage landholders to adopt a sympathetic grazing regime
- encourage land holders to provide additional habitat where appropriate

On the road reserves Trengove recommended;

- retain all remnant vegetation
- limit inappropriate disturbance
- limit inappropriate hydrological regimes
- manage weeds and pest animals.

Given the small number of environmental assets remaining in the Deans Marsh area it is very important that measures be taken for their protection. The number, size, quality and location of areas supporting environmental assets are key factors in their long-term viability. Current and future land use and development plays a vital role in their protection and management

Summary - Main Points

- The Biodiversity Action Plans (BAP) for the Gerangamete and Sabine landscape zones identify the native vegetation on private land as a key asset as they provide important links and buffers to the Great Otway National Park and other public land.
- The BAP's recommend the protection and enhancement of these remnants through their retention, weed management, supplementary planting and reduced grazing.
- Comparing EVC mapping for pre 1750 and today shows that much of the original vegetation in the Deans Marsh area has been cleared highlighting the importance of protecting what remains.
- 16 assets have been identified by the Department of Sustainability and Environment in the *Surf Coast Shire Biodiversity Mapping Review*, including wetlands, streams, habitats, significant vegetation and scattered trees.
- 54 environmental assets have been identified across the Deans Marsh area by Mark Trengove. These have been classified as being either locally or regionally significant.
- All of these assets are a priority for protection in the CCMA Region. Identified assets need to be protected and enhanced to prevent further loss of biodiversity value in the Deans Marsh area.

RECOMMENDATIONS

1. Investigate possible protection measures and incentives to ensure the retention, management and enhancement of environmental assets in the Deans Marsh area. Protection measures need to include a review of the current planning scheme controls and revised controls where appropriate.

PLANNING SCHEME CONTROLS

Local Government has a major role in the management of native vegetation and associated biodiversity values. One of the primary mechanisms which councils can use to protect and manage environmental assets is through land use planning controls, which govern the way people use and develop land.

The *Surf Coast Planning Scheme* contains the State and Local Planning Policy Frameworks which include numerous objectives relating to environmental asset protection.

CHAPTER 3*State Planning Policy Framework (SPPF)*

Clause 15 of the SPPF 'Environment' includes objectives and implementation measures for the Protection of Catchments, Waterways and Groundwater (15.01), Floodplain Management (15.02), Salinity (15.03) and Conservation of Native Flora and Fauna (15.09). Each Clause requires planning authorities to have regard to relevant regional strategies or plans, such as vegetation or salinity management plans including the Corangamite Native Vegetation Plan 2003 – 2008 (CCMA, 2005).

Clause 52.17 is the other relevant State standard provision which is intended to limit the loss of biodiversity on a State-wide basis. Clause 52.17 establishes that a permit is required to remove, destroy or lop native vegetation on lots greater than 0.4 hectare (1 acre) however this clause contains numerous exemptions.

There is no ability for local councils to change the content of a State standard provision and local provisions are required to protect and manage environmental assets at a more localised level.

Local Planning Policy Framework (LPPF)

The LPPF contains the following clauses which are relevant to this Chapter:

- Clause 21.05 Environment Strategy;
- Clause 21.14 Deans Marsh Strategy.

The Environment Strategy (Clause 21.05) provides objectives, strategies and implementation measures for native vegetation and biodiversity, coastal, intertidal and marine environments, streams and wetlands, pest plants and animals and resource conservation. These objectives and strategies provide the environmental vision for the Surf Coast Shire and can be incorporated into more specific planning controls for the Deans Marsh study area.

The Deans Marsh Strategy (Clause 21.17) contains strategies and objectives relating to residential development, the scenic rural character and a sustainable community but has minimal objectives and strategies relating to the environment, specifically the assets identified by both Mark Trengove (2006) and the Department of Sustainability and Environment (DSE, 2007) in this study. Their research provides key information to assist with strategic

application of appropriate planning controls that will endeavour to protect and better manage the environmental assets of the area.

The assessments also provide site-specific information which can be used to support decision making as part of the statutory planning process. This information needs to be incorporated into the Deans Marsh Strategy at Clause 21.17 and it is recommended that the strategy be updated to include the following objective and strategies.

Objective

To protect and enhance the significant environmental assets of the Deans Marsh area.

Strategies

Ensure that subdivision, land use and development on land that supports environmental assets addresses;

- The direct and indirect impacts of the proposal on native flora and fauna.
- The protection and on-going management of environmental assets, including opportunities for enhancement of assets and an assessment of how the proposal will meet the objectives of *Victoria's Native Vegetation: A Framework for Action*.
- How provision will be made for biolinks through the land, to link native vegetation on private land to native vegetation on adjoining private land, the Great Otway National Park or other public land.
- The species, number and locations of proposed planting.
- The removal of environmental weeds on the land.
- The exclusion of grazing animals from remnant vegetation where possible, to enable natural regeneration.

Subdivisions within the town boundary should,

- investigate the possibility of reusing surplus top soil resulting from subdivision construction works for landscaping within new residential estates.

CHAPTER 3

- Adopt water sensitive urban design features and best practice stormwater management initiatives where applicable.

Strategies within the planning scheme are implemented through planning permits which are triggered by either the zoning or the overlay applying to the land.

Zones and Overlays

The DSE VPP Practice Note on Biodiversity (2002) provides guidance on selecting the most appropriate planning tools to protect and manage biodiversity assets. It notes that where biodiversity significance is high and the environment is in a predominantly natural state, the Rural Conservation Zone is likely to be the most suitable zone. It continues however, that:

‘Within areas where high biodiversity values are linear or fragmented and the surrounding environment has been substantially altered (for example, broadacre agricultural areas with wildlife corridors), the other rural zones may be more appropriate, supplemented with overlays.’

Much of the land in the southern part of the study area (around Pennyroyal) is zoned Rural Conservation Zone and the land surrounding the township of Deans Marsh which is used for a mixture of uses, predominantly agricultural, is zoned Farming as shown in map 3.9 below. Where environmental assets have been identified by DSE and in Trengoves study scattered throughout the area the use of overlays in conjunction with zoning is recommended to protect and manage identified assets. This also applies to land that is zoned Rural Conservation Zone as the zone does not contain triggers for vegetation removal.

There are a number of properties currently zoned Farming that should be rezoned to Rural Conservation Zone due to their environmental significance and this change of zoning is discussed in detail in Chapter 4 ‘Local Economy’.

The overlays available for natural resource/catchment management are the Environmental Significance Overlay (ESO), Vegetation Protection Overlay

(VPO) and Significant Landscape Overlay (SLO). The DSE VPP Biodiversity Planning Practice Note describes each overlay and their recommended use, directing the use of the ESO on sites of environmental significance, the VPO on scattered trees and the SLO for significant landscapes.

The Surf Coast Shires Rural Environmental Study: Report on Environmental Resources (1996) previously provided the mapping and the conservation status for all of the sites of environmental significance in the Shire which subsequently led to the introduction of the overlays that presently protect the environmental assets within the Surf Coast Shire. As this report covered such a large area, in some instances the mapping was not completely accurate which was reflected in the coverage of the overlays.

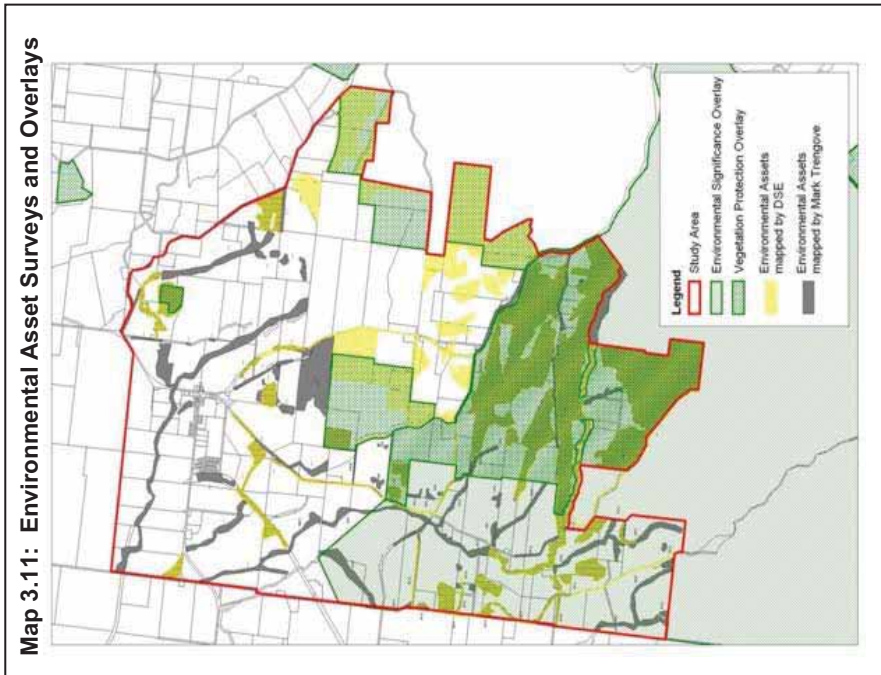
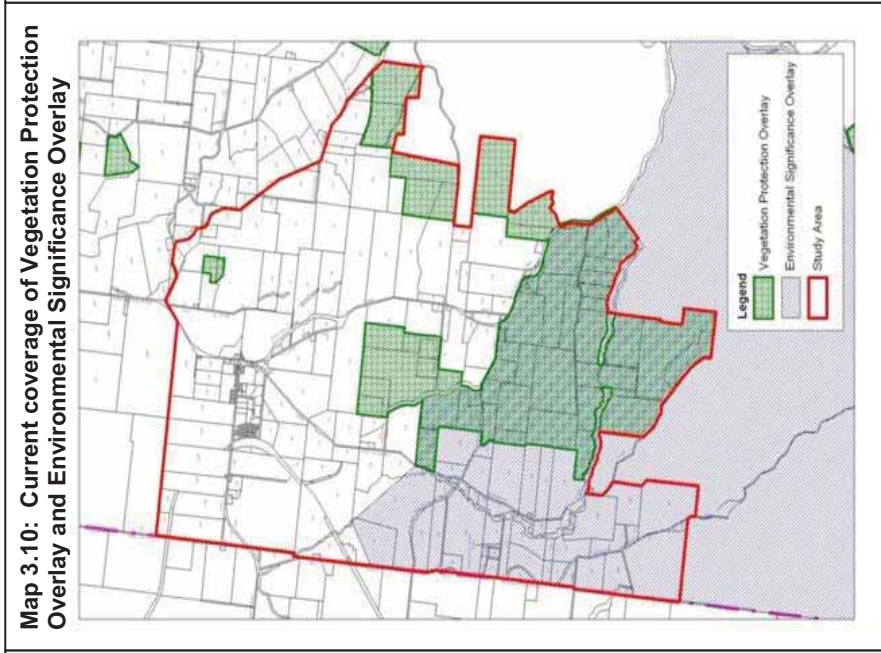
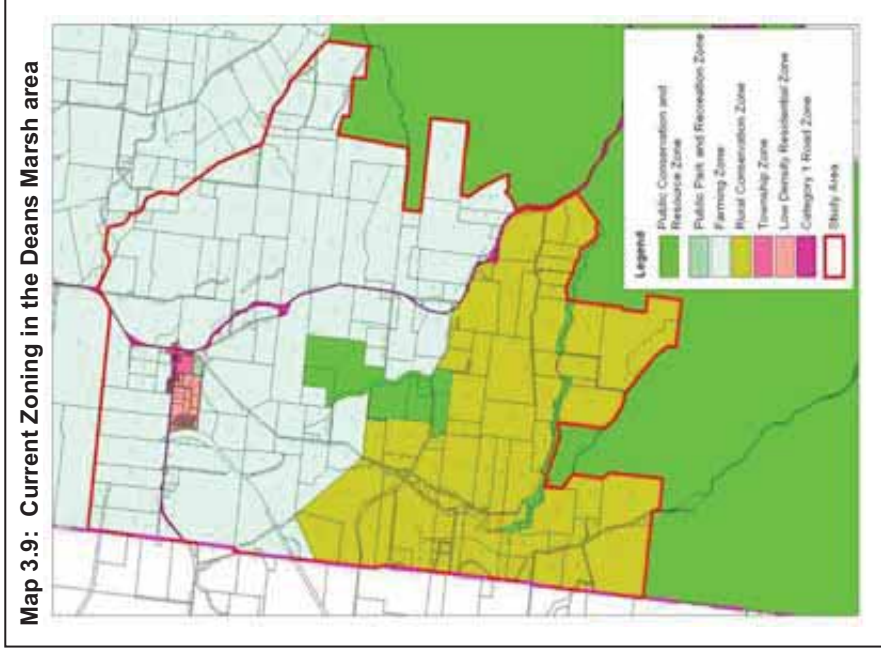
The Surf Coast Shire Biodiversity Mapping Review undertaken by the Department of Sustainability and Environment in 2007 more accurately reflects recorded occurrences of native flora and fauna across the Shire and has been used to fill in the gaps in the DMSP study area not covered by Mark Trengove. The review recommended changes to the application of the environmental protection overlays based on their findings. As a result of their review the application of the overlays has been greatly reduced in some areas but is more reflective of the size and quality of the assets.

However some of the environmental assets described in the Environmental Assets Survey (Trengove 2006) in the Deans Marsh area were overlooked by DSE’s review and at present have no overlays protecting them and are not recommended for any coverage by DSE.

Land in the Deans Marsh area that is currently covered by either the ESO or the VPO is shown in map 3.10 below. Map 3.11 below also shows the extent of these overlays but overlaps them with the environmental assets mapping provided by both Mark Trengove and DSE. By overlapping the current overlays with the environmental assets mapping the gaps of the overlay coverage is demonstrated and in other instances the coverage has been significantly reduced.

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It is recommended that all of the sites of environmental significance be covered by an Environmental Significance Overlay (ESO) being the most suitable overlay, as outlined in the *VPP Biodiversity Planning Practice Note*, for biodiversity assets with the exception of scattered trees which should be covered by a Vegetation Protection Overlay (VPO). In addition all of the sites presently covered by the VPO as shown in map 3.10 should be replaced by an ESO.



CHAPTER 3Summary Main Points

- The State and Local Planning Policy Framework contain objectives and strategies for the protection of native flora and fauna.
- The Deans Marsh Strategy at Clause 21.17 of the Local Planning Policy Framework in the Surf Coast Planning Scheme does not include objectives or strategies to protect the environmental assets of the Deans Marsh area.
- The Environmental Significance Overlay (ESO) and the Vegetation Protection Overlays (VPO) are the most appropriate overlay control for protecting the environmental assets of the Deans Marsh study area due to their biological significance.

RECOMMENDATIONS

1. Amend the Deans Marsh Strategy at Clause 21.17 to include an objective and strategies to protect and enhance the significant environmental assets of the Deans Marsh area.
2. Remove the Vegetation Protection Overlay (VPO) from all sites of biological significance in the Deans Marsh study area.
3. Apply the Environmental Significance Overlay (ESO) to the environmental assets identified in Mark Trengoves 'Environmental Assets Survey' and in the 'Surf Coast Shire Biodiversity Mapping Review' conducted by the Department of Sustainability and Environment.
4. Apply the Vegetation Protection Overlays (VPO) to the scattered trees identified in the 'Surf Coast Shire Biodiversity Mapping Review' undertaken by the Department of Sustainability and Environment.

CHAPTER 3

ENVIRONMENTAL CONSTRAINTS

Salinity and its effects

Salinity usually refers to a significant concentration of mineral salts in soil or water as a result of hydrological processes. Land salinisation occurs through the accumulation of salts in the root zone and on the soil surface, usually by the evaporation of saline groundwater from shallow watertables. Water salinisation occurs through an increase in the concentration of salt in the water, usually by the removal of fresh water through evaporation, harvesting or diversion.

In some landscapes the processes that cause salinity have been present for many hundreds or thousands of years, resulting in the formation of salt lakes and salt pans that are considered primary salinity sites. However, in many landscapes salinity processes have been induced as a result of changed land-use or water-use, resulting in the emergence of secondary salinity. The distinction between primary and secondary salinity is important. Primary salinity sites may include semi-permanent or permanent saline wetlands, many of which are highly valued ecosystems or environmental assets. By contrast, secondary salinity is rarely regarded as an asset and is generally seen as a threatening process.

Both primary and secondary salinity can be a threat to a variety of assets. Salinity can restrict the growth of plants in agricultural production, parks and gardens; it can destroy building foundations, sewer pipes and road materials; and salinity can corrode water pipes and telecommunication cables. The quality of urban water supplies can be degraded by salinity and remediation requires expensive treatment. Environmental and recreational values of waterways, lakes and native vegetation can also be lost through salinisation.

Building in a saline environment can cause damage to buildings, roads, urban infrastructure, gardens and the environment. The following symptoms may occur:

- Poor plant growth
- Salt deposits or efflorescence on the ground
- Erosion of bricks and mortar joints

- Water discharge from the ground
- Corrosion of pipes
- Damp brickwork
- Bubbling of paint surfaces
- Damage to roads
- Erosion of concrete drain surfaces

Salts in the soil dissolve in water, and can move into and around buildings. Water from the ground containing salt can be drawn into building material by capillary action (like water being drawn through blotting paper).

Salinity in the Deans Marsh area

Areas prone to salinity in the Deans Marsh area are limited to those areas where salinity poses a risk to assets and are shown in map 3.12 below. The mapping encompassed salinity areas where there is sufficient salt present in the soil to restrict plant growth or threaten the integrity of buildings, infrastructure and utility services and a buffer area around the salinity to accommodate a one metre rise in the groundwater table. Approximately 20 lots in Deans Marsh are impacted.

As a result of the impacts salinity can have on the natural and built environment as outlined above the Deans Marsh township is restricted from expanding to the north and south. As outlined in Chapter 2 however there is adequate land within the urban growth boundary to cater for residential growth for the next 50 years and further expansion is not required.

Flood prone areas

Land to the north and west of the Deans Marsh township is covered by the Land Subject to Inundation Overlay (LSIO) as shown in map 3.13 below. The Floodplain Management Policy in the Surf Coast Planning Scheme at Clause 22.07 discourages subdivision on land within the LSIO. At present this land is outside the urban growth boundary and is zoned Farming Zone. The DMSP 2021 recommends that residential development be contained within the township boundary and this is further reinforced by the natural constraints beyond the urban growth boundary.

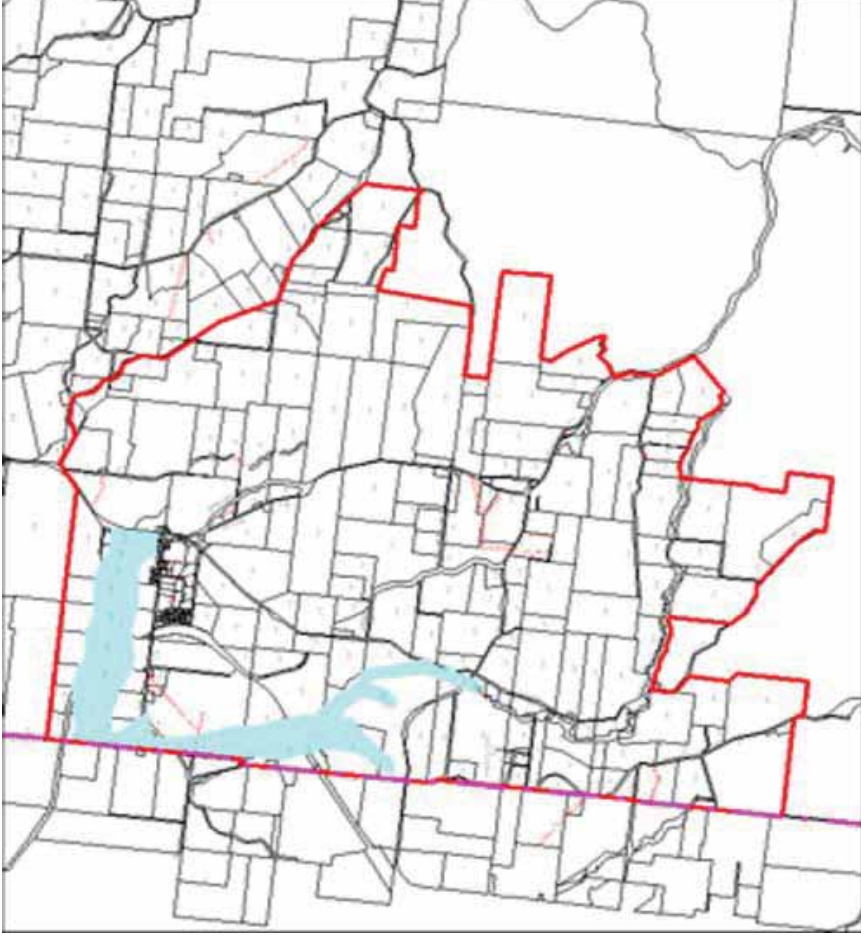
CHAPTER 3

Map 3.12: Salinity in the Deans Marsh area



Department of Primary Industries (2006)

Map 3.13: Flood prone land in the Deans Marsh study area



Surf Coast Planning Scheme 2007

Summary - Main Points

- Substantial areas of land to the north and south of Deans Marsh are prone to salinity
- North and west of the township is subject to inundation.

CHAPTER 3

SCENIC LANDSCAPES AND VISTAS

The Great Ocean Road Region – Landscape Assessment Study

Landscape character is the interplay of geology, topography, vegetation, water bodies and other natural features, combined with the effects of land use and built development, which makes one landscape different from another. The landscape character and vista of an area contribute to its uniqueness and feel. Landscape character is often linked to an area's historical, environmental or cultural heritage.⁹

The *Great Ocean Road Region – Landscape Assessment Study* (Planisphere, 2003) divided the Surf Coast Shire into five separate landscape precincts that reflected similar landscape attributes. Deans Marsh is within precinct 2.1 Otway Foothills, Valleys and Uplands which the study describes as being;

*Distinctive for its rolling hills and vales, incised natural features and stands of vegetation, both indigenous and exotic. These characteristics result in a sense of intimacy and enclosure in the landscape and aesthetic variety due to the contrasting forms and features. The remnant vegetation is a locally significant landscape feature of the precinct.*¹⁰

The study specifically described the Deans Marsh township as being 'set among the rolling hills and valleys of the northern Otway foothills, where buildings appear tucked into the landscape and are often screened by bushy vegetation.' Inspection of the study area reinforced the scenic landscape features identified through the Planisphere Study and expanded on these vistas in more detail recognising the specific features that set Deans Marsh apart from other rural areas generally. These findings are discussed in more detail in the following section.

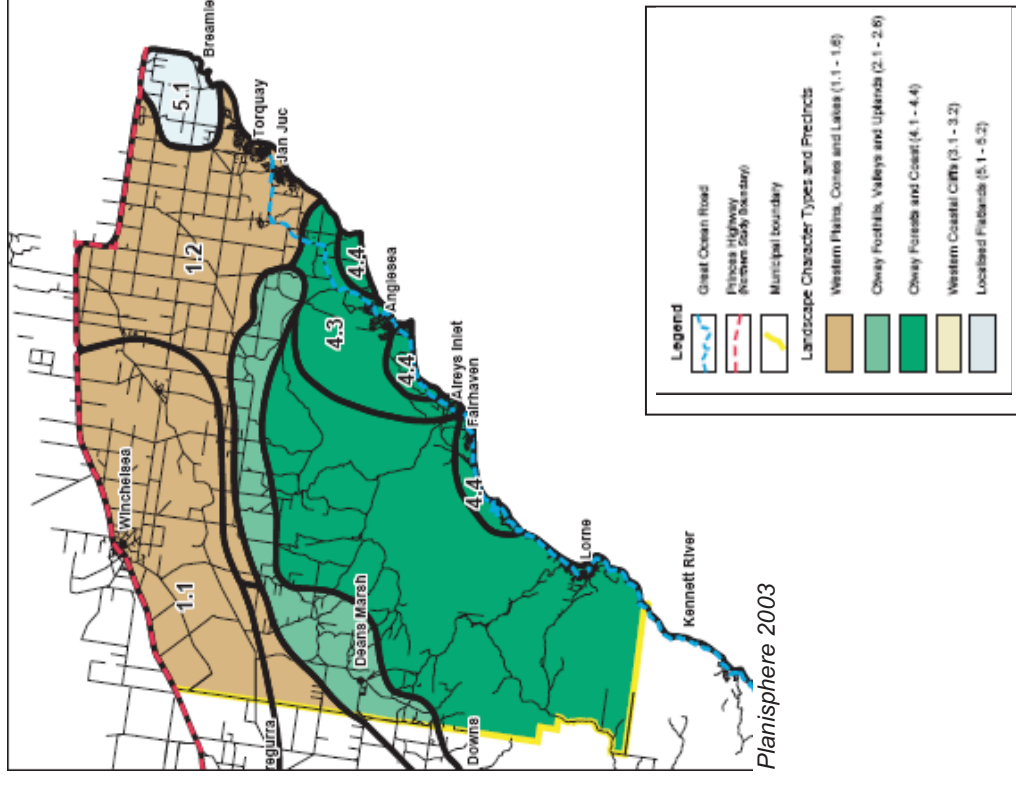
The *Great Ocean Road Region – Landscape Assessment Study* recommends that the development principles outlined in table 3.4 be applied to planning decisions in order to protect and enhance the scenic landscape values of the Deans Marsh area. Based on additional objectives and strategies in the *Surf Coast Planning Scheme*, an evaluation of the relevance and appropriateness

⁹ Great Ocean Road Region – Landscape Assessment Study, Planisphere, 2003

¹⁰ Great Ocean Road Region – Landscape Assessment Study, Planisphere, 2003

of these design principles have been made and include comments and recommendations in an additional column.

Map 3.14: Landscape Precincts of the Surf Coast Shire



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Table 3.4: Landscape Features & Design Principles – Deans Marsh area

Landscape Element	Objective	Design Principles	Assessment & Recommendation
Vegetation	To increase indigenous vegetation.	Retain existing indigenous and understorey wherever possible and provide for the planting of new indigenous vegetation. Retain existing shelter belts wherever possible. Replace lost shelter belt trees with same species or alternative species, suitable to the local area.	Important environmental assets have been identified as part of this Review. Earlier in the Chapter recommendations have been made as to appropriate planning controls to apply to enable the protection and future management of these assets. Council should continue to support landowners in primary industry with the development of Whole Farm Plans, which should include consideration of shelter belt planting. There is scope to require planting of vegetation to achieve environmental benefits in association with uses considered through the planning permit process.
Shelter Belts	To protect existing vegetation, including hedges and shelter belts.	Locate development sparsely in the hinterland landscape, maximising space available between buildings and structures for vegetation. Keep development below the dominant tree canopy height. Utilise low scale building forms, tucked into the landscape.	If the Rural Activity Zone is introduced (pending the outcome of the <i>Rural Strategy Review</i> in late 2007) it could potentially increase the occurrences of tourist accommodation in the area. It will be important to ensure that development is nestled into the landscape and that visually dominant and bulky buildings are avoided and that the scale of development reflects the rural character of Deans Marsh. Development on ridgelines or protruding above the tree canopy height will be strongly discouraged. Landscaping to soften development will be encouraged.
Siting and Finishes	To retain the dominance of the undulating, pastoral landscape.	Between townships, locate buildings substantial distances from Category 1 Roads wherever possible. Utilise colours and finishes that complement those occurring naturally in the local area.	There is no evidence to suggest that recent development has degraded the scenic value of the landscape in the Deans Marsh and it is considered overly onerous to begin regulating building style and colour the length of the Deans Marsh Lorne Road and Winchelsea Deans Marsh Road. Setbacks and colour controls may be warranted on the descent and ascent into the township along the Deans Marsh Lorne/Winchelsea Deans Marsh Road which is also visible from the Birregurra Deans Marsh Road, to reflect the heritage setting and character of the town. This could be controlled through the introduction of a Significant Landscape Overlay on land abutting the Deans Marsh Lorne / Winchelsea Deans Marsh Road.

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Landscape Element	Objective	Design Principles	Assessment & Recommendation
Siting and design	To ensure development is tucked into the landform, and not visually dominant on prominent ridges and hilltops, particularly when viewed from main road corridors and key viewing locations.	<p>In circumstances where development can not be avoided on hill faces:</p> <ul style="list-style-type: none"> - Locate development sparsely to avoid loss of vegetation. - Design buildings to follow the contours or step down the site. - Articulate buildings into separate elements, and avoid visually dominant elevations. - Use darker colours and finishes that are less prominent visually, particularly roofs. <p>In circumstances where development can not be avoided on ridge tops:</p> <ul style="list-style-type: none"> - Locate development to avoid the loss of vegetation. - Use lighter colours and finishes to minimise visibility against the sky. 	A planning permit is required for any building within 100 metres of the Deans Marsh Lorne Road and the Winchelsea Deans Marsh Road and it is considered appropriate that an assessment of a planning permit application in these circumstances should address the impact of any proposed development on landscape values. It is recommended that a provision to this effect be inserted into the Deans Marsh Strategy in the Surf Coast Planning Scheme (Clause 21.17).
Timber Plantations Infrastructure	To improve the outlook from main road corridors by minimising the visibility of commercial timber plantations and large buildings and structures.	<p>Screen commercial timber plantations that are located adjacent to Category 1 Roads with a 20 metre wide (minimum) indigenous or native vegetation buffer, including understorey.</p> <p>Locate and screen large buildings and structures (eg very large sheds, high tension transmission lines and associated cleared easements etc) to minimise visibility from Category 1 Roads and key viewing locations.</p> <p>Prepare a landscape plan utilising appropriate species and demonstrating how the affected area will be remediated after the development.</p>	This design principle would be applicable to the entire Surf Coast Region and it is considered appropriate that Clause 21.06 'Landscape and Culture Strategy' be amended to include this policy guidance. Techniques for softening the landscape need to be incorporated into a revised Deans Marsh Strategy
Townships and Settlements	To maintain the dominance of the natural landscape from main road corridors outside townships.	Ensure townships have a definite visual edge, delineating the boundary between urban development and the natural landscape beyond.	The entrance and exit to Deans Marsh along the Deans Marsh Lorne Road/Winchelsea Deans Marsh Road will be protected through an appropriate overlay control which will include specifications for signage. Within the township

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		<p>Locate signage away from entrances and exits to townships wherever possible.</p>	<p>signage is also controlled through the zone which categorises signage as Category 3 – High Amenity areas (which restricts the size and type of signage) Beyond the town is zoned Farming which categorises signage as a Category 4 – Sensitive areas (which restricts the size and type of signage). If the Rural Activity Zone is introduced, (as has been recommended in the draft <i>Rural Strategy Review</i>, which should be complete in late 2007) signage will be categorised as Category 3 - High Amenity areas.</p>
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Great Ocean Road Region – Landscape Assessment Study (2003)

Landscape values in Deans Marsh

In addition to the broad landscape features discussed above, the following features were highlighted by the community in the workshops held in Deans Marsh in August 2007 (refer appendix 2 and 3) as having particular importance:

- Vistas from the main roads;
 - Winchelsea Deans Marsh Road
 - Deans Marsh Lorne Road
 - Birregurra Deans Marsh Road
- Historic buildings, including fencing and colour schemes
- Low scale development pattern and the small town atmosphere.
- Deciduous trees that line the Winchelsea-Deans Marsh Road

Vistas from the main roads

Vista description: Winchelsea Deans Marsh Road

The township of Deans Marsh comes into view just past the Bamba Cemetery Road (to Parkers Road) turnoff, approaching from Winchelsea. There is a stand of Eucalypts on the road reserve on the left hand side of the road and beyond these trees a vista down into the valley opens up with the township nestled amidst an array of native and exotic vegetation (deciduous trees). Most of the vegetation is on private property in the form of established

gardens. The farming land supports scattered trees and shrubs and there is a significant avenue of

deciduous trees on both sides of the main road at the entrance to the town approaching from the north.

The vista includes a white single storey weatherboard house with a green roof on the left. The road lies straight ahead and then bends to the left and into the town. There is a large cleared paddock to the left of the road with some scattered vegetation. From this outlook the town is visible in the form of sections of buildings and roofs appearing through a cover of vegetation. The deciduous trees that line the road are golden in autumn. The Otways provide a treed backdrop. The hills away to the left (heading towards Lorne) are covered with a pine plantation and beyond that is native forest.

This vista is presented in photographic form below.

Vista description: Lorne Deans Marsh Road

The township is not visible until you are almost into town, approaching from Lorne. There is a farm shed on the right, beyond this the land falls away to reveal open countryside of rolling fields with scattered trees within a lush green valley. There is a large dam in the foreground.

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St Paul's Anglican Church lies straight ahead and sets the historic feel of the town instantly. The road then bends to the right into the centre of the town. Martians and the General Store can be seen across the open countryside away to the right.

The vista is presented in photographic form below.

Vista description: *Birregurra Deans Marsh Road*

The town is not visible from this approach until houses begin to appear on both sides of the road. The hill beyond contains a line of vegetation and the trees and bushes in the gardens frame the road and give a low density feel. The marsh is located on the left side of the road just before you reach the Winchelsea / Lorne intersection

Winchelsea Deans Marsh Road Vista



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Lorne Deans Marsh Road Vista



Birregurra Deans Marsh Road Vista



CHAPTER 3

Historic character, including fencing and colour schemes

There are 11 buildings within the Deans Marsh town or on the outskirts that are covered by the Heritage Overlay reflecting the historic roots of the town. This historic built form, which includes established gardens and low paling fences represent the dominant built form within Deans Marsh. The newer buildings also reflect this character by being of moderate size, single storey and weatherboard construction with painted iron roofs.

The newer buildings are setback further from the road which adds to the dominance of the older buildings that are located close to the street. Both community workshops (children and adults alike) expressed an overwhelming attachment to the historic buildings of the town and it was clear that this character should be the dominant character for the township and reflected in new buildings wherever possible. At the adult workshop a mixture of development styles was also considered acceptable as long as the rural/historic look of the town was the dominant theme.

Low scale development pattern

There are no buildings visible along the Winchelsea Deans Marsh Road/Deans Marsh Lorne Road that exceed single storey which establishes a strong precedent. The community workshops represented a mixture of views on a suitable building height for Deans Marsh and although there was strong support for the retention of single storey development it was also considered that two storey, particularly loft style development, would be acceptable, but no higher.

Deciduous trees that line the Winchelsea-Deans Marsh Road

There is an avenue of deciduous trees along the Winchelsea Deans Marsh Road. These trees add to the historic character of the town and are an important part of the valley setting on the approach into town from both Lorne and Winchelsea. They add dramatic colour to the town in autumn and create an avenue entrance from the northern approach. Both community workshops demonstrated an overwhelming attachment to the avenue of trees.



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There are currently no guidelines in the *Surf Coast Planning Scheme* to ensure that future development in Deans Marsh respects the historic and rural character that personifies the township. The proposed design guidelines for the town include the;

- Protection of the rural and historic character of the Deans Marsh township through appropriate planning scheme controls.
- Retention of the low scale development pattern throughout the township.
- Protection and enhancement of the avenue of exotic street trees along the Winchelsea Deans Marsh Road that contribute to the character of the town. An appropriate replacement tree where required would be Red Oak

(*Quercus rubra*) which is a large open tree which can be pruned around the power lines and is available as an advanced tree. Ultimately it would be hoped that the power lines will run underground.

These guidelines are based on a correlation of the feedback received from the two community workshops and an analysis of the elements featured in the historic and more recent buildings and facades around the town which give Deans Marsh it's unique character. The guidelines are outlined in table 3.5 below.

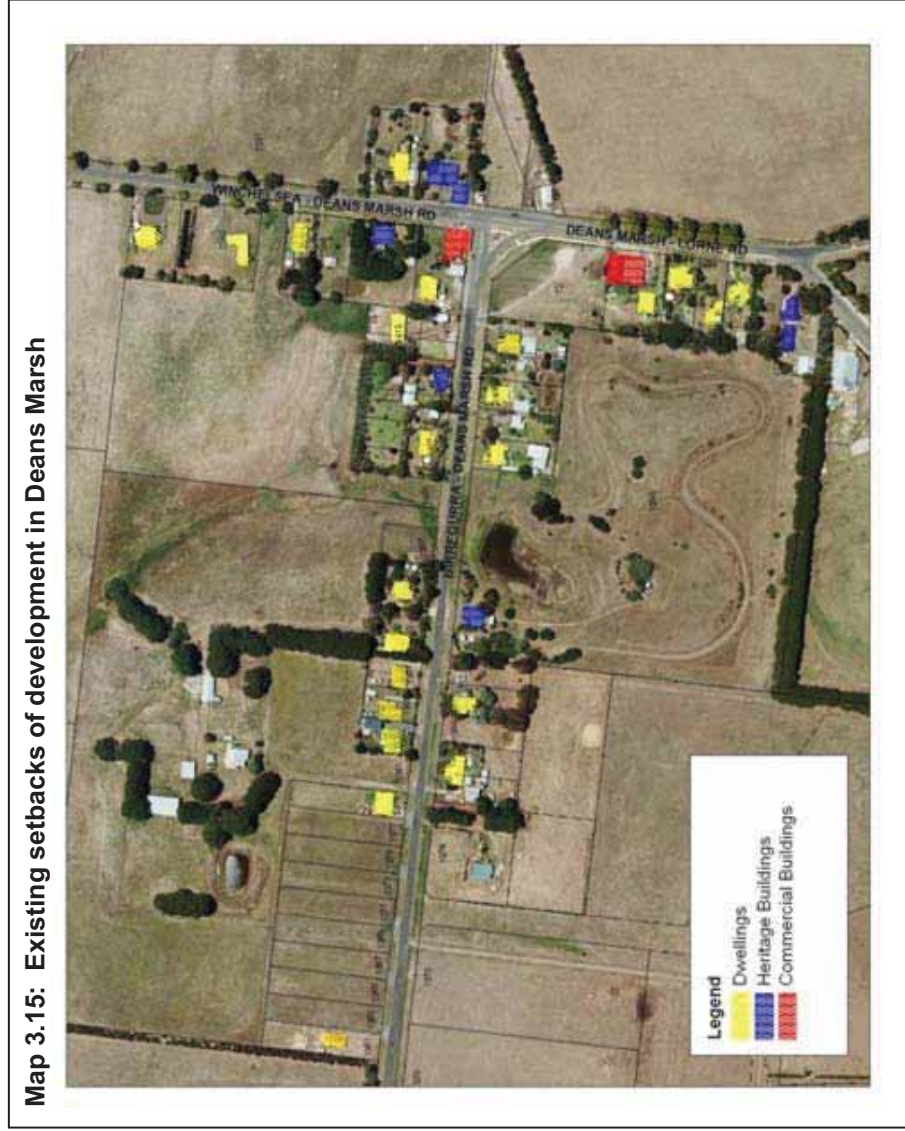
Table 3.5: Design Guidelines for Deans Marsh

Construction Materials	The dominant building material seen in the town is painted timber construction (with the exception of the façade of Mrs McInnes Milk Bar and Boarding House – 2255 Winchelsea Deans Marsh Road which has been rendered, however this was an unsympathetic modification to the historic building which was previously timber). Roofs are pitched corrugated iron with gables, the historic buildings feature steep pitches – roofs are a variety of colours or have a natural weathered galvanised finish. This form of building design should be encouraged.
Layout & Setback	<i>Winchelsea Deans Marsh Road and Deans Marsh Lorne Road</i> Commercial development is located close to the street with the General store and Mrs McInnes Milk bar (not currently in use) built to the street frontage. The general store has a verandah extending across the footpath on both street frontages. Martians is setback 5m from the front boundary to allow for the petrol bowzers within the frontage. The residential properties have a variety of setbacks with the more recent developments at 2236 and 2240 having large setbacks (in excess of 20m) and the older residential homes located closer to the street (setbacks in excess of 8m) but with established gardens that screens development from the street. The historic buildings are close to the street with the former Deans Marsh Hotel being setback 3.5m from the front boundary. However the building is barely visible through the vegetated garden with prominent hedge. The community workshop recommended new developments should be setback from the road in excess of 20m which reflects the newer development pattern. Commercial development should be encouraged to the front boundary where practical. <i>Birregurra Deans Marsh Road</i> The general store has been built to the street frontage and has a verandah extending across the footpath. The residential properties feature a variety of setbacks, the dominant pattern ranging between 5m to 12m, which includes heritage buildings. The community workshop recommended new developments should be setback from the road in excess of 10m which reflects the closer setbacks already present from this road. Commercial development should be encouraged to the front boundary where practical.
Form	All buildings are single storey, with the exception of a single dwelling with a loft, this scale of development is preferred although two storey would be acceptable. Pitched roof forms are preferred (skillion or gabled), with pitches greater than 35 degrees.
Verandahs	Verandahs are very common on all development and verandahs over the footpath are preferred for commercial development that is located on the frontage. The verandahs are simple structures with plain arised timber, with simple narrow fascias with signage. There are no ornate cast iron verandahs.

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Finishes	Painted finishes are common featuring white, cream or brightly coloured (especially the trim). Newer buildings tend to be darker in colour, a variety of colours adds to the vibrant character of the streetscape. 'Period' theme colours, such white and cream and corrugated iron, olive green, blue and red are also suitable on the roofs to reflect the historic theme of the town.
Signage	Commercial signage is ad hoc and mounted onto buildings. Signage is 'period' in theme and adds to the townscape character. Signage should continue to be incorporated onto the building façade but should not dominate the building by being illuminated or above the roofline.

Map 3.15 is an aerial view of the township which highlights the current setbacks of commercial, historical and residential development. Figure 3.1 presents the preferred setbacks for new development as outlined in table 3.5 above.



Map 3.15: Existing setbacks of development in Deans Marsh

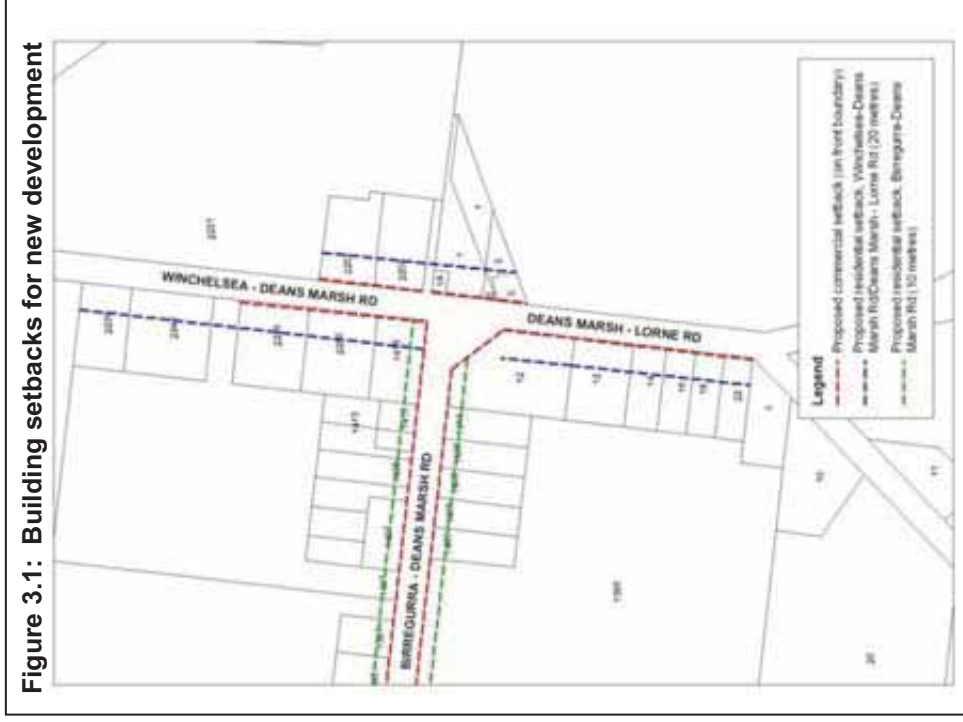
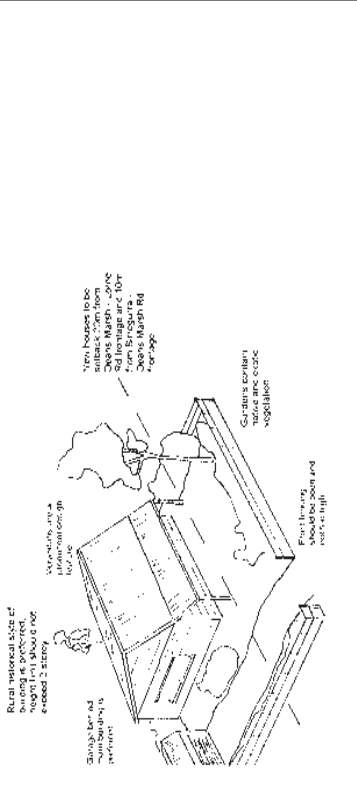


Figure 3.1: Building setbacks for new development

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Figure 3.2 presents the preferred elements for new residential development as outlined in table 3.5 above. Figure 3.3 and map 3.16 is to be used as a guide for commercial development but mainly focuses on the vacant land on the corner of Birregurra / Lorne / Winchelsea Deans Marsh Road which is currently vacant and is a prominent property suitable for redevelopment.

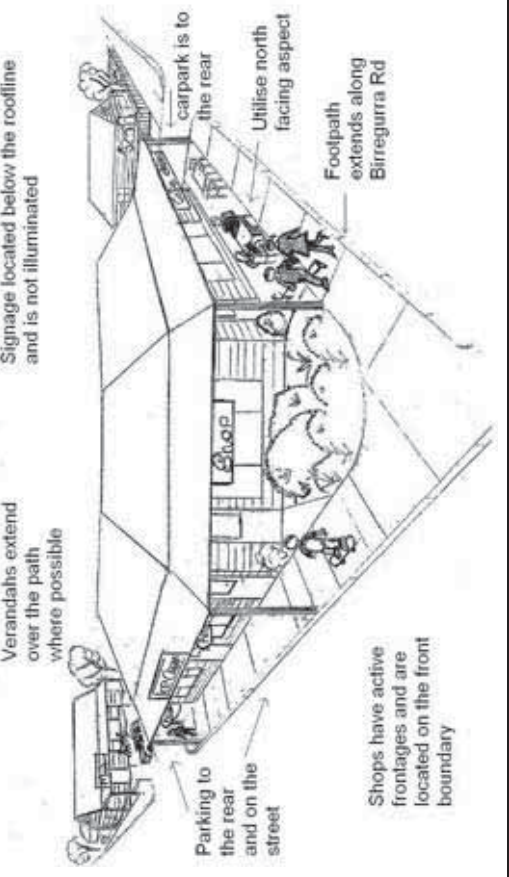
Figure 3.2: Design guidelines for residential development



Map 3.16: Site analysis for vacant land corner Birregurra/Lorne Deans Marsh Rd



Figure 3.3: Design guidelines for commercial development



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It is considered important that future residential and commercial development in Deans Marsh respects the low scale, historic rural character of the town and therefore a planning scheme amendment needs to be prepared to implement the above design guidelines.

Summary - Main Points

- Landscape character and vistas contribute to the uniqueness and aesthetic value of the area. Landscapes are often linked to an area’s environmental, historical and cultural heritage.
- The *Great Ocean Road Region – Landscape Assessment Study* (2003) recommends a number of design principles be adopted by Council to protect and enhance identified landscape values in the region.
- The historic and rural character of Deans Marsh gives the township a unique character that is enhanced by it’s setting amidst rolling hills with scattered vegetation.

RECOMMENDATIONS

1. Support landowners in primary industry with the development of Whole Farm Plans, which include consideration of shelter belt planting.
2. Include a policy in the Deans Marsh Strategy (Clause 21.17) in the *Surf Coast Planning Scheme* which requires consideration of the impact of new development on landscape values near major roads.
3. Require commercial timber plantations located adjacent to major roads to be setback to accommodate a 20 metre wide native vegetation buffer.
4. Introduce appropriate overlay controls to protect the landscape values of the Deans Marsh area and to achieve design outcomes in the urban design guidelines.

HERITAGE

The report *Farmland, Forest and Surf – Environmental History of Surf Coast Shire* by Carlotta Kellaway provides an overview of the history of post European settlement in Deans Marsh. The town was settled in the 1860’s and Kellaway notes that Deans Marsh played an important role in the movement of travellers to and from Lorne from the 1860’s onwards. The Deans Marsh Hotel became an important stopping place for travellers at the halfway point of their journey to or from Lorne. In 1889, the Mountjoys of Lorne built coaching stables at Deans Marsh railway station, which remained until 1933 (Kellaway 1998).¹¹

Dairying was a major farming activity in the Pennyroyal region, particularly among the selectors of the 1870’s and 1880’s although in recent years, the Shires’ farmers have turned to many new kinds of farming including agro-forestry and deer farming. Deans Marsh became a focal delivery and transfer point for sawmilling companies and the road network which centres on Deans Marsh gave the area importance as a transport hub long before the railway was built. The discovery of coal in Benwerrin in the early 1890’s resulted in Deans Marsh Railway Station being utilised as the key location for the transport of coal. Marjorie Lawrence the world famous singer was born in Lawrence Cottage in Deans Marsh on 17 February 1908 and a plaque has been placed in the garden commemorating Ms Lawrence’s time there (Kellaway, 1998).

¹¹ Farmland, Forest and Surf – Environmental History of Surf Coast Shire (Kellaway 1998)

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Context P/L & Kellaway prepared a heritage report for the Surf Coast Shire in 2002, to assess the heritage significance of sites in the Lorne and Deans Marsh regions, which resulted in the application of the Heritage Overlay to the following 11 sites in the Deans Marsh township;

HO40 Bridge

Birregurra-Deans Marsh Road, (adjacent 1200) Deans Marsh.
(The heritage place is the bridge and all land within 20 metres of each side of the bridge).



Bridge

HO41 Howard's Carrying Depot, including the brick building, nissen hut, petrol pump and gate

1390 Birregurra-Deans Marsh Road, Deans Marsh
Description: Small brick building from the 1940's with wide doorway at the front of symmetrical stepped parapet and urn at top. Nissen hut extension is located at the rear, pump is to the front and farm gate is to the side.



Howard's Carrying Depot

HO42 Lawrence Cottage

1409 Birregurra Deans Marsh Road, Deans Marsh
Description: Weatherboard house with iron roof and protruding wings at each end set within a cottage garden (1891). Birth place of Marjorie Lawrence



Lawrence Cottage

HO43 Deans Marsh Uniting (formerly Methodist) Church and hall

22 Deans Marsh-Lorne Road & Pennyroyal Valley Road (Cnr), Deans Marsh
Description: Small single room timber church with iron roof. Entry porch and gothic windows. Sunday school is located at the rear but combines weatherboard and fibro. Built 1933



Deans Marsh Uniting Church

HO44 Deans Marsh Primary School (State School No. 1642) and Marjorie Lawrence (eucalypt) plantation

30 Deans Marsh – Lorne Road, Deans Marsh
Description: Timber school buildings. Built 1924 and extended 1950-1980's. Site contains eucalypts near Pennyroyal Valley Road entrance.



Deans Marsh Primary School



Lawrence plantation

HO45 St Pauls Anglican Church and hall

40 Deans Marsh-Lorne Road, Deans Marsh

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Description: Small single room weatherboard church with steeply pitched gable roof and gothic window forms built 1884. Adjoining the church is a single-room weatherboard parish hall/Sunday school building built 1875.

HO46 Deans Marsh Public Hall & Recreation Reserve, including the public hall, sports grounds, fibro pavilion, memorial gates and cypress boundary plantation

6-20 Pennyroyal Valley Road, Deans Marsh
Description: Small weatherboard hall with iron roof. Built 1889

HO47 Presbyterian Church (former)

11 Pennyroyal Valley Road, Deans Marsh
Description: Weatherboard building with steeply pitched iron roof and gable ends. Built 1890.

HO48 Yan Yan Gurt Woolshed

1910 Winchelsea-Deans Marsh Road, Deans Marsh
Description: Brick building built in 1869 with slate and corrugated iron roof. House and outbuilding set within a mature garden. Homestead also contains a shingle roofed cottage in disrepair. Site also contains a large timber woolshed but located on the opposite side of the road built in 1888.

HO49 Deans Marsh Hotel (former)

2250 Winchelsea-Deans Marsh Road, Deans Marsh
Description: Weatherboard house with protruding wings at each end, iron roof and enclosed verandah. The hedge along the front is approximately 40yrs old. Built 1849.

HO50 Mrs McInnes Milk Bar and Boarding House (former)

2255 Winchelsea-Deans Marsh Road, Deans Marsh
Description: Three timber buildings, the first which is shown in the photo has undergone unsympathetic modification with the façade being rendered and altered windows and doors. The remaining buildings are set further back from the road, the cottage being the most intact. The windows and doors of the garage have been modified. Buildings date from 1905.

<p>St Paul's Anglican Church</p> 	<p>St Paul's Anglican Church Hall</p> 
<p>Deans Marsh Public Hall</p> 	<p>Dean Marsh Recreation Reserve Memorial gates</p> 
<p>Presbyterian Church (former)</p> 	<p>Yan Yan Gurt Woolshed</p> 
<p>Deans Marsh Hotel (former)</p> 	<p>Mrs McInnes Milk Bar and Boarding House (former)</p> 

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Historical sites that are not covered by the Heritage Overlay

Yan Yan Gurt Homestead

The Yan Yan Gurt Homestead was not covered by the Heritage Overlay due to a mapping locality error. Subsequently only the woolshed on the Yan Yan Gurt property was covered (HO48). The building dates back to 1869. A full heritage assessment is necessary prior to seeking to apply a heritage overlay. This should be done to enable the application of the overlay as part of the planning scheme amendment that implements the Deans Marsh Structure Plan 2021.

Sites of local significance

There are five sites within the Deans Marsh study area that were not covered by the Heritage Overlay as it was believed that the buildings or sites were too far modified to warrant protection. However as these sites are of local interest to the community of Deans Marsh a heritage trail could be developed in the town with a small plaque erected at each site of significance / interest with the following sites included:

Deans Marsh General Store

1419 Deans Marsh Lorne Road, Deans Marsh

Description: Timber shop with colorbond roof and verandah on two sides. Building is locally significant built 1902

Deans Marsh to Benwerrin Tramway and Bell's Cutting

Railway cutting; Deans Marsh – Benwerrin Coal Railway

Locally significant built 1901

Bennett's Sawmill (former)

1316 Deans Marsh – Birregurra Road and Aurel Road.

Description: A large heap of rubble, iron, and timber pieces overgrown by blackberries and other weeds. Site where Ash Wednesday bushfires started. Locally significant

Deans Marsh Railway Station Site

Railway Terrace, Deans Marsh

Description: Concrete foundations remaining, built 1889.

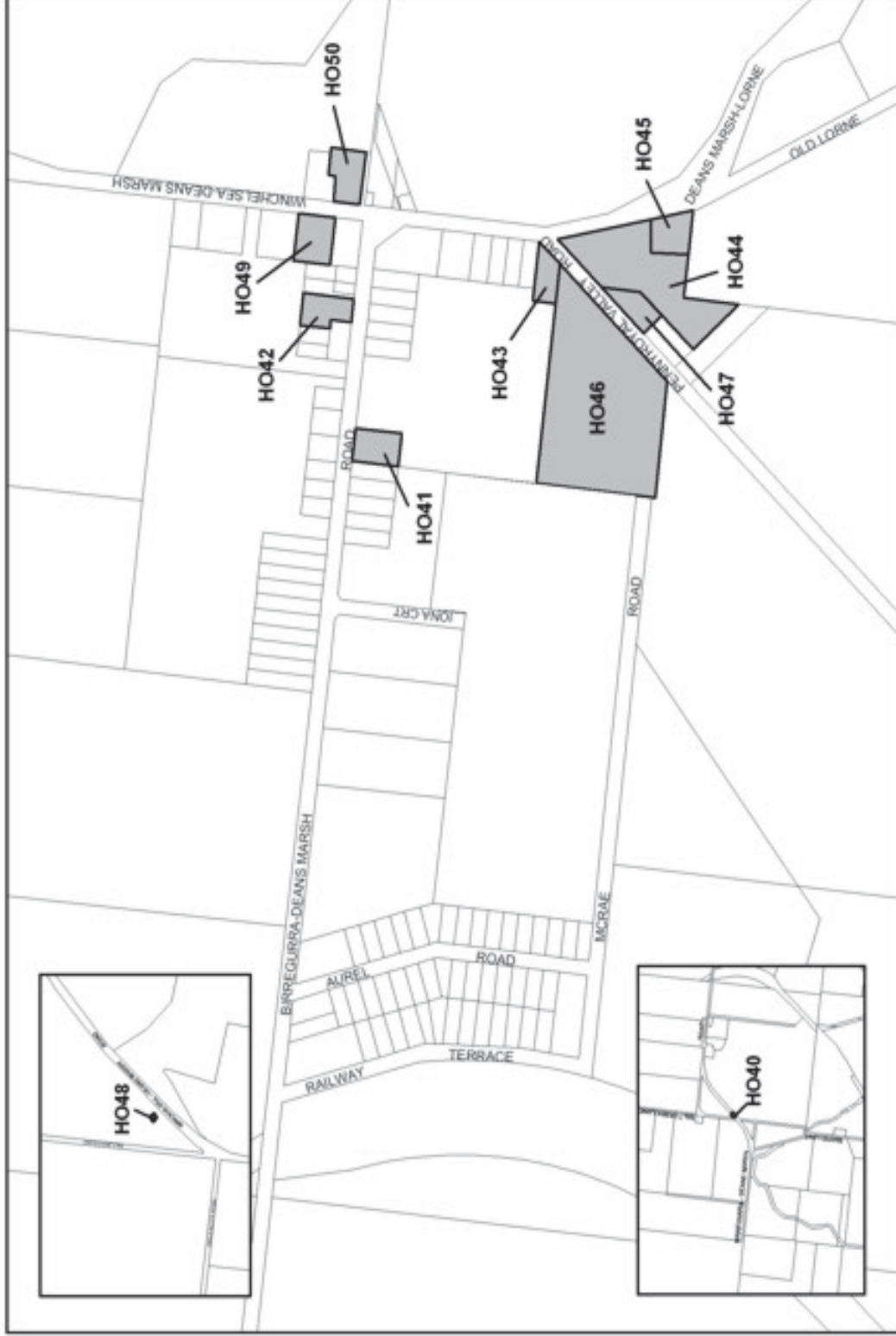
Service Station

Winchelsea – Deans Marsh Road

Description: Large petrol station/garage clad in corrugated iron. Building has two elements a gable roofed structure with skillion extension and a flat roofed addition. Built in 1925.

It is recommended that an historic trail/path be developed to take in the historic features of the town. The walk could have separate information brochures locating the main buildings and features with explanatory text. The route should be identified with simple markers, eg. bluestone sets with engraved numbers set into the pavement. The implementation of a heritage trail would ultimately be a community program although funding may be available and facilitated through the Surf Coast Shire.

Deans Marsh - Heritage Sites in the Surf Coast Planning Scheme



CHAPTER 3**Summary – Main Points**

- There are 11 sites within the Deans Marsh area that are currently covered by the Heritage Overlay.
- There are five additional sites within the town that have local interest but do not warrant planning scheme controls.
- The Yan Yan Gurt homestead dating from 1869 was inadvertently not covered by a heritage overlay as part of Amendment C15.

RECOMMENDATIONS

1. Undertake a thorough heritage assessment of the Yan Yan Gurt Homestead and if recommended, apply the Heritage Overlay through a planning scheme amendment.
2. Facilitate the implementation of a heritage trail taking in the historic and locally significant features of the town.

CHAPTER 3 RECOMMENDATIONS

1. Amend Clause 21.17 in the Deans Marsh Strategy to include an objective that protects and enhances the significant environmental assets of the Deans Marsh area.
2. Apply the Environmental Significance Overlay to the identified environmental assets in the study area.
3. Consider the creation of biolinks and habitat corridors as part of any Environmental Management Plan.
4. Ensure that the impacts of salinity and flooding are taken into consideration when assessing land use and development proposal
5. Support landowners in primary industry with the development of Whole Farm Plans, which include consideration of shelter belt planting.
6. Screen commercial timber plantations located adjacent to major roads with a 20 metre wide native vegetation buffer.
7. Include a policy in the Deans Marsh Strategy (Clause 21.17) in the *Surf Coast Planning Scheme* which requires consideration of the impact of new development on landscape values on the Deans Marsh Lorne Road and the Winchelsea Deans Marsh Road.
8. Introduce appropriate overlay controls to protect the landscape values of the Deans Marsh township and to achieve design outcomes in the urban design guidelines.
9. If appropriate, apply the Heritage Overlay to the Yan Yan Gurt Homestead and amend HO40 to show the bridge in the correct location.
10. Facilitate the implementation of a heritage trail, taking in the historic and locally significant features of the town.

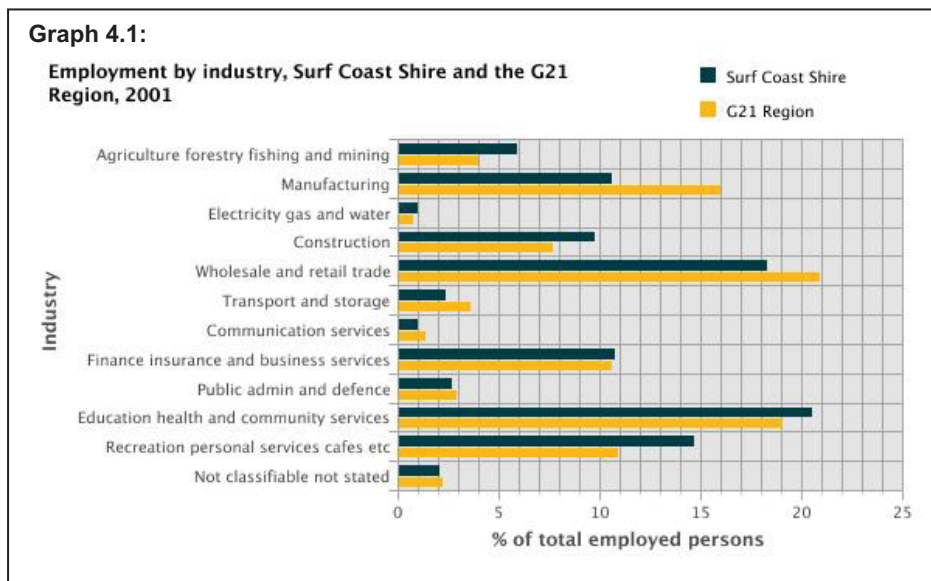
4. LOCAL ECONOMY

THE SURF COAST SHIRES ECONOMY

The *Surf Coast Shire - Economic Development Strategy* sets out six principles in relation to economic development for the Shire:

1. *'Surf Coast must position itself in both the short and longer term to become a more creative, prosperous and highly innovative community.'*
2. *Surf Coast must optimise opportunities afforded by its proximity to Geelong and Melbourne.*
3. *Population mix and diversity is equally as important as population growth.*
4. *Improved sustainability and environmental performance is increasingly valued and sought out by people.*
5. *Good urban design and amenity and cultural and leisure opportunities are critical to people attraction and retention, and are the cornerstone of creative communities.*
6. *Industry and business sectors cannot be treated in isolation from each other.'*¹

ID Consulting who provide population forecasting for the Surf Coast Shire, based on ABS Census Data from 2001, have presented the number of people employed in each industry in the Shire (represented in dark blue) in graph form below².



The *Surf Coast Shire - Economic Development Strategy* notes that the economic base of the Shire is diverse, as highlighted in graph 4.1 above, with the major employment sectors being 'agriculture, retail, tourism and hospitality, manufacturing, construction, education, property and business services, health and community services.' The dominance of these industries are similarly reflected in the G21 Region (includes Geelong and surrounding municipalities) which offer employment to residents of the Surf Coast Shire who travel outside of the Shire to their place of employment.

Neither the *Economic Development Strategy* or ID Consulting provide employment data specific to each town but the Strategy defines Deans Marsh as a 'small coastal settlement' with water and wastewater servicing constraints that will impact on future growth options. The Surf Coast Shires

¹ *Surf Coast Shire Economic Development Strategy*, Regional Innovation P/L, Urbanomics P/L, ASCET (Warrnambool) and the Victorian State Government, 2004.

² Surf Coast Shire Population Forecast, 2007, www.id.com.au/surfcoast/forecastid

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Community Plan 'Our Visions' does however outline the top three occupations for male and female residents in the Deans Marsh area as follows;

Males

- 1 Agriculture, Forestry, Fishing
- 2 Manufacturing
- 3 Construction/Property services

Females

- 1 Health & Community Services
- 2 Agriculture, Forestry, Fishing
- 3 Accommodation, Cafes, Restaurants³

The *Surf Coast Shire - Economic Development Strategy* provides commentary on a range of industry sectors, the most relevant to the Deans Marsh area from a land use planning perspective is agriculture, tourism and micro or home based business. Access to Deans Marsh is by road only but as Deans Marsh is easily commutable to Colac, Geelong and the coastal townships it can be assumed that a proportion of the residents seek employment in these regional and more populated centres particularly in the construction, manufacturing, retail, hospitality, health and community services industries as there is limited job opportunities in these sectors in the township.

The strategy emphasises that there is a fundamental link between the natural environment, agriculturally productive land and the future prosperity of the Shire and states that:

*'Nature based attractions underpin tourism. High quality and productive agricultural land and the supply of high quality water underpin agricultural production. The regions natural beauty and assets underpin recreation and living options. The attraction of skilled, innovative and dynamic people to the shire is underpinned by employment and business opportunities, service provision and the quality of living and lifestyle options.'*⁴

Land use planning plays a significant role in how land is utilised through the application of zoning and the use of overlays and therefore can facilitate the protection of high quality agricultural land and the natural assets of the area to ensure their long term viability for the community.

Agricultural land

The *Surf Coast Shire - Economic Development Strategy* states that 'agriculture (including forestry and fishing) is a major economic sector in the Shire, in terms of employment with 508 people employed in the sector' (sourced from the 2001 Census, ABS)⁵. As noted above agriculture, forestry and fishing is the primary occupation for men and is the secondary occupation for women in the Deans Marsh area. The *Surf Coast Shire Rural Strategy Review* acknowledged that agriculture in the Surf Coast Shire in 2001 'generated approximately \$50million (sourced from the ABS Census Data 2001).'⁶

The State Planning Policy Framework (SPPF) recognises the importance of agriculture as a key contributor to the State's economy under 'Economic Development' at Clause 17.05 of the Surf Coast Planning Scheme. The objective for agriculture as an industry is;

To ensure that the State's agricultural base is protected from the unplanned loss of productive agricultural land due to permanent changes of land use and to enable protection of productive farmland which is of strategic significance in the local or regional context.

The Rural Strategy in the Local Planning Policy Framework (LPPF) at Clause 21.07 of the Surf Coast Planning Scheme further defines the importance of this economy at a local level and states that;

agricultural activities, broadacre farming and associated rural industries cover the greatest area of land in the Shire and are major contributors to the local economy and employment base.

³ *Your Visions*, Surf Coast Shire Community Plan, Surf Coast Shire

⁴ *Surf Coast Shire Economic Development Strategy*, Regional Innovation P/L, Urbanomics P/L, ASCET (Warrnambool) and the Victorian State Government, 2004.

⁵ *Surf Coast Shire Economic Development Strategy*, Regional Innovation P/L, Urbanomics P/L, ASCET (Warrnambool) and the Victorian State Government, 2004.

⁶ *Rural Strategy Review*, Surf Coast Shire (2007)

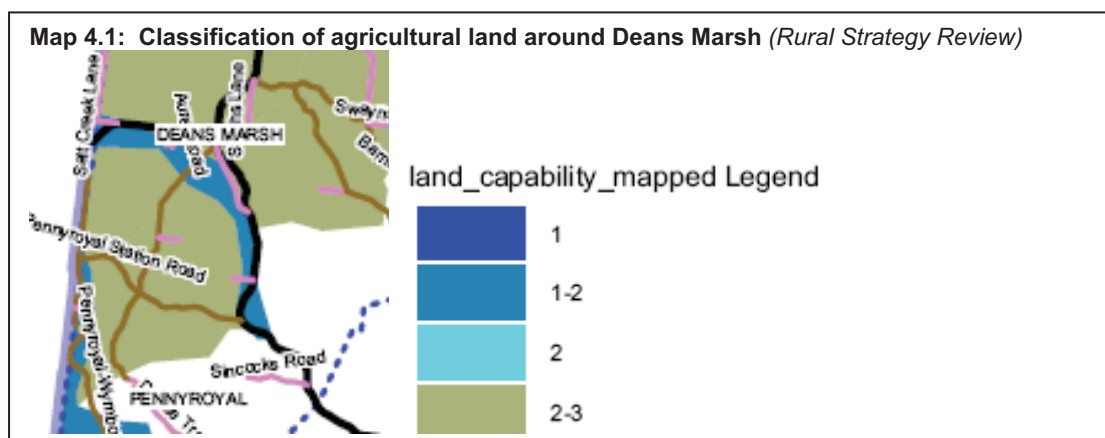
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The *Surf Coast Shire Housing Policy Project* recognises the importance of protecting high quality agricultural land and includes the objective of protecting 'viable agricultural land from further encroachment by residential uses and township growth'. The key strategies identified to meet this objective are to;

- Ensure agricultural values that constrain future urban growth are identified.
- Restrict the expansion of rural residential and low density residential land use and development into productive agricultural land.⁷

The Deans Marsh Structure Plan 2021 seeks to protect productive agricultural land from residential growth through the containment of the Deans Marsh township within a designated urban boundary with no additional rural residential sized allotments proposed outside this boundary. The proposed Deans Marsh Framework Plan defines these parameters and is shown and discussed in more detail in Chapter 2 'Residential Growth'.

The *Surf Coast Shire Rural Strategy Review* noted that most of the land north of the Otway Ranges, which includes most of the Deans Marsh Study area, is Class 2 to 3 (high to average) agricultural quality, as shown in map 4.1 below, and is suited to some cropping but mostly grazing.



The *landscape Plan for Zone 2 Gerangamete Otway Plains Bioregion* and the *landscape Plan for Zone 2 Sabine Otway Ranges Bioregion* which covers the Deans Marsh Study area (discussed in more detail in Chapter 3) noted that the township of Deans Marsh is surrounded by private land that is used for a range of agricultural pursuits including grazing (primarily dairy and beef), timber and grass seed production and vines (grape and olive).⁸

The *Surf Coast Shire Rural Strategy Review* noted that although the Shire has traditionally been used for dairying and grazing more intensive shed-based farming (poultry and piggeries) and horticultural production are emerging as the most economically significant in the Shire. Deans Marsh however continues to be used for more traditional farming (grazing) and some cropping with these more intensive farming activities being carried out in other areas of the Shire.

The *Surf Coast Shire - Economic Development Strategy* directs intensive animal production (pigs and poultry) principally to the Winchelsea area due to geographic suitability (climate, topography, soil type and water availability), existing operations, lower land prices and large holding sizes. This is consistent with the *Surf Coast Shire Rural Strategy Review* which nominates the north of the Princes Highway for intensive farming. Horticulture production is predominantly located to the north of Torquay as this sort of cropping requires substantial amounts of watering and is reliant on recycled water supplied from Barwon Water's Black Rock Wastewater Treatment Plant.

The *Rural Strategy Review* discusses the appropriateness of the current and proposed land use planning controls to protect agricultural land through the retention and application of suitable zoning.

⁷ *Surf Coast Housing Policy Project*, Volume 1: Housing Strategy, Planisphere (2006)

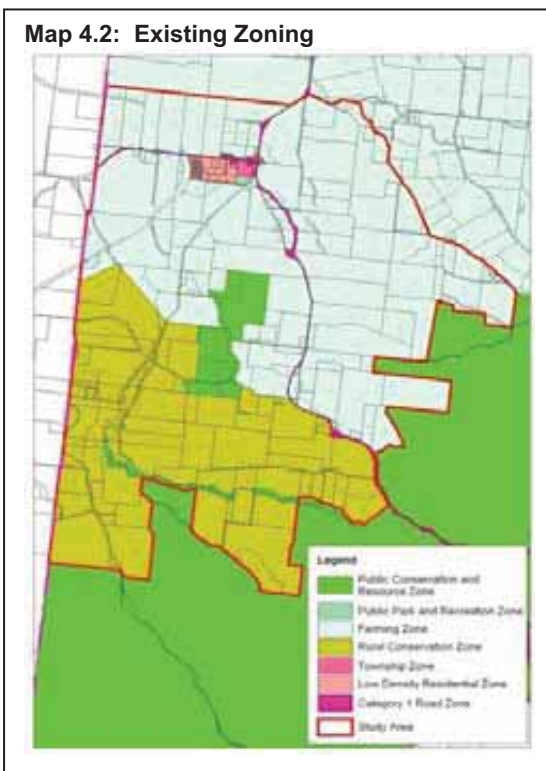
⁸ Biodiversity Action Planning, *Landscape Plan for Zone 2 Sabine, Otway Ranges Bioregion*, Victoria, NRE (2002)

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The zoning applied to the hinterland must also take into consideration changing land use such as tourism (discussed in more detail below) and the environmental assets described in Chapter 3.

There are two rural zones in the Deans Marsh hinterland at present, the Farming Zone (FZ) and the Rural Conservation Zone (RCZ). The Farming Zone applies to all land adjoining the urban growth boundary of Deans Marsh. This zone is primarily concerned with keeping land in agricultural production and avoiding land uses that could limit future farming or constrain agricultural activities. In this zone farming is the dominant land use and all other land uses are subordinate to farming.

The Rural Conservation Zone applies to land north of the Great Otway National Park that is within the designated water supply catchment. This zone is primarily concerned with protecting and conserving rural land for its environmental features or attributes. In this zone land uses are subordinate to the environmental values of the land and farming is allowed provided that it is consistent with these values. Map 4.2 shows the current zoning in the Deans Marsh Study area.



The Rural Strategy Review has concluded that the existing zones are generally appropriate across the Shire and consistent with the DSE VPP Practice Note *Applying the Rural Zones*. The *Rural Strategy Review* has however identified an area around Deans Marsh where the Rural Activity Zone (RAZ) could be applied (refer to map 4.5 and further discussion below). The recommended rezoning only applies to land zoned *Farming Zone* at present and does not include any land zoned *Rural Conservation Zone* as the review noted that the RCZ is the appropriate zone for land with significant environmental and landscape values.

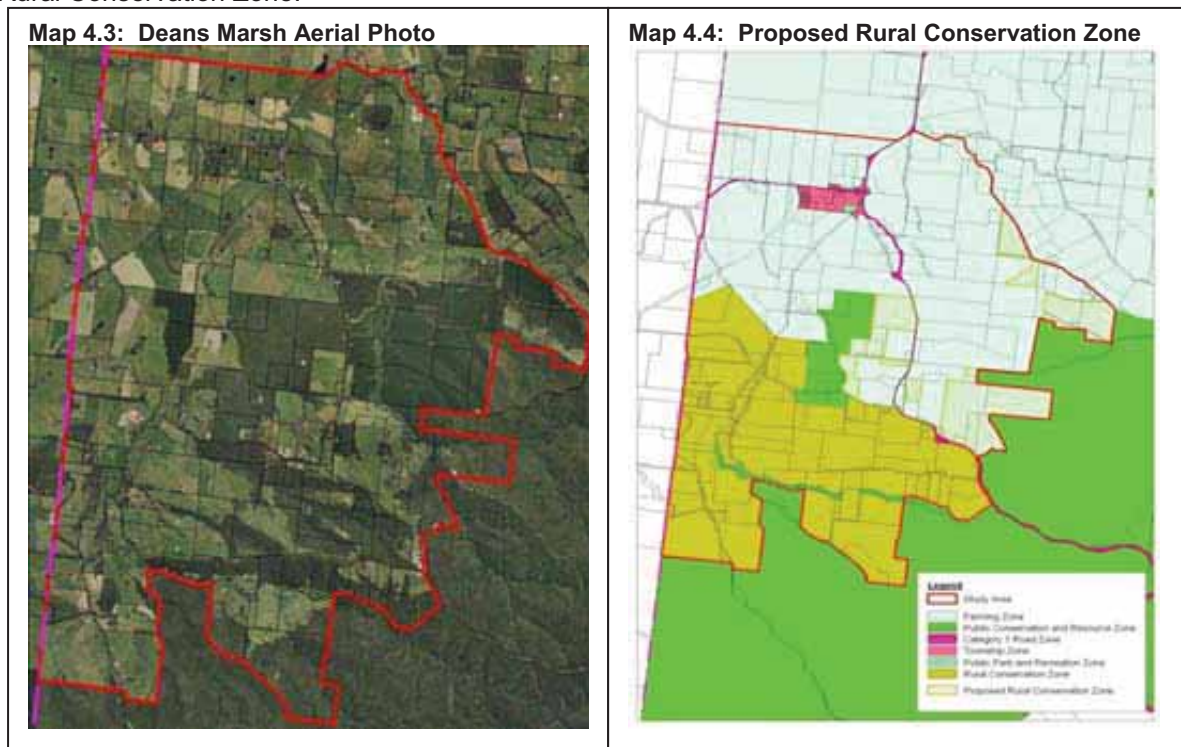
As outlined in the assessment of environmental assets (discussed in Chapter 3) there are a range of environmental features across the Deans Marsh Study area in the form of scattered remnants with substantial areas of native vegetation supporting flora and fauna, significant habitats, wetlands and scenic landscapes. Most of the properties containing vegetation contain either scattered remnants or corridors of vegetation, however a few properties are entirely vegetated with little or no cleared areas and the assessment of environmental assets found that all of the native vegetation in the study area and the species that it supports are highly significant.

A comparison of these properties against the current zoning map found that although most of these sites are currently zoned Rural Conservation Zone, there are a number of properties that are zoned Farming Zone (which the *Rural Strategy Review* is recommending be rezoned to Rural Activity Zone). Farming opportunities on these properties are limited due to their dense cover of vegetation, making them also unsuitable for the additional mixture of uses possible under the RAZ. All of these properties are recommended for an environmental protection overlay (many of which already contain the Vegetation Protection Overlay – Schedule 1) which will require a planning permit for native vegetation removal (some exemptions apply). As the primary function of both the Farming Zone and the Rural Activity Zone is to protect land for agricultural production (although the RAZ also caters for additional uses that are compatible with farming) both of these zones are inappropriate for these properties.

The VPP practice note, *Applying the Rural Zones*, advises the use of the Rural Conservation Zone for relatively intact natural areas where land use and development could result in the loss of important environmental features or values and in areas of biodiversity or ecological significance. The application of the Rural Conservation Zone should be amended in the Study area to reflect high environmental values to ensure that the assets in the Deans Marsh area are suitably protected and set aside for conservation purposes. Map 4.3 below shows the cover of vegetation in the Deans Marsh study area (it should be noted that the darker green areas are pine plantation and not native

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forest and therefore should remain as Farming Zone). Map 4.4 shows the proposed extension of the Rural Conservation Zone.



The VPP practice note advises that the conservation values of the land must be identified in the schedule to the Rural Conservation zone. The Biodiversity Action Plan for the Sabine and Gerangamete landscape zones, which include the Deans Marsh Study area, identified the native vegetation on private land as providing important links and buffers to public land (which includes the Great Otway National Park and Forest Park) and as being one of the key assets in both zones. The schedule to the Rural Conservation Zone currently references the water supply catchment area which will remain unchanged but will need to be amended to include a new conservation value under the 'Otways and hinterland' heading. The value for the Deans Marsh area will be the provision of a buffer between the farming land / Deans Marsh township and the Great Otway National Park and Forest Park.

The practice note suggests using a range of tools such as zoning in conjunction with overlays when one tool alone is not suitable or cannot provide the necessary protection required. The land currently zoned Rural Conservation Zone is also covered by the Environmental Significance Overlay – Schedule 2 (Special Water Supply Catchment Areas) which requires a planning permit for all buildings and works and native vegetation removal (some exemptions apply). All native vegetation will continue to be subject to an environmental overlay, in addition to the zoning, the application of these overlays is discussed in more detail in Chapter 3.

The *Surf Coast Shire - Economic Development Strategy* notes that one of the major threats to the continuation of traditional farming in the Deans Marsh area is the loss of productive agricultural land to 'hobby farming'. This kind of farming can create conflicting land uses and increase the value of farming land. The *landscape Plan for Zone 2 Gerangamete Otway Plains Bioregion* concurred with this stating that 'there is an increasing influx of new residents to the Otway Plains seeking 'lifestyle properties', including some absentee landholders that occupy these properties on a temporary basis.'

The retention of the Farming and Rural Conservation Zones in the Deans Marsh hinterland will continue to preserve land in large holdings (larger than 40ha) for continued farming practices. Furthermore the continued application and extension of the application of the Rural Conservation Zone over land with high conservation values will continue to provide for 'lifestyle properties' that are more suited to conservation management and low usage as opposed to intensive farming.

CHAPTER 4**RECOMMENDATIONS**

1. Rezone land of high environmental value abutting the Great Otway National Park from Farming Zone to Rural Conservation Zone.
2. Include a new conservation value under the 'Otways and hinterland' heading in the Rural Conservation Zone, identifying the vegetated land in the Deans Marsh area as a buffer between the farming land / Deans Marsh township and the Great Otway National Park and Forest Park

Tourism

The State Planning Policy Framework (SPPF) recognises the importance of tourism as a key contributor to the States economy under 'Economic Development' at Clause 17.04 of the Surf Coast Planning Scheme. The objective for tourism as an industry is;

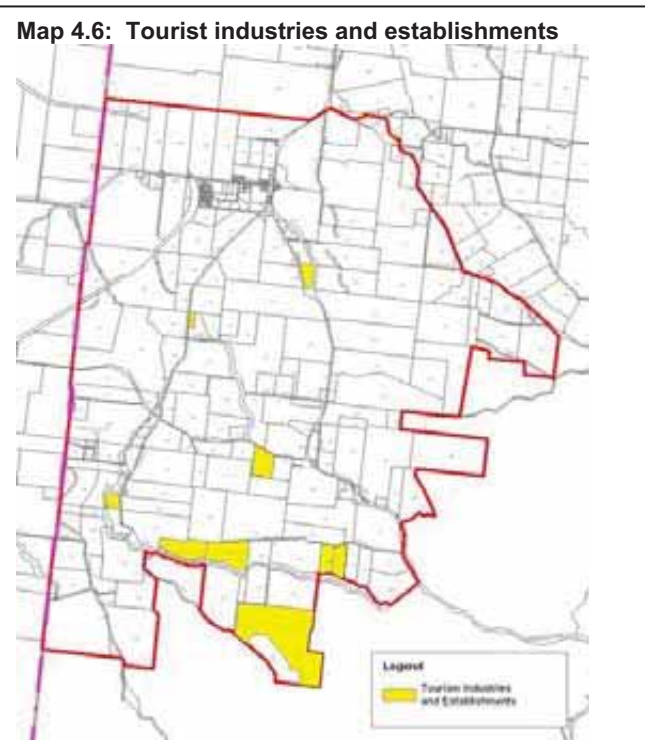
To encourage tourism development to maximise the employment and long-term economic, social and cultural benefits of developing the State as a competitive domestic and international tourist destination.

According to the *Tourism Strategy Plan for the Surf Coast Region, 2006*, tourism is one of the key contributors to the economic prosperity of the Surf Coast Shire with over 1.5 million domestic and international visitors spending over \$257 million dollars during their stay.

Surf Coast Shire Rural Strategy Review outlined tourism as;

a major economic sector within the Shire and traditionally has focussed on the coast and the Great Ocean Road. Tourism in Surf Coast is broadening its focus and seeks to capitalise on the environmental and landscape values of the rural hinterland for nature based tourism.

Clause 17.04 also states that tourist facilities should be compatible with the assets and qualities of surrounding rural activities and cultural and natural attractions. The high landscape and environmental values in the Deans Marsh area make it a prime location for hinterland tourist establishments but as noted at Clause 17.04 tourist facilities need to be 'compatible' with the area.



The Geelong Otway Tourism report *Tourism Research and Impact Assessment* describes tourist accommodation in the Surf Coast Shire as ranging from 'camping and caravan/tourist parks to resorts, cottages, B & Bs and retreats and the Deans Marsh area could facilitate a range of the above.'

Deans Marsh will continue to attract smaller tourist establishments that fit in with the rural theme of the area and it is doubtful whether caravan and tourist parks or resorts would be viable in the area due to its physical removal from the coast, lack of services and public transport. It is more likely that the establishments attracted to the area will be retreat style accommodation, farm stay and cottages and B & B's. The supply of tourist accommodation and properties that run tourist related activities are outlined in map 4.6.

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- Group accommodation associated with tourist or recreational activities (including backpacker accommodation, camping and caravan park, cabins, residential motel etc)
- Restaurant, but only in association with a tourist/recreational activity

As such the hinterland around Deans Marsh would be capable of facilitating a range of tourist establishments that are not related to a farming activity. It will be important that the purpose statement in the schedule to the zone specifies that tourist accommodation is predominantly nature-based and that recreation facilities complement the wilderness values of The Great Otway National Park. Furthermore the scale of development should be compatible with the rural landscape and scenic values (as outlined in chapter 3) of the Deans Marsh hinterland, through scale, intensity of development and siting. The farming land around Deans Marsh contains numerous patches of scattered remnants and the schedule to the Rural Activity Zone should encourage the enhancement of these resources by requiring the extension of linkages to other remnants (including the national park) and the ongoing management of these assets.

RECOMMENDATIONS

1. Encourage a range of sustainable tourist based activities in the rural hinterland at a scale that reflects the rural, low scale character and scenic values of the area and that manages and enhances any natural assets on the land.

Micro Business

The Surf Coast Shire Tourism Profile and Impact report (Geelong Otway Tourism) notes that the Shire has 'an emerging home and micro business sector focusing on business services and information technology'. According to the ABS Business Register 2004, 'Finance & Insurance' and 'Property and Business Services' contribute to 12.2% and 19.3% of businesses in the Surf Coast Shire (representing the 2nd and 3rd highest distributions). Although the ABS data does not reveal how many of these businesses are home businesses and where they are located within the Shire, it could be assumed that a proportion of people living in the Deans Marsh township and hinterland work from home. A planning permit is not required for 'home occupation' (although conditions apply) and therefore the Structure plan cannot influence this use although the Surf Coast Shire will continue to encourage this form of business.

Zoning within the township

The demand for retail facilities in Deans Marsh is generated by the town's residents and people living in the surrounding district. In addition, the town provides retail services to passing motorists travelling through town from the Princes Highway to the coast, and to tourists visiting the surrounding hinterland. Construction of the Geelong Bypass is likely to lead to an increase in the number of people stopping at Deans Marsh as they pass through the town, yet the increase will potentially be small as most motorists use the Great Ocean Road or the Princes Highway.

The township of Deans Marsh has a limited no of businesses, the General Store which contains the post office, Martians café and petrol station and the Sacred Moon Gallery. All establishments serve drinks and food/snacks and the general store sells groceries. Martians café and the General Store both provide outdoor eating areas. Martians café includes two shops, a wine and fine food store, and a bric a brac shop that also sells stockfeed. Martians café and the Sacred Moon Gallery both sell alcohol and feature live music (more regularly at Martians). These businesses provide for permanent residents and for tourists passing through or staying near the town although it is assumed that consumers would purchase the majority of their goods in either Geelong or Colac. All of these businesses are located along the main road leading into Deans Marsh (Winchelsea Deans Marsh Road/ Deans Marsh Lorne Road). This strip is included within the Township Zone at present which also extends over much of the land to the rear and on the northern side of the Birregurra Deans Marsh Road.

As discussed in detail in Chapter 2 it is recommended that all land within the township be zoned Township Zone which will result in the removal of the Low Density Residential Zone which covers the western part of the town. This rezoning has the potential to facilitate a variety of uses, other than

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residential, to occur throughout the township subject to planning approval. In a town of this size there is inadequate service demand to justify the application of a business zone which would consolidate businesses into one particular area, however the framework plan (located in chapter 2) has a designated commercial area. It is envisaged however that most businesses will continue to be located along the main strip as it is the most prominent to passers by and has a history of this kind of useage, although limited. The site that currently contains Martians café has the potential to be further developed having prime frontage to both Deans Marsh Lorne Road and Birregurra Deans Marsh Road and this site will be subject to urban design guidelines (as proposed in chapter 3). Any planning application for a change in use in the Township Zone will be required to take into consideration the impact it may have on the amenity of the neighbourhood.

RECOMMENDATIONS

1. Rezone all land within the urban growth area of the township to Township Zone.

Summary – Main Points

- The *Surf Coast Shire Economic Development Strategy* establishes the principle roles for Council in terms of fostering economic growth in the Shire.
- The *Rural Strategy Review* seeks to ensure that land is appropriately zoned to protect agricultural and environmental values and tourism activities.
- The Rural Conservation Zone is to be extended over sites of environmental significance.
- The local economy of Deans Marsh is based on farming and tourism in the hinterland with the general store and Martians cafe servicing the needs of the local and passing community.
- The *Rural Strategy Review* is recommending that a significant proportion of land adjoining the Deans Marsh township is to be rezoned from Farming Zone to Rural Activity Zone to facilitate the establishment of more tourist establishments in the area that are not related to farming.
- The promotion of the Winchelsea Deans Marsh Road as an alternative route to the Great Ocean Road suggests that the number of tourists passing through the township will increase.

CHAPTER 4 RECOMMENDATIONS

1. Rezone land of high environmental value abutting the Great Otway National Park from Farming Zone to Rural Conservation Zone.
2. Include a new conservation value under the 'Otways and hinterland' heading in the Rural Conservation Zone, identifying the vegetated land in the Deans Marsh area as a buffer between the farming land / Deans Marsh township and the Great Otway National Park and Forest Park
3. Encourage a range of sustainable tourist based activities in the rural hinterland at a scale that reflects the rural, low scale character and scenic values of the area and that manages and enhances any natural assets on the land.
4. Rezone all land within the urban growth area of the township to Township Zone.

5. COMMUNITY FACILITIES & SERVICES

COMMUNITY FACILITIES AND SERVICES

Deans Marsh supports a range of community facilities and services, including education, leisure and recreation but with limited health services, which is reflective of the size and population of the town. Some of these facilities provide essential services whereas others promote a sense of wellbeing through social interaction.

Key community facilities are listed below:

<ul style="list-style-type: none"> • Maternal Health Service 	<ul style="list-style-type: none"> • Reserve / sports facilities and playground
<ul style="list-style-type: none"> • Country Fire Authority 	<ul style="list-style-type: none"> • Churches
<ul style="list-style-type: none"> • Community House/ Deans Marsh Hall 	<ul style="list-style-type: none"> • Primary School
<ul style="list-style-type: none"> • Martians café 	<ul style="list-style-type: none"> • Sacred Moon Gallery
<ul style="list-style-type: none"> • General Store and Post office 	

The community facilities are dispersed around the town, with the community hall, cottage and primary school located in Pennyroyal Valley Road and the commercial and utility services focused along the Deans Marsh Lorne/Winchelsea Road. All are within reasonable walking distance of each other (less than 500m). Services are limited due to the size of the town but regional towns such as Colac and Geelong are within commuting distance, by car, for a greater range of services.

The purpose of this Chapter is to examine at a broad level the provision of community facilities (ie. infrastructure) in Deans Marsh, and to a lesser extent the range of services offered. It is important that in developing a new Structure Plan for Deans Marsh that any existing gaps in the provision of infrastructure are identified. It is equally important to identify gaps likely to arise as a result of projected growth in the population so that land can be set aside for the purpose of facilitating new facilities and services if required.

The audit of community facilities and services is based on a review of previous social planning studies including Surf Coast Shire Community Plan: Your Visions, (2004), the Surf Coast Open Space Strategy (Robin Crocker & Assoc, et al, 2004) and the Surf Coast Pathways Strategy (Surf Coast Shire, 2005).

The Community Hall and the Memorial Reserve

The Community Hall is located in Pennyroyal Valley Road in the Deans Marsh Memorial Reserve and is owned by the Surf Coast Shire. 'The community hall is booked on a casual basis through the Deans Marsh Public Hall & Memorial Reserve Committee of Management. Casual bookings are in the order of 3 – 4 bookings per annum and are typically community meetings or family celebrations.'¹ The Public Hall and Reserve Committee of Management is appointed by Council under Section 86 of the Local Government Act to manage the reserve.

The Community Cottage

The Community Cottage is also located at the Deans Marsh Memorial Reserve and is owned by the Surf Coast Shire. 'The Deans Marsh Community Cottage is an ACFE (Adult Community and Further Education) funded facility. In addition to ACFE funding the Centre also receives funding from the Department of Human

¹ Deans Marsh Reserve master plan, Garry Henshall and Associates Pty Ltd, 2002

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Services for Coordination (Neighbourhood House Coordination Program).² The community cottage is also run by a committee of management elected by its members.

The cottage is open three days per week and offers numerous short courses as well as an occasional child care service that includes a playground. Outside this time however the key is available to community members and local groups to gain access to both the hall and the cottage. Both the cottage and hall provide a venue for meetings for many community groups and committees such as LandCare, the CFA and Red Cross. There is also a computer available at the cottage for students to utilise in the evening also acting as a social gathering place for teenagers.



Children's services are all located at the cottage and include a Maternal Health Service, a crèche and a playgroup. A Maternal Health Service also operates from the Cottage on Wednesdays 2 – 3 times in the school term and operates on a needs basis and varies depending of the number of children requiring the service at any given time. A crèche is available for three hours on a Thursday morning and a playgroup for two hours on a Wednesday morning.

Health services

Aside from the Maternal Health Service there are no medical facilities within the town, the closest being the medical centre in Birregurra. Discussions with medical centres in Lorne, Winchelsea and Birregurra revealed that there are no mobile services provided in Deans Marsh, although doctors from these centres will conduct a house call under certain circumstances.

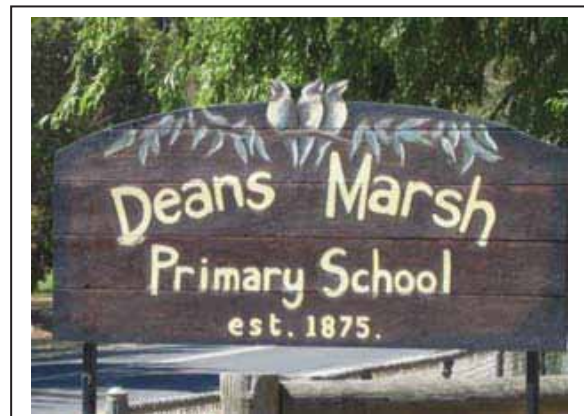
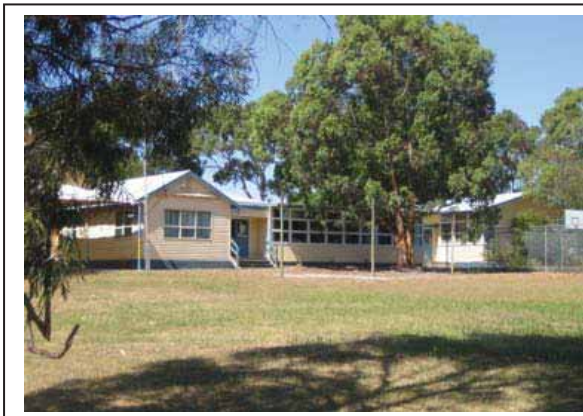
Emergency Services

Emergency services in Deans Marsh is limited to an unmanned fire station located on the eastern side of the Deans Marsh Lorne Road. The station is capable of housing 2 fire engines and one car. Two five thousand litre water tanks provide water to the site. The CFA has 41 members and according to the captain of the Deans Marsh fire brigade the service is appropriate for the towns needs.

There is no police station in Deans Marsh, the closest stations are located at Birregurra and Lorne.

Education

Deans Marsh is served by one State primary school which has had a steady decline in students since 2003 when the enrolment figures were approximately 70. In 2006 there were 40 pupils enrolled at the school (30% of which were grade six). Communication with the school however has confirmed that there were 41 students enrolled in 2007 and numbers are remaining steady.



² Deans Marsh Reserve master plan, Garry Henshall and Associates Pty Ltd, 2002

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The number of teachers at the school is reflective of the number of students and at present there are 2 full time teachers and a 1.2 teacher equivalent.

Leisure & Recreation

The major recreation reserve in Deans Marsh is located on the Pennyroyal Valley Road. The Reserve includes the following mix of facilities:

- Hall
- Community Cottage
- Sports oval
- Football pavilion
- Storage sheds/shelters
- Public toilets
- Shelter and BBQ area
- Skate park and play ground
- Two asphalt tennis courts
- Tennis pavilion
- School bus parking area
- Cricket shed

The Deans Marsh Primary School contains a multi purpose court that is suitable for netball, basketball and tennis.

Table 5.1 lists some of the existing user groups of the Deans Marsh Reserve.

Table 5.1: Deans Marsh Clubs & Groups

Reserve or Facility	Existing User Groups	Existing Infrastructure
Deans Marsh Memorial Reserve	Tennis Club	<ul style="list-style-type: none"> • Courts and Club House
Deans Marsh Memorial Reserve	Cricket Club	<ul style="list-style-type: none"> • Ground and shed
Hall	Landcare Group	<ul style="list-style-type: none"> • Community Cottage

A master plan was completed for the reserve in 2002 which scheduled a priority of works to be undertaken in a 10 year timeframe. The works and priorities were established through a consultative process that involved the key users of the reserve. The following table outlines the works proposed through the master plan and the current status of those works;

Table 5.2: Works proposed in the Deans Marsh Reserve Master Plan (2002)

WORKS PROPOSED	STATUS OF WORKS
Complete structural assessment of the old football pavilion	Complete
Determine, through feasibility, the type and frequency of use for the football pavilion, and in turn confirm the cost of works	Complete and refurbished
Complete oval works	Complete
Construct skate park	Complete

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WORKS PROPOSED	STATUS OF WORKS
Nominate community representatives to work towards the assessment, design and fundraising for the development of the old football pavilion	Complete
Commence fundraising strategy for the football pavilion	Complete
Construct children's playground	Complete
Post & Rail fencing to define children's play area, skate area & cottage	Complete
Penny Royal Valley Road Frontage (excluding tennis court resurfacing)	
Upgrade Football Pavilion	Complete
Resurface tennis courts (subject to demonstrable demand)	Complete

Additional works that have been undertaken in the reserve includes;

- Tennis rebound wall
- Carpark resurfaced and formalised with bollards to restrict parking to a defined area
- Art incorporated onto public toilets (community project)
- Rotunda built
- Upgrade of the cricket shed

The master plan is outlined in map 5.1 below.

Map 5.1: Deans Marsh Reserve Master Plan 2002



Garry Henshall & Associates Pty Ltd, 2002

Discussions with Councils Recreation Officer, who is on the Reserve Committee of Management, and an inspection of the site has indicated that there is poor internal walking access within the reserve, particularly

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linking the playground, rotunda and the public toilets. Although not identified in the master plan the improvement of this service should be a priority for the site. A public workshop was held at the Community Cottage as part of the *Deans Marsh Structure Plan 2021* and concern was raised by a number of participants about the poor maintenance of the public toilets at the reserve and associated health risks as a result.

Entertainment in Deans Marsh includes a yearly pioneer festival, a monthly market and 'Music at the Marsh'. The community cottage and hall, Martians café and the Sacred Moon Gallery provides outlets for social and cultural activity. At the workshop held at the primary school as part of the Deans Marsh Structure Plan 2021 numerous students remarked on how much they highly value Martians café and the General Store as focal points in town, both visually and for social gatherings.

Youth Services

There is a limited range of services available for younger people within Deans Marsh. The computer at the community cottage is made available to school aged children. Children are required to travel considerable distances to go to secondary school, the closest being in Lorne.

The lack of Public Transport within the town leaves the youth reliant on private vehicle transportation between towns. There is a particular demand for a community bus service during summer periods when many of the Deans Marsh youth undertake casual work in Lorne but to date the service has not proven to be viable due to low numbers.

Commercial Services

Deans Marsh also offers a general store which contains the post office, Martians café and petrol station and the Sacred Moon Gallery. All establishments serve drinks and food/snacks and the general store sells groceries. Martians café and the General Store both provide outdoor eating areas. Martians café includes two shops, a wine and fine food store, and a bric a brac shop that also sells stockfeed. Martians café and the Sacred Moon Gallery both sell alcohol and feature live music (more regularly at Martians). All of these businesses are located along the main road (Winchelsea Deans Marsh Road/ Deans Marsh Lorne Road) and provide basic services and are important for providing a social gathering place for residents.



EXISTING COMMUNITY INFRASTRUCTURE STRATEGIES

There are a number of existing community infrastructure studies that set objectives and standards in terms of providing facilities and services in Deans Marsh. These include:

1. *Surf Coast Community Plan: Your Visions* (2004)
2. *Surf Coast Open Space Strategy* (2004)
3. *Surf Coast Pathways Strategy* (2005)

Requirements identified through previous studies are presented with an indication of any actions that have been taken to date by the Surf Coast Shire Council.

Surf Coast Community Plan (2004)

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The Surf Coast Shire developed a Community Plan in 2004 to establish what the community values and to set a vision for the future. *Your Visions* (2004) acknowledges that the people of Deans Marsh have a great community spirit and that they work together for the good of the community. For Deans Marsh the plan contained the following community feedback on a range of physical and social services;

Deans Marsh/Bambra/Boonah/Pennyroyal/Benwerrin

Deans Marsh is a tiny hamlet situated mid way between Lorne and Winchelsea. It has traditionally been a farming community, however there has been a recent increase in the number of houses and small allotments. Traditional farming such as dairying is becoming less common, and there has been an emergence in non traditional farming practices including agro forestry, olives, grapes and llamas. The town is lively in arts and entertainment, hosting a monthly Music @ the Marsh and a produce market; a yearly Pioneer Festival and a variety of community based activities. The town boasts a primary school, a general store, a petrol station, café, community hall and community cottage.

WHAT'S GOOD, What we value

- **THE PEOPLE:** We like the people we live with, we work together for the good of the whole community and have a great community spirit.
- **ARTS AND CULTURE:** We like the Pioneer Festival, Music @ the Marsh, the markets and other events and activities in the town. We enjoyed making the Curtain and appreciate seeing it in our hall.
- **COMMUNITY FACILITIES:** We like the Community Hall and its historical mementos. The Community Cottage is active and provides a good range of interesting activities and classes. We appreciate council support for the Hall and the Cottage.
- **TOWNSHIP:** We like the small town feel of the place. It is not too far from other major centres, and is close to the coast. We like our school, our general store and the café as the new addition to the garage.

WHAT'S NOT GOOD, What needs improvement

- **INFRASTRUCTURE:** The roads in our area are not well maintained and there are no footpaths in the town or surrounding district. The sporting facilities are limited. The oval needs to be upgraded, the tennis courts have deteriorated and the facilities around the oval are very poor.
- **DEVELOPMENT AND PLANNING:** There is a lack of consideration for the long time residents of this area due to subdivision controls. Rural development policies are no longer applicable to the needs of the area. The wetlands have been fenced and divided.
- **COUNCIL ISSUES:** Council does not maintain the facilities or the roads. Council does not always respond to issues raised in the area, and there is not enough consultation.
- **TOWNSHIP:** Young people have to leave the area as there is not enough scope for accommodation.

OUR TOP PRIORITIES What we want in the future

- **DEVELOPMENT AND PLANNING:** We need to maintain the village and rural atmosphere. Integrated planning is needed to ensure sustainable development that is appropriate for local needs. Planning needs to be creative and to consider environmental impacts.
- **INFRASTRUCTURE:** Roads need to be improved and maintained. Heavily used gravel roads need sealing and paths need to be built within the town. Sporting facilities need upgrading and maintenance. The oval needs to be resurfaced.
- **THE ENVIRONMENT:** The natural environment needs to be preserved in order to protect the unique and fragile natural habitat remaining.
- **COUNCIL ISSUES:** Council needs to increase levels of support for community activities, be more consultative and responsive to local needs and issues.
- **COMMUNITY:** It is important to maintain and foster a cohesive, caring, vibrant community through utilising community skills.

YOUTH and SECTOR SPECIFIC PRIORITIES

- **YOUTH PRIORITIES:** We like the skate park, but it needs to be bigger and we need to be able hire skate gear. There are not enough recreation and leisure facilities. The skate park needs lighting, grass, bubble taps and shelter.
- **DISABILITY PRIORITIES:** Paths need to be constructed within the town to allow all weather access. Public transport of some sort should exist in the town. Services for the elderly need to be taken into consideration in future planning.

Surf Coast Shire, 2004

In relation to community services the plan highlights the need for the upgrading and ongoing maintenance of the sporting facilities in the town. Other issues such as subdivision controls, maintaining the rural atmosphere of the town, environment, roads and footpaths are discussed in more detail in this report, in chapters 2, 3 and 6.

Surf Coast Open Space Strategy (2004)

The purpose of the *Surf Coast Open Space Strategy* was to 'assess the adequacy of existing open space, make recommendations for improvements, set guidelines for improved access and future provision, provide for protection of natural and landscape values and promote community involvement'³.

The *Open Space Strategy* includes Deans Marsh in Precinct 3 of the strategy and notes that 'this precinct is likely to experience some population growth over the next 10 years' and goes on to say that 'this will result in an increase in smaller scale development and the number of rural allotments adjoining the township.' The strategy recognises that demand and use of open space will increase as a result of this growth but reflects that the existing facilities and spaces will cope with the projected population increase.

³ Surf Coast Open Space Strategy, Robin Crocker & Assoc, et al, 2004

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The public open space in Deans Marsh is all located at the Deans Marsh Memorial Reserve and includes a footy oval, tennis courts, skate park and playground. The strategy notes that it is a strength of the town that all of the facilities are centrally located and recommends that all open space should continue to be provided at the reserve.

Improvements and ongoing maintenance of the existing facilities was a key issue raised in the community plan.



The strategy highlights the status of sporting activities in Deans Marsh in table 5.3 below.

Table 5.3: Surf Coast Open Space Strategy: Status of sporting activities in Deans Marsh

Footy/cricket	Soccer	Netball	Additional sports pavilions	Tennis
Demand not expected to increase in short term. Demand will increase as population grows.	Demand expected to increase. Sharing of existing facilities will cater for demand.	No provision at present. No indicators that this will alter.	Existing facilities need upgrading. Future demand for facilities not expected to increase. Demand may increase in long term.(10 yrs +)	Existing facilities need upgrading. Connect power to club room.

Surf Coast Shire Open Space Strategy (2004)

Specific actions listed in the strategy for the Deans Marsh area are listed in Table 5.4 below along with an update on the current status of each recommendation.

Table 5.4: Surf Coast Open Space Strategy: Deans Marsh Precinct Actions

Recommendation	Current Status
1. Continue program of inclusion of Public Art in community spaces. Ensure inclusion of public art in all open space & Community projects.	On going: Inclusion of public art in community spaces is actively undertaken by Council as part of the four C's initiative (Community Consultation, Creativity and Celebration). The local community are actively involved in the arts and actively seek funding through the Arts Officer at the Surf Coast Shire for works of art around the town. Public art has been incorporated onto the public toilet and recently constructed playground at the reserve through a community initiative.
2. General upgrade and improvement in quality and maintenance of open space and community spaces. Eg Signage, landscaping, public art, paths etc as per guidelines contained in OS Strategy. High priority identified by Community Plan.	Ongoing: Works set out in Deans Marsh Reserve Master Plan (2002) are nearing completion
3. Ongoing	The Surf Coast Shire Pathways Strategy has included two pathways

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improvement/development of pathways and pedestrian links. High priority in the Community Plan	in the Deans Marsh area for consideration in the budget in a 10 year timeframe. The path between the McCrae road reserve and the township which will link the school and community hall to the general store is to be completed in 2007/2008.
4. Update Terms of Reference for Deans Marsh Memorial Hall & Reserve Committee of Management	Complete, 2006

Surf Coast Shire (2005)

The strategy recommends a playground within 400 - 500m of all residential lots but notes that this goal is unrealistic in the Deans Marsh precinct and goes on to say that instead the 'focus should be on promotion of existing facilities and improving pedestrian access to these via pathways. Furthermore there needs to be an improvement in the quality of existing open space.'

The strategy notes that the current facilities in the township are adequate to cope with projected growth but recommends improving the links and walking paths specifically between community facilities such as the recreation reserve & hall, school and general store. The current and proposed funding for pathways in Deans Marsh is discussed below in more detail.

The strategy highlights that in Deans Marsh in particular 'Open Space and community facilities are the focal point of this community. The value and sense of 'ownership' the community places on public spaces should not be under valued. The Arts is a particular strength within this precinct and plays a pivotal role in community development initiatives.'⁴

The Surf Coast Planning Scheme at Clause 52.01 states that an open space contribution is required when a developer subdivides land. The *Open Space Strategy* recommends that when in fill does occur in the town that rather than requiring developers to provide open space via land contributions (the strategy recommends a 10% contribution), the focus should be on requiring levies from subdivisions in the form of cash contributions instead. These contributions can then be utilised for developing and improving the existing reserve.

Accordingly, all levies required from infill subdivisions should be directed into the Deans Marsh Reserve with a focus on encouraging multi-purpose use of the existing space to cater for future need. In addition any infill developments within the town should be required to provide pedestrian linkages to community services where practical, in addition to the cash contributions.

Surf Coast Shire Pathways Strategy (2005)

The improvement of pathways within the Surf Coast Shire has been identified by the community as a top priority in the *Community Plan*, the *Open Space Strategy* and the *Access and Inclusion Plan*. This issue has emerged in the Shire due to increases in population, more permanent residents in the coastal towns and the improved understanding of the health and environmental benefits that can be gained by walking and through other forms of non vehicle transport.

The *Surf Coast Shire Pathways Strategy* guides pathway provision (including bicycle paths) in the Surf Coast Shire over the next 10-20 years. The *Pathways Strategy* promotes the concept of "Walkability" and "Walkable Communities" and recommends that this concept be adopted as a guiding principle in future planning. The strategy includes four different types of paths with different functions as follows;

- Regional links:** Multi-use paths identified by other agencies or of major significance to the Shire.
- Bicycle network routes:** On-road bicycle lanes and routes identified (or could be identified) by VicRoads as arterial links.
- Shared pathways and routes:** Major links across main towns to activity centres and facilities.

⁴ Surf Coast Open Space Strategy, Robin Crocker & Assoc, et al, 2004

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Town paths: Walking paths for main towns also providing for cycling by children under 12.

Eight paths are listed in the *pathways strategy* for the Deans Marsh area, which are shown in map 5.2 below and are named as follows;

- Winchelsea Deans Marsh / Lorne Rd (Regional bike route)
- Birregurra Deans Marsh Road (Regional bike route)
- Birregurra Pennyroyal Rail Trail (Regional path)
- Birregurra to P/Royal Rail Trail (Regional path)
- PennyRoyal Rd / Deans Marsh Lorne Rd (Shared path)
- Birregurra Deans Marsh Rd (Shared path)
- Birregurra Deans Marsh Rd (Shared path)
- McRae Rd Reserve (Shared path)

The *Pathways Strategy* includes a capital works program listing works by priority for the next 10 years. The two paths included in the works program for Deans Marsh are regional paths as follows:

- Birregurra Pennyroyal Rail Trail (Birregurra Deans Marsh to Rd McCrae Rd Reserve)
- Birregurra to P/Royal Rail Trail (North section DM-Birr Rd, Boundary to South section McCrae Rd To shire Boundary)

Map 5.1 (below) shows the existing and the proposed footpath network as outlined in the *Pathways Strategy*.

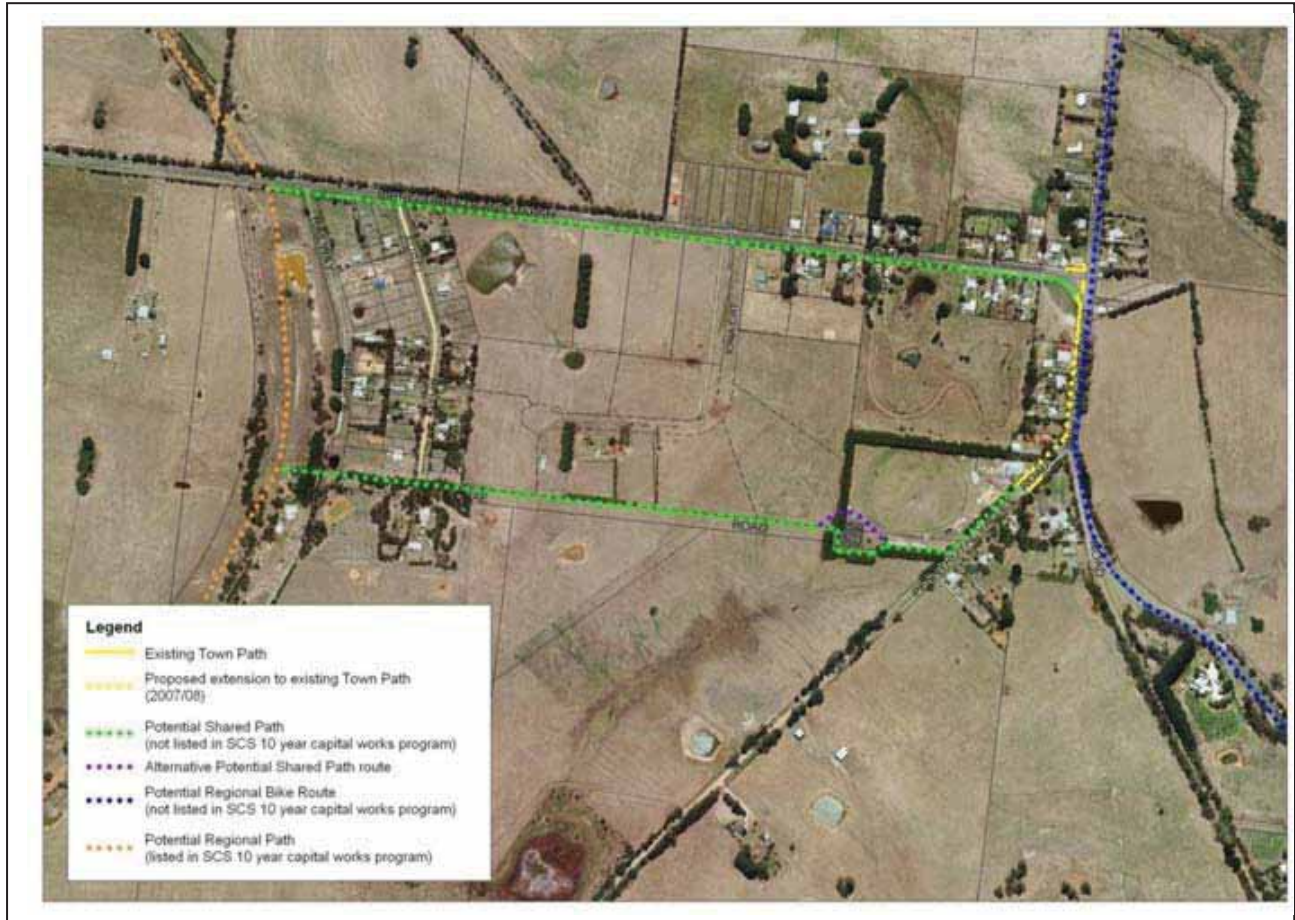
Map 5.2: Pathways Strategy (2005)



The strategy highlights the existing town path in yellow but does not include the extension of this path that is proposed to connect the General Store to the Primary School and the Deans Marsh Reserve. This path is included in Councils budget for 2007/2008. The following map has been produced for the structure plan and is labelled according to its estimated completion timeframe.

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Map 5.3: Completed and proposed pathways in Deans Marsh



The need for improved paths in the township was included as a top priority in the community plan and although the pathways strategy identifies a number of pathways around Deans Marsh only the regional path along the railway line has been included in the capital works budget for the next 10 years. There may be scope within the planning system to channel funds into the remaining pathways identified in the strategy.

As discussed above the *Surf Coast Planning Scheme* at Clause 52.01 states that an open space contribution is required when a developer subdivides land. And as recommended by the *Surf Coast Shire Open Space Strategy* (2004) these contributions should be obtained in the form of cash contributions rather than via land contributions. Although the Open Space Strategy primarily directs these funds into improving the existing reserve, the reserve has recently been upgraded and most of the works set out in the master plan are now complete. There would therefore be merit in channelling some of this obtained funding into improving and constructing pathways around the town, particularly the 'shared path' which is a key path in the township but has not been included in the pathways strategy budget program.

Map 5.3 above shows the 'McRae Road Reserve shared pathway' (in green) which is located on the southern boundary of the Deans Marsh township. Because of the location of the tennis court within McCrae Road the proposed 'shared pathway' could not be wholly accommodated within the road reserve and would need to traverse a section of private land to go around the tennis court before it can link back up with the road reserve. Map 5.3 includes an 'alternative route' (shown in purple) that runs north of the tennis court in addition to the pre-proposed route that runs along the southern side of the reserve (shown in green). It may be more appropriate for this 'shared pathway' to follow the 'alternative route' rather than the route identified in the pathway strategy for two reasons. The first being that the private land to the north of McCrae Road is within the Township Zone and inside the urban growth boundary, whereas the land to the south is zoned Farming. Secondly the private land to the north has the potential to be subdivided into a number of residential blocks and the subdivision process would be an ideal opportunity for Council to negotiate the acquisition of this land. The farming land to the south has no potential to be subdivided and therefore the acquisition of this land could be costly to Council.

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The *Open Space Strategy* notes that the open space contribution required through the subdivision process is in addition to paths that are provided within the subject site. If the alternative route of the 'shared path' along McRae Road as suggested above is implemented and the small parcel of land required for the path extension acquired from the relevant land owner it would be reasonable to offset this parcel of land against the overall cash contribution.

Summary - Main Points

- Deans Marsh supports a range of community facilities and services covering a range of uses. Health and youth services are limited which means that acquiring these services means relying on the services provided in nearby towns and regional cities.
- Deans Marsh lacks a range of children's services and health services.
- The internal pathways within the Deans Marsh Memorial Reserve require upgrading and potential health risks associated with the public toilet needs to be further investigated.
- The sporting facilities at the Deans Marsh Memorial Reserve are sufficient for at least the next ten years.
- Open space should continue to be focused at the Deans Marsh Memorial Reserve.
- Open space / cash contributions required through the planning permit / subdivision process should be allocated to improving and maintaining the reserve rather than to the provision of additional open space.
- Open space contributions required through the planning permit process should also be allocated to improving pedestrian access via pathways, with a priority on the 'shared paths'.
- The 'shared pathway' that connects McRae Road to Pennyroyal Valley Road should traverse north of the tennis court rather than to the south as proposed in the *Pathway Strategy*. A small portion of private land will be required to link the path to the reserve, which should be acquired by Council as part of the open space contribution when 1390 Birregurra Road is further subdivided into smaller lots.

CHAPTER 5 RECOMMENDATIONS

1. Continue to concentrate community facilities at the Deans Marsh Memorial Reserve and commercial services along the Deans Marsh Lorne /Winchelsea Road.
2. Continue to liaise with the Deans Marsh community in relation to their social and recreational needs.
3. Continue to liaise with the Deans Marsh community to ensure that the provision of public open spaces and pathways best service the needs of the community.
4. Encourage provision for a mixture of sporting activities at the Deans Marsh Memorial Reserve.
5. Continue to work with the community to facilitate improved child care services on a needs basis.
6. Continue to work with the community to facilitate a bus service to Lorne in the peak season.
7. Through the planning permit process require open space contributions arising from infill subdivision in the form of cash rather than land and direct these funds into the continuing development of the Deans Marsh Memorial Reserve and the construction of the paths outlined in the *Pathways Strategy*, with priority on the 'shared paths'.
8. The 'shared paths' that connects McRae Road to Pennyroyal Valley Road should run along the northern edge of the tennis court rather than to the south.
9. Encourage upgrading the internal pathways within the Deans Marsh Memorial Reserve.
10. Review the maintenance arrangements of the public toilet at the reserve.

6. TRANSPORT & INFRASTRUCTURE

Deans Marsh has limited access to infrastructure due to its small size and its isolation from other major towns. The physical infrastructure of the town is reliant on a number of service providers as follows;

Barwon Water – water and sewerage (currently unavailable in Deans Marsh)
 Surf Coast Shire – drainage management
 Powercor - power supply
 Tru Energy – gas supply (currently unavailable in Deans Marsh)
 Telstra – telecommunications
 Vic Road/Surf Coast Shire – roads and transport

WATER AND SEWERAGE

Barwon Water is the Responsible Authority for the provision of potable water supply and sewerage to the Barwon Region but does not extend its service to Deans Marsh. The areas serviced by Barwon Water are outlined in map 6.1 below. Discussions with Barwon Water revealed that there are currently no plans to extend its service to Deans Marsh. Barwon Water advised that the provision of water and sewerage services to small towns within the Surf Coast Shire will in the future need to be determined by local council as an outcome of the *Country Town Water Supply and Sewerage Program*. This program led to the drafting of the *Surf Coast Shire Domestic Water Management Plan (DWMP)* which makes recommendations for service provision in Deans Marsh and is discussed in more detail below.

At present land owners in Deans Marsh supply their own drinking water, generally from a rainwater tank connected to the roof. There is a risk of contamination from these supplies but it is the responsibility of the land owner to ensure the quality of the drinking water is adequate by regularly maintaining their water supply system. The Department of Human Service provides a guide to maintaining healthy standards of drinking water.

Deans Marsh is reliant on septic tanks to meet its sewerage requirements and all wastewater must be treated and retained within the lot in accordance with the *State Environment Protection Policy - Waters of Victoria (SEPP)* and the *Code of Practice for Septic Tanks* under the *Environment Protection Act 1970*.

The Environmental Protection Agency (EPA) *Code of Practice for Septic Tanks* seeks to;

ensure that onsite wastewater treatment systems, used to treat domestic wastewater in areas not served by a centralised sewerage system, protect public health and the environment now and into the future¹

The Code sets out requirements for designing, installing, operating and maintaining onsite wastewater systems. The Septic Tanks Code of Practice states that the feasibility of providing reticulated sewerage should be seriously considered for the development of individual lots and for subdivision proposals when residential development would result in allotments smaller than 10,000m² (1 hectare). The Code also states that this area should not be seen as a minimum lot size, but as a risk threshold as there is potentially significant risks associated with wastewater management on lots smaller than 1 hectare.

Based on past septic tank approvals by the Surf Coast Shire's Environmental Health Unit (EHU) and the recent approval of a three lot subdivision for a property in the Deans Marsh township into three

¹ Code of Practice for Septic Tanks, Environmental Protection Agency, 2005

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0.4ha allotments, it would appear that 0.4ha is a reasonable lot size for containment and treatment of effluent in Deans Marsh. The EHU has advised that a minimum lot size of 0.4ha in Deans Marsh is reasonable due to the topography (gently sloping), rainfall and absorption rates of the soil around Deans Marsh.

Any applications for subdivision proposing to create new lots under 1 hectare in size will be required to submit an in-depth Land Capability Assessment addressing all aspects of the: -

- Code of Practice – Septic Tanks March 2003
- EPA Bulletin 746.1 March 2003 – LCA for on-site domestic wastewater management
- AS 1547:2000 – ‘Onsite Domestic Wastewater Management’

As noted in Chapter 2 there are a number of historical lots in Deans Marsh that are significantly below 4000m2 and it is recommended that these lots be increased in size where possible through the introduction of a Restructure Overlay (see chapter 2 for more details).

Map 6.1: Barwon Water serviced areas.



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The State Government in *Our Water, Our Future* committed \$42 million to the *Country Town Water Supply and Sewerage Program* to be used to support local councils in the adoption of innovative approaches to the provision of water and sewerage services in nominated towns. Through this program the *Surf Coast Shire Domestic Water Management Plan (DWMP)* was developed in 2006 which outlined the status of domestic water supply and sewerage in the Surf Coast Shire. The objectives of the plan were to;

- Review Council's wastewater management processes and practices and suggest improvements where needed.
- Identify problems with domestic wastewater treatment and disposal in the Shire and recommend solutions.
- Identify potential development activity in the Shire's unsewered townships and discuss the implications of this activity for Council's wastewater management programs.

The plan conducted an audit of the four unsewered settlements within the Surf Coast Shire, Moriac, Moggs Creek, Deans Marsh and Bellbrae. The plan described the soil type of Deans Marsh as sandy loam over heavy clay, which has a category 4/5 soil rating, having moderate to poor drainage capabilities. The terrain is described as being 'gently undulating and slopes predominantly in a northerly direction to marshland and Pennyroyal Creek'². As a result the town is suitable for septic tank systems and the soil type is moderately suitable for on-site absorption systems.

The *Country Town Water Supply and Sewerage Program* stated that 'across Victoria, more than 400 small towns use septic tank systems. Properly managed, septic tanks generally manage wastewater efficiently. But septic tanks may not always be adequate. When septic tanks do not function properly or where house blocks are too small for infiltration trenches to work properly, the effluent (or wastewater) from septic tanks can present a health or environmental risk. The effluent can find its way to groundwater, rivers, lakes, and the sea. This can create a risk to public health and the environment. This is happening in some small towns across Victoria'³

The DWMP highlighted that 'Deans Marsh has a cross section of septic tanks systems with nearly equal numbers of treatment plants, sandfilters, all-waste on-site absorption systems and split systems. 71% of systems in Deans Marsh are more than 15 years old and within a decade will all have reached their life expectancy.'⁴ Furthermore the plan noted that there is evidence that wastewater is not being contained on site on 10-20% of house lots in Deans Marsh.

The plan notes that there are a number of small blocks in Deans Marsh ranging from 1000sqm to 2000sqm that are not large enough to contain septic effluent because of their size and the soil type. Furthermore there are a number of properties containing a house that may be difficult to further develop (house extensions, paved areas, driveways, outbuildings etc) because of the small block size and the risk of encroaching on the septic tank system.

The plan outlined the key risks in association with wastewater management for Deans Marsh as being:

- Water ponding in table drains in Winchelsea Deans Marsh and Birregurra Deans Marsh Roads.
- Potential contamination on Pennyroyal Creek and the marshland by wastewater.
- Visible weed growth caused by excessive nutrient loadings in table drains.

² Domestic Wastewater Management Plan, Surf Coast Shire, 2006

³ Country Town Water Supply and Sewerage Program, Department of Sustainability and Environment , 2006

⁴ Domestic Wastewater Management Plan, Surf Coast Shire, 2006

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The plan concluded that sewerage the township cannot be justified due to the small population size and because the problems with the discharge of wastewater are not extensive. Instead the plan notes that the emphasis in Deans Marsh should be on optimising the performance and condition of existing systems and addressing concerns about the discharge of grey water through the proper maintenance of systems and ensuring that wastewater is contained on-site.

STORM WATER MANAGEMENT

The *Surf Coast Shire Storm Water Management Plan* (2004) identified the main goals for drainage as being:

*To protect and enhance the Surf Coast Shire's receiving water environments by improving the quality and management of stormwater draining from the urban areas in Surf Coast Shire.*⁵

There are no underground stormwater drains in Deans Marsh and as a result there are no specific recommendations for Deans Marsh within the management plan. However the *Domestic water Management Plan* notes that grey water effluent, discharged into open stormwater drains within Deans Marsh present a significant public health risk.

POWER SUPPLY

Deans Marsh's electrical needs are serviced by Powercor. The service to Deans Marsh is above ground throughout the township. Community members informally discussed the possibility of underground power at the Community Workshop held at the Community Cottage on Wednesday the 8th August 2007 (see Appendix 3), where a mixture of responses were received. Concern regarding the cost to land owners was the main issue raised rather than the community benefits.

The future provision of power should occur in a manner that reduces the impact powerlines may have on the amenity of the area provided the associated costs are not a burden on the community.

Tru Energy supply gas to the region but the service is currently unavailable in Deans Marsh.

TELECOMMUNICATIONS

The *Geelong G21 Region Telecommunications Needs Assessment Study* (2005) prepared by Housley Consulting identifies Deans Marsh as an area of relatively poor mobile telecommunications coverage. However a recently approved mobile communications facility to the south of the town is likely to increase the coverage of the current mobile network.

Investigations have also revealed that internet resources are limited to dial up with no ADSL available in Deans Marsh at present. While dial up internet is thought to be affordable it is not an appropriate communications solution due to the slow speed and because of the limitations to the information that can be obtained. This could potentially be a problem for home based businesses in the area.

The recent planning approval for the development of a mobile communications facility near Deans Marsh is likely to improve mobile service in the area in the near future.

TRANSPORT AND CARPARKING

There are two main intersections and three main roads within Deans Marsh. The Birregurra Road and Lorne-Deans Marsh/ Winchelsea Deans Marsh Road intersection is the main intersection of the township and is the location of the General Store. The Pennyroyal Valley Road leads into the town from the south west and intersects with the Lorne Deans Marsh Road at the southern end of the town.

⁵ Surf Coast Shire Storm Water Management Plan, ID&A Pty Ltd, 2004

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The Lorne-Deans Marsh Road and the Winchelsea-Deans Marsh Road provide an alternative route to the Great Ocean Road as identified in the *Great Ocean Road Region Strategy* (DSE), thereby creating the potential to bring significant business/traffic through the town. One of the key principles of the *Great Ocean Road Region Strategy* (GORRS) is to attract visitors into the rural hinterland, away from the coast, by developing and promoting inland routes and to spread the traffic load.

Construction of the Geelong Bypass will help to implement the GORRS as it is expected to significantly cut travel time for those accessing the coast and rural hinterland. It is considered unlikely though that the bypass will increase the appeal of Deans Marsh as a township from which people can commute to Melbourne for employment considering the length of travel time. Car dependency for Deans Marsh residents is very high as there is no public transport available (in the form of buses or trains). This coupled with the distance required to travel to essential services (i.e.: health, secondary schooling and shopping) makes car ownership virtually essential.

Two issues were raised at the community workshop held on in August 2007 (see Appendix 3) relating to the need for improved on street car parking and the safety of the intersection of Birregurra Road and Winchelsea Deans-Marsh/Deans Marsh-Lorne Road.

Available on street car parking in Deans Marsh is highlighted in map 6.2 below. There are approximately 31 formal spaces (although not individually line marked) currently available within the township along the western side of the Lorne / Winchelsea Deans Marsh Road and adjacent to the primary school on Pennyroyal Valley Road. There is additional informal parallel car parking (which is not line marked) available in Pennyroyal Valley Road adjoining the Reserve.

There is potential for up to 20 additional parallel spaces to be created along the eastern side of the Lorne- Deans Marsh Road if ever required, although the location of these spaces would have to take into consideration the sculptures in the road reserve.

If the on street car parking on the eastern side of the Deans Marsh Lorne Road is ever formalised a streetscape project may be warranted to design a suitable layout. The project would need to assess the feasibility of a path on this side of the road and a suitable pedestrian crossing linking to the commercial area.

Although on street car parking is advantageous to create active streets and to avoid car parking dominating commercial developments, any new development should also make provision for on-site parking in accordance with the planning scheme requirements, preferably to the rear of sites as outlined in the design guidelines in chapter 3.

Enquiries with Councils Infrastructure Department and Vic Roads did not highlight any immediate concerns with the Birregurra Deans Marsh and Winchelsea / Lorne Deans Marsh Road intersection however further investigation may be required in order to ascertain the most appropriate treatment for traffic calming at this intersection. Vic Roads advised that no 'significant' road incidents have occurred at the intersection from 1991 to 2007. Over recent years however there have been various alterations to road conditions at this intersection including a reduction in the speed limits and the addition of intersection treatments. The treatments include a left turn merge from the Deans Marsh Lorne Road (north bound traffic) onto the Birregurra Deans Marsh Road and a traffic island on the Birregurra Deans Marsh Road resulting in better sight lines and visibility.

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Map 6.2: On street car parking in Deans Marsh



SUMMARY OF CHAPTER 6 RECOMMENDATIONS

1. Continue to encourage proper maintenance of septic systems and ensure that wastewater is contained on-site.
2. Encourage water sensitive urban design features to be used wherever possible.
3. In conjunction with VicRoads investigate the slowing of traffic at the intersection of Birregurra Deans Marsh and Winchelsea / Lorne Deans Marsh Roads and throughout the township.
4. Encourage on-street carparking and the provision of on-site carparking to the rear of commercial properties.
5. Undertake a streetscape project for Winchelsea / Lorne Deans Marsh Road if on-street car parking on the eastern side of the road is to be formalised.

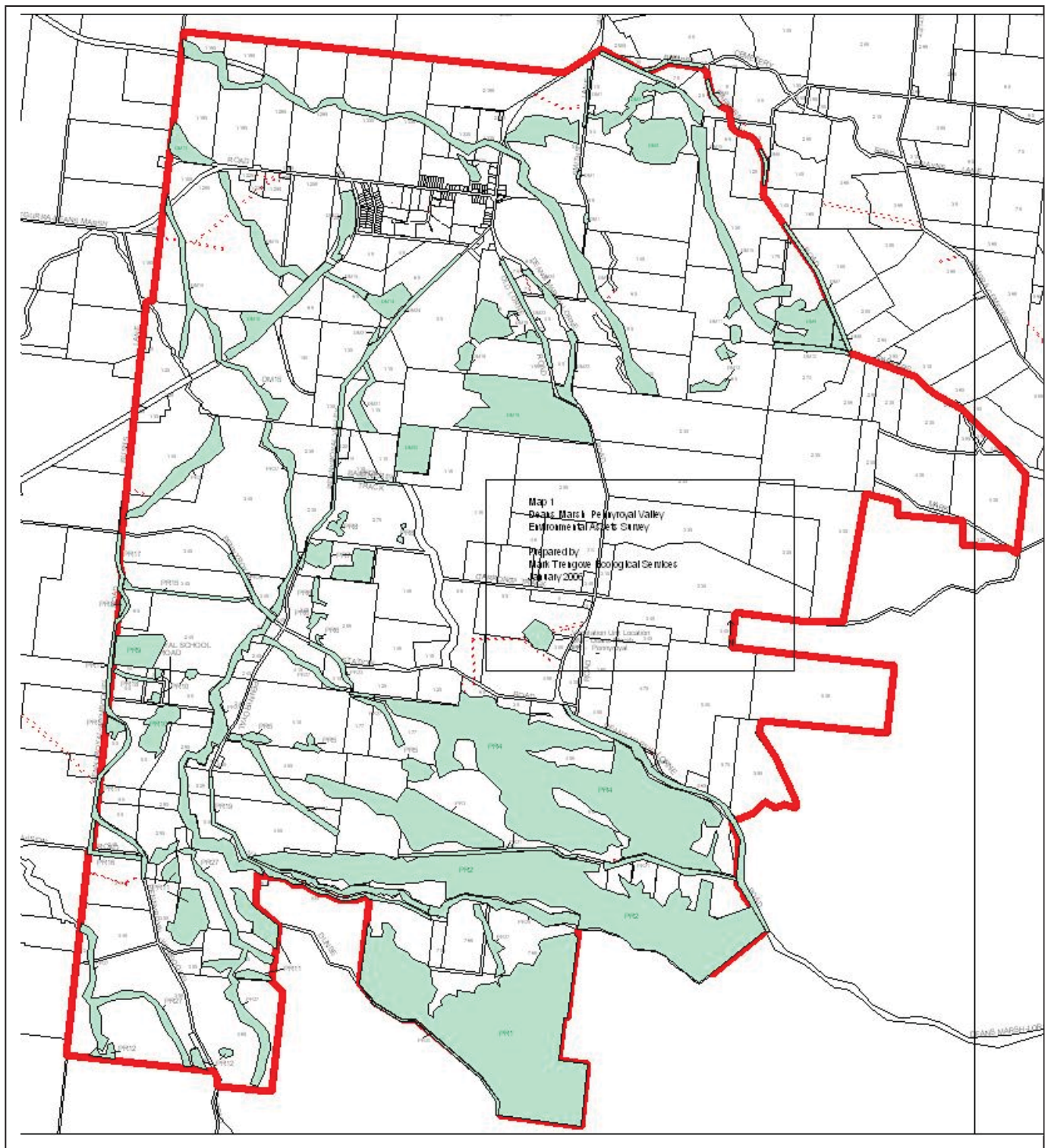
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Appendix 1

Map of Environmental Assets: Mark Trengove 2006



Deans Marsh Pennyroyal Valley
Environmental Assets Survey

Prepared by
Mark Trengove Ecological Services

Prepared for the
Surf Coast Shire

January 2006

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Mark Trengove Ecological Services
PO Box 1502 Geelong 3220
ph 52298087 fax 52233999

1 Introduction

This survey of the environmental assets of the Deans Mash and Pennyroyal valley region was commissioned by the Surf Coast Shire. The aims of this survey are to-

- Review the existing literature, which is comprised of the following: ‘Rural Environmental Study’ (Ecology Australia 2000), ‘Remnant Roadside Vegetation of the Surf Coast Shire’ (Moulton, Trengove & Clarke 1997), ‘Surfcoast Shire Sites of Biodiversity Significance’ (Department of Natural Resources and Environment 2002) and Department of Sustainability and Environment Technical Support Maps EVC Mapping (DSE 2003). Aerial photographs were also reviewed
- Undertake field work to verify the current condition of assets identified in the above mentioned literature and to survey for additional previously unrecorded assets
- Record the quality and conservation significance of each newly recorded asset
- Map the location of each asset at a level of 1:25,000
- Recommend measures for the protection of the assets.

Mapping data is presented in a format that is compatible with the Surf Coast Shire GIS software.

2 The Study Area

The study area is comprised of two areas, the Deans Marsh Primary Study Area and the Pennyroyal Valley Secondary Study Area. Refer below to *Figure 1*.

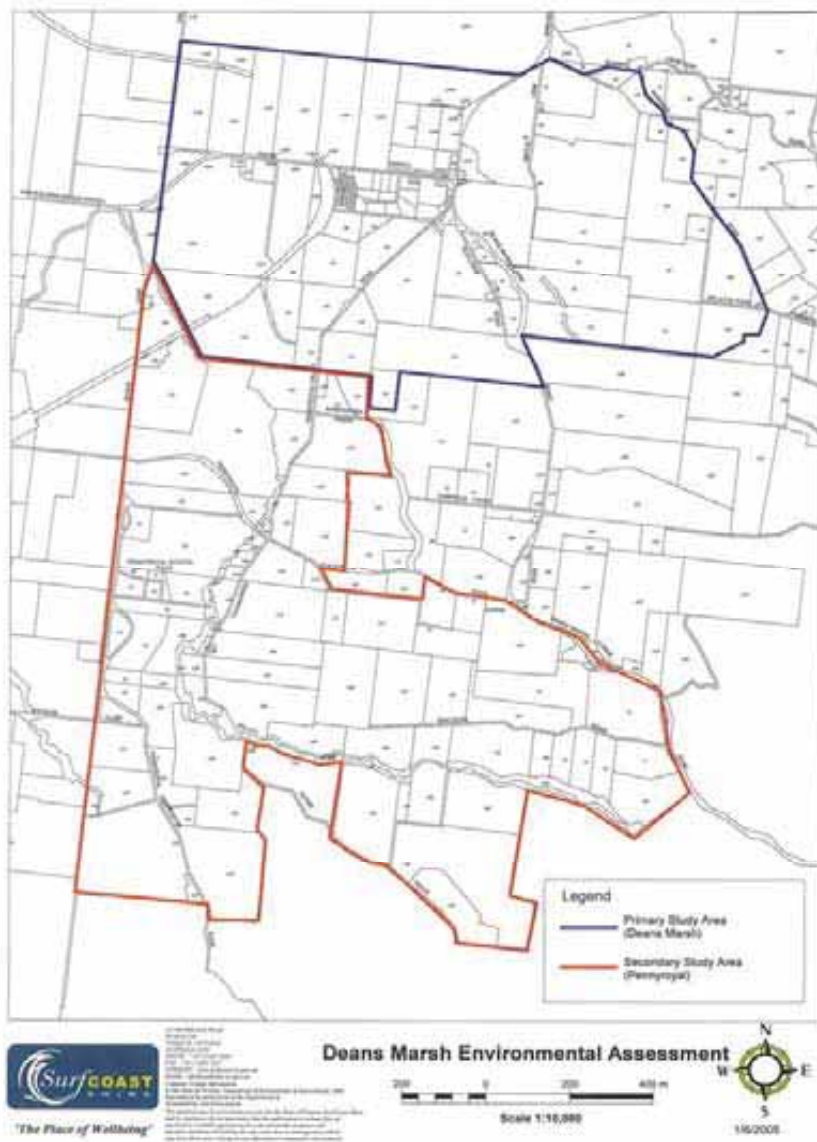


Figure 1 Study Area

Planning Context

Bioregions

Bioregions are the principal regional units adopted for biodiversity planning in Victoria. These regions are based upon biological and geographical criteria, including geology, soil type, topography, climate and vegetation type. Since bioregions reflect underlying environmental features, they can also be related to patterns of land use, and provide a natural framework for recognising and conserving biodiversity values.

Victoria is comprised of 28 terrestrial bioregions as indicated on the map below (DNRE 2002).

The Deans Marsh and Pennyroyal Valley Study areas are located partially within the Otway Plains bioregion and partially within the Otway Ranges bioregion.

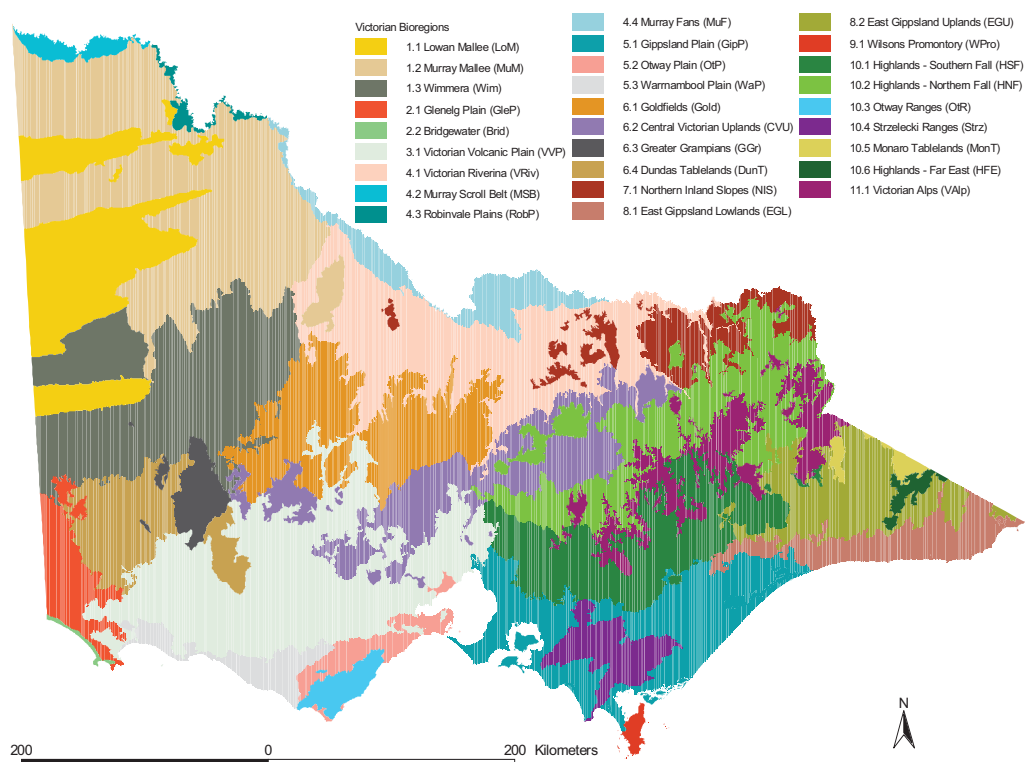


Figure 2 Victorian Bioregions

Ecological Vegetation Classes

Native vegetation can vary significantly across geographic regions in accordance with differences in geology, soil types, climate, elevation, drainage and aspect. The group of plants that occur together in association with a particular set of these conditions is referred to as a 'vegetation community'.

The Department of Sustainability and Environment has developed a unit of vegetation classification called Ecological Vegetation Classes (EVC). An EVC is comprised of one or more vegetation communities that occur within a particular environmental niche, and is a useful unit for vegetation planning and management (Oates and Toranto 2001).

Deans Marsh

The Deans Marsh Study Area falls within the Otway Plains bioregion (DSE 2005). The terrain landform is dominated by tertiary Otway Plains formation. Soil types consist of ferruginised plateau formations that are dissected by Deans Marsh Creek which flows from the east towards the Barwon River. The terrain is flat to gently undulating. Clearing has been widespread with cattle and sheep being the main land uses. Average rainfall is between 650-700 mm. (Corangamite Land Resource Assessment 2003).

Ecological Vegetation Classes

The mapping undertaken by DSE to date identifies two EVC's as extant within the study area. The survey undertaken for the study confirmed these results and recorded one additional EVC, that being EVC 899 Plains Freshwater Sedge Wetland. The EVC's and their bioregional conservation status is shown below.

EVC	Bioregional Conservation Status
16 Lowland Forest	Depleted
17 Riparian Scrub Complex	Depleted
899 Plains Freshwater Sedge Wetland	Vulnerable

Pennyroyal Valley

The Pennyroyal Valley Study Area falls within two bioregions. The higher south eastern area is within the Otway Ranges bioregion and the lower north western area is within the Otway Plains bioregion (DSE 2005). The terrain of the Otway Ranges bioregion is variable with gentle crests and hill tops giving way to steep valley slopes. Soil types include sandy loams and clays. Average rainfall is between 650-700 mm.

Clearing has been widespread with cattle and sheep being the main land uses (Corangamite Land Resource Assessment 2003).

The terrain of the Otway Plains bioregion area is the same as for the Deans Marsh Study area, flat to gently undulating; soil types consist of ferruginised plateau formations that are dissected by Pennyroyal Creek and its tributaries. Average rainfall is between 650-1050 mm. Clearing has been widespread with cattle and softwood plantations being the main land uses, however significant areas of native vegetation remain (Corangamite Land Resource Assessment 2003).

Ecological Vegetation Classes

The mapping undertaken by DSE to date identifies four EVC's as extant within the study area, two for each bioregion. The survey undertaken for this study confirmed these results. The EVC's and their bioregional conservation status is shown below.

EVC	Bioregional Conservation Status
Otway Plains Bioregion	
16 Lowland Forest	Depleted
17 Riparian Scrub Complex	Depleted
Otway Ranges Bioregion	
18 Riparian Forest	Least Concern
178 Herb Rich Foothill Forest	Depleted

3 Methods

A review of the known existing literature, including the 'Rural Environmental Study' (Ecology Australia 2000), the 'Remnant Roadside Vegetation of the Surf Coast Shire' (Moulton, Trengove & Clarke 1997), the 'Surf Coast Shire Sites of Biodiversity Significance' (DNRE 2002) and the DSE Technical Support Maps EVC Mapping (DSE 2003) was undertaken. Aerial photographs were also reviewed.

Field inspection was conducted during September 2005. The following tasks were undertaken-

- Verification and mapping of the previously recorded assets
- The entire study area was inspected to record and map any previously unrecorded assets
- Inspections were undertaken on foot where possible, otherwise inspections were conducted by sight
- Data was collected describing the quality of all assets.

Global Positioning System technology was utilized where required in conjunction with the aerial photographs to accurately map the location and extent of all assets.

Assets were described including an assessment of significance.

Measures for the protection of assets were prepared.

Limitations

All of the on site work was undertaken during spring, a generally favourable time of the year for survey work as most plants can be identified. Some sites were surveyed by sight only, where access was not able to be arranged. For these sites some species may not have been recorded. However it is considered that adequate visibility was able to be achieved to determine the EVC type and the vegetation quality. Consequently there are not considered to be any significant limitations to the results of this study.

4 Results

A total of 51 environmental assets were recorded for the study area. This is comprised of 24 sites for the Deans Marsh Study Area and 27 sites for the Pennyroyal Valley Study Area. It should be noted that several of these sites consist of more than one vegetation unit or EVC or are continuous over property boundaries. Refer to Table 1 below for a summary of the asset including conservation significance and EVC.

The assets are comprised of the following vegetation and land use types.

Deans Marsh Study Area

Type of Asset	Quantity
Remnant forest vegetation on private property	11
Remnant forest vegetation on road reserves	9
Remnant forest vegetation on Crown Land	1
Wetlands on private land	2
Drainage lines on part private property/part Streamside Reserves	1
Total Assets in the Deans Marsh Study Area	24

Pennyroyal Valley Study Area

Type of Asset	Quantity
Remnant forest vegetation on private property	11
Remnant forest vegetation on road reserves	11
Remnant forest vegetation on part private property/part Crown Reserve	2
Remnant forest vegetation on part private property/part road reserve	1
Drainage lines on private land	1
Drainage lines on part private property/part Streamside Reserves	1
Total Assets in the Pennyroyal Study Area	27

The assets are described in 4.2 Asset Descriptions, below. The locations of all assets are provided in Map 1.

Table 1 Summary of Environmental Assets

Deans Marsh Study Area

Asset No	Name	Tenure	Flora Significance	Fauna Significance	EVC
1	Smiths Lane	Road Reserve	Local	Local	16
2	East of Smiths Lane	Private	Local	Local	16
3	East of Smiths Lane	Private	Local	Local	16/17

4	Bambra Cemetery Road	Road Reserve	Local	Local	16
5	Parkers Road	Road Reserve	Local	Local	16
6	Parkers Road	Road Reserve	Local	Local	16
7	Parkers Road	Road Reserve	Local	Local	16
8	Parkers Road	Crown	Regional	Regional	16
9	Parkers Road	Private	Regional	Regional	16
10	Splatts Road	Road Reserve	Local	Local	16
11	West of Splatts Road	Private	Local	Local	16
12	West of Splatts Road	Private	Local	Local	16
13	Deans Marsh Creek Wetland	Private	Regional	Regional	899
14	Pennyroyal Valley Road Wetland	Private	Regional	Regional	899
15	Deans Marsh Creek Drainage Lines	Private/ Streamside Reserve	Local	Local	17
16	Disused Rail Reserve	Private	Local	Local	16
17	Disused Rail Reserve	Private	Local	Local	16
18	West of Old Lorne Road	Private	Local	Local	16
19	West of Old Lorne Road	Private	Local	Local	16
20	North of Babenorek Track	Private	Regional	Local	16
21	East and West of Pennyroyal Valley Road	Private	Local	Local	16
22	Deans Marsh – Lorne Road	Road Reserve	Local	Local	16
23	Old Lorne Road	Road Reserve	Local	Local	16
24	Pennyroyal Valley Road	Road Reserve	Local	Local	16

Pennyroyal Valley Study Area

Asset No	Name	Tenure	Flora Significance	Fauna Significance	EVC
1	North of Dunse Track	Private	Regional	Regional	18/178
2	South of Sincocks Road	Private/Crown Land	Regional	Regional	18/178
3	North of Sincocks Road	Private	Regional	Regional	18/178
4	South of Pennyroyal Station Road	Private/Crown Land	Regional	Regional	18/178
5	East of Pennyroyal Valley Road	Private	Local	Local	178
6	East of Pennyroyal Valley	Private	Local	Local	178

	Road				
7	East of Pennyroyal Valley Road	Private	Regional	Regional	178
8	East of Pennyroyal Valley Road	Private	Local	Local	178
9	East of Pennyroyal Wymbooliel Road	Private	Local	Local	16
10	East of Pennyroyal Wymbooliel Road	Private	Local	Local	178
11	East of Pennyroyal Wymbooliel Road	Private	Local	Local	178
12	East and west of Pennyroyal Wymbooliel Road	Private	Local	Local	178
13	West of Pennyroyal Wymbooliel Road	Private	Local	Local	16
14	West of Pennyroyal Wymbooliel Road	Private	Regional	Local	16
15	Disused Road Reserve, east of Pennyroyal Wymbooliel Road	Road Reserve	Local	Local	16
16	Disused Road Reserve, west of Pennyroyal Wymbooliel Road	Road Reserve	Local	Local	16
17	Pennyroyal Wymbooliel Rd	Road Reserve	Local	Local	16
18	Pennyroyal School Rd	Road Reserve	Local	Local	16
19	Pennyroyal Valley Rd	Road Reserve/ Crown Land	Local	Local	16
20	Dunse Track	Road Reserve	Regional	Regional	178
21	Sincock Road	Road Reserve	Regional	Regional	178
22	Deans Marsh-Lorne Road	Road Reserve	Local	Local	178
23	Pennyroyal Station Road	Road Reserve	Local	Local	178
24	Pennyroyal Station Road	Road Reserve	Local	Local	16
25	Pennyroyal Valley Road	Private/ Streamside Reserve	Local	Local	17
26	Babenorek Track	Road Reserve	Local	Local	16
27	Creek Drainage Lines	Private/ Streamside Reserve	Local	Local	17

Creek Drainage Lines

Two of the above assets, Deans Marsh 15 and Pennyroyal 26, are creek drainage lines. These sites mostly occur on both private land and Streamside Reserves. For the most part they are subjected to agricultural use. These asset are rated as being of local significance for both flora and fauna conservation.

These sites are not described individually for the following reasons.

- They are often highly modified
- They are often dominated by exotic species
- Land use patterns and asset conditions can vary according to climatic events.

However these assets are recorded for the following reasons.

- They may carry some indigenous flora
- They may provide some habitat value
- The quality and management of these sites will impact upon the quality of downstream assets, namely the Barwon River.

Environmental Asset Descriptions

All Environmental assets are described below. For each asset the following data is presented.

- Asset Number
- Name/Location
- Land Tenure
- Estimate of size, given in hectares
- Vegetation type – a description of the dominant vegetation type
- EVC description – describing the EVC or EVC's in accordance with the State Native Vegetation Management Framework (2002)
- EVC bioregional Status – in accordance with the State Native Vegetation Management Framework (2002)
- Vegetation quality – a description of the vegetation quality
- Fauna habitat quality – a description of the habitat quality
- Comments – description of site conditions and list of indigenous species
- Conservation Significance – rating the conservation significance for flora and fauna conservation
- Asset Protection guidelines-general management guidelines for the protection of each asset.

Asset Number: Deans Marsh 1 (three sites)

Name/Location: Smiths Lane.

Land Tenure/Use: Road Reserve (Council Managed).

Size Estimate: 0.4 ha.

Vegetation type/s: Eucalypt Forest.

EVC: 16 Lowland Forest.

EVC Bioregional Status: Depleted.

Vegetation Quality: Low. Degraded by grazing and weed invasion.

Fauna Habitat Quality: Low. Isolated remnant, modified understorey.

Comments: Isolated trees, consisting of Manna Gum, Swamp Gum and Messmate. Includes some mature specimens. Understorey exotic.

Conservation Significance-

Flora: Local.

Fauna: Local.

Asset Number:	Deans Marsh 2
Name/Location:	East of Smiths Lane, Smiths Lane.
Land Tenure/Use:	Private.
Size Estimate:	14 ha.
Vegetation type/s:	Eucalyptus Forest/Riparian Scrub.
EVC:	16 Lowland Forest/ 17 Riparian Forest.
EVC Bioregional Status:	Depleted/Depleted.
Vegetation Quality:	Low to moderate. Degraded by grazing and weed invasion.
Fauna Habitat Quality:	Low. Isolated remnant, modified understorey.
Comments:	Dominated by Manna Gum, Swamp Gum and Messmate. Includes some mature specimens. Understorey mostly depleted and exotic. Includes riparian zone which has been subject to erosion and is relatively degraded.

Indigenous species –
 Messmate
 Manna Gum
 Swamp Gum
 Blackwood
 Late Black Wattle
 Bracken Fern
 Spiny Mat-rush
 Common Tussock-grass
 Prickly Tea-tree
 Common Cassinia

Conservation Significance-

Flora: Local.

Fauna: Local.

Protection Guidelines:

- encourage land holders to protect and upgrade remnants
- encourage land holders to retain and/or restore natural drainage features
- encourage land holders to fence off sites from grazing to allow for natural regeneration and to maintain water quality and habitat

- encourage landholder to join Land for Wildlife
- provide landholders with information and incentives to protect remnants (ie Bush Tender and Southern Victoria Bush Tender)
- encourage landholders to undertake environmental weed and pest animal control.

Asset Number:	Deans Marsh 3
Name/Location:	East of Smiths Lane.
Land Tenure/Use:	Private.
Size Estimate:	0.85 ha.
Vegetation type/s:	Eucalyptus Forest.
EVC:	16 Lowland Forest.
EVC Bioregional Status:	Depleted.
Vegetation Quality:	Low to moderate. Degraded by grazing and weed invasion.
Fauna Habitat Quality:	Low. Isolated remnant, modified understorey.
Comments:	Dominated by Messmate. Includes some mature specimens. Understorey mostly depleted and exotic.

Indigenous species –
 Messmate
 Narrow Leaf Peppermint
 Blackwood
 Late Black Wattle
 Bracken Fern
 Wallaby-grass
 Weeping Grass

Conservation Significance-

Flora:	Local.
Fauna:	Local.

Protection Guidelines:

- encourage land holders to protect and upgrade remnants
- encourage land holders to retain and/or restore natural drainage features
- encourage land holders to fence off sites from grazing to allow for natural regeneration and to maintain water quality and habitat
- encourage landholder to join Land for Wildlife
- provide landholders with information and incentives to protect remnants (i.e. Bush Tender and Southern Victoria Bush Tender)
- encourage landholders to undertake environmental weed and pest animal control.

Asset Number: Deans Marsh 4 (two sites)

Name/Location: Bambra Cemetery Road.

Land Tenure/Use: Road Reserve.

Size Estimate: 0.27 ha.

Vegetation type/s: Eucalyptus Forest.

EVC: 16 Lowland Forest.

EVC Bioregional Status: Depleted.

Vegetation Quality: Low to moderate. Degraded by disturbance and weed invasion.

Fauna Habitat Quality: Low. Isolated remnant, modified understorey.

Comments: Dominated by Messmate. Includes some mature specimens. Understorey mostly depleted and exotic.

Indigenous species –
 Messmate
 Narrow Leaf Peppermint
 Manna Gum
 Cherry Ballart
 Blackwood
 Late Black Wattle
 Bracken Fern
 Kangaroo Grass
 Wallaby-grass
 Weeping Grass

Conservation Significance-

Flora: Local.

Fauna: Local.

Asset Number: Deans Marsh 5

Name/Location: Parkers Road.

Land Tenure/Use: Road Reserve.

Size Estimate: 0.08 ha.

Vegetation type/s: Eucalyptus Forest.

EVC: 16 Lowland Forest.

EVC Bioregional Status: Depleted.

Vegetation Quality: Low to moderate. Degraded by disturbance and weed invasion.

Fauna Habitat Quality: Low. Isolated remnant, modified understorey.

Comments: Dominated by Messmate. Includes some mature specimens. Understorey mostly depleted and exotic.

Indigenous species –
 Messmate
 Narrow Leaf Peppermint
 Manna Gum
 Cherry Ballart
 Blackwood
 Late Black Wattle
 Bracken Fern
 Kangaroo Grass
 Wallaby-grass
 Weeping Grass
 Tussock-grass

Conservation Significance-

Flora: Local.

Fauna: Local.

Asset Number:	Deans Marsh 6
Name/Location:	Parkers Road.
Land Tenure/Use:	Road Reserve.
Size Estimate:	0.06 ha.
Vegetation type/s:	Eucalyptus Forest.
EVC	16 Lowland Forest.
EVC Bioregional Status	Depleted.
Vegetation Quality:	Low to moderate. Degraded by disturbance and weed invasion.
Fauna Habitat Quality:	Low. Isolated remnant, modified understorey.
Comments:	Dominated by Manna Gum. Includes some mature specimens. Understorey mostly depleted and exotic.

Indigenous species –
Manna Gum
Cherry Ballart
Blackwood
Late Black Wattle
Black Sheoke
Bracken Fern
Kangaroo Grass
Wallaby-grass
Weeping Grass
Spear-grass
Tussock-grass

Conservation Significance-

Flora:	Local.
Fauna:	Local.

Asset Number: Deans Marsh 7

Name/Location: Parkers Road.

Land Tenure/Use: Road Reserve (Council Manged).

Size Estimate: 0.4 ha.

Vegetation type/s: Eucalyptus Forest.

EVC: 16 Lowland Forest.

EVC Bioregional Status: Depleted.

Vegetation Quality: Low to moderate. Degraded by disturbance and weed invasion.

Fauna Habitat Quality: Low. Isolated remnant, modified understorey.

Comments: Dominated by Messmate. Includes some mature specimens. Understorey mostly depleted and exotic.

Indigenous species –

Messmate	Kangaroo Grass
Narrow Leaf Peppermint	Wallaby-grass
Manna Gum	Weeping Grass
Swamp Gum	Tussock-grass
Cherry Ballart	Prickly Moses
Blackwood	Prickly Current-bush
Late Black Wattle	Prickly Tea-tree
Bracken Fern	Common Rice Flower

Conservation Significance-

Flora: Local.

Fauna: Local.

Asset Number: Deans Marsh 8

Name/Location: Parkers Road.

Land Tenure/Use: Crown Land – (Council Managed)

Size Estimate: 1.4 ha.

Vegetation type/s: Eucalyptus Forest.

EVC: 16 Lowland Forest.

EVC Bioregional Status: Depleted.

Vegetation Quality: Moderate. Relatively diverse and intact understorey and midstorey.

Fauna Habitat Quality: Moderate. Relatively intact, includes some mature trees and fallen logs.

Comments: Mostly regeneration, some mature trees.

Indigenous species –

Messmate	Tussock-grass
Narrow Leaf Peppermint	Small-flowered Bramble
Manna Gum	Sundew
Swamp Gum	Sweet Bursaria
Mountain Grey Gum	Kidney Weed
Cherry Ballart	Native Violet
Blackwood	Pink Bells
Late Black Wattle	Forest Wire-grass
Narrow Leaf Wattle	Prickly Moses
Bracken Fern	Prickly Current-bush
Kangaroo Grass	Prickly Tea-tree
Wallaby-grass	Common Rice Flower
Weeping Grass	Thatch Saw-sedge

Conservation Significance-

Flora: Regional.

Fauna: Regional.

Asset Number:	Deans Marsh 9
Name/Location:	Parkers Road.
Land Tenure/Use:	Private.
Size Estimate:	12.8 ha.
Vegetation type/s:	Eucalyptus Forest.
EVC:	16 Lowland Forest.
EVC Bioregional Status:	Depleted.
Vegetation Quality:	Moderate. Relatively diverse and intact understorey and midstorey.
Fauna Habitat Quality:	Moderate. Relatively intact, includes some mature trees and fallen logs.
Comments:	Mostly regeneration, some mature trees. Continuous with Deans Marsh 8.

Indigenous species –

Messmate	Tussock-grass
Narrow Leaf Peppermint	Small-flowered Bramble
Manna Gum	Sundew
Swamp Gum	Sweet Bursaria
Mountain Grey Gum	Kidney Weed
Cherry Ballart	Native Violet
Blackwood	Pink Bells
Late Black Wattle	Forest Wire-grass
Narrow Leaf Wattle	Prickly Moses
Bracken Fern	Prickly Current-bush
Kangaroo Grass	Prickly Tea-tree
Wallaby-grass	Common Rice Flower
Weeping Grass	Thatch Saw-sedge

Conservation Significance-

Flora: Regional.

Fauna: Regional.

Protection Guidelines:

- encourage land holders to protect and upgrade remnants
- encourage land holders to retain and/or restore natural drainage features

- encourage land holders to fence of sites from grazing to allow for natural regeneration and to maintain water quality and habitat
- encourage landholder to join Land for Wildlife
- provide landholders with information and incentives to protect remnants (i.e. Bush Tender and Southern Victoria Bush Tender)
- encourage landholders to undertake environmental weed and pest animal control.

Asset Number: Deans Marsh 10

Name/Location: Splatts Road.

Land Tenure/Use: Road Reserve.

Size Estimate: 2.5 ha.

Vegetation type/s: Eucalyptus Forest.

EVC: 16 Lowland Forest.

EVC Bioregional Status: Depleted.

Vegetation Quality: Low to moderate. Degraded by disturbance and weed invasion.

Fauna Habitat Quality: Low. Isolated remnant, modified understorey.

Comments: Dominated by Messmate. Includes some mature specimens. Understorey mostly depleted and exotic.

Indigenous species –
 Messmate
 Narrow Leaf Peppermint
 Manna Gum
 Swamp Gum
 Cherry Ballart
 Blackwood
 Late Black Wattle
 Bracken Fern

Kangaroo Grass
 Wallaby-grass
 Weeping Grass
 Tussock-grass
 Prickly Moses
 Prickly Current-bush
 Prickly Tea-tree
 Common Rice Flower

Conservation Significance-

Flora: Local.

Fauna: Local.

Asset Number:	Deans Marsh 11 (two sites).
Name/Location:	West of Splatts Road.
Land Tenure/Use:	Private.
Size Estimate:	2 ha.
Vegetation type/s:	Eucalyptus Forest.
EVC:	16 Lowland Forest.
EVC Bioregional Status:	Depleted.
Vegetation Quality:	Low to moderate. Degraded by grazing and weed invasion.
Fauna Habitat Quality:	Low. Isolated remnant, modified understorey.
Comments:	Mixed Eucalypt woodland. Includes some mature specimens. Understorey mostly depleted and exotic.

Indigenous species –
 Messmate
 Manna Gum
 Narrow Leaf Peppermint
 Swamp Gum

Conservation Significance-

Flora: Local.

Fauna: Local.

Protection Guidelines:

- encourage land holders to protect and upgrade remnants
- encourage land holders to retain and/or restore natural drainage features
- encourage land holders to fence of sites from grazing to allow for natural regeneration and to maintain water quality and habitat
- encourage landholder to join Land for Wildlife
- provide landholders with information and incentives to protect remnants (i.e. Bush Tender and Southern Victoria Bush Tender)
- encourage landholders to consider a conservation covenant (i.e. Trust for Nature)
- encourage landholders to undertake environmental weed and pest animal control.

Asset Number:	Deans Marsh 12 (two sites).
Name/Location:	West of Splatts Road.
Land Tenure/Use:	Private.
Size Estimate:	3 ha.
Vegetation type/s:	Eucalyptus Forest.
EVC:	16 Lowland Forest.
EVC Bioregional Status:	Depleted.
Vegetation Quality:	Low to moderate. Degraded by grazing and weed invasion.
Fauna Habitat Quality:	Low. Isolated remnant, modified understorey.
Comments:	Mixed Eucalypt woodland. Includes some mature specimens. Understorey mostly depleted and exotic.

Indigenous species –
 Messmate
 Manna Gum
 Narrow Leaf Peppermint
 Swamp Gum

Conservation Significance-

Flora: Local.

Fauna: Local.

Protection Guidelines:

- encourage land holders to protect and upgrade remnants
- encourage land holders to retain and/or restore natural drainage features
- encourage land holders to fence off sites from grazing to allow for natural regeneration and to maintain water quality and habitat
- encourage landholder to join Land for Wildlife
- provide landholders with information and incentives to protect remnants (i.e. Bush Tender and Southern Victoria Bush Tender)
- encourage landholders to consider a conservation covenant (i.e. Trust for Nature)
- encourage landholders to undertake environmental weed and pest animal control.

Asset Number:	Deans Marsh 13
Name/Location:	Deans Marsh Creek Wetland, Birregurra- Deans Marsh Road.
Land Tenure/Use:	Private.
Size Estimate:	4.7 ha.
Vegetation type/s:	Sedgy Wetland.
EVC:	899 Plains Freshwater Sedge Wetland ?
EVC Bioregional Status:	Vulnerable.
Vegetation Quality:	Moderate. Relatively intact.
Fauna Habitat Quality:	Moderate to high. Relatively intact.
Comments:	Dominated by indigenous species, relatively intact vegetation.

Indigenous species –
Tall Sedge
Rush
Water Ribbons
Common Spike-rush
Water Milfoil
Swamp Selliera
Creeping Water-buttons

Conservation Significance-

Flora: Regional.

Fauna: Regional.

Protection Guidelines:

- encourage landholders to adopt a sympathetic grazing regime
- encourage land holders to protect and upgrade remnants and to provide additional habitat where appropriate
- encourage land holders to retain natural drainage features
- encourage land holders to fence off sites from grazing to allow for natural regeneration and to maintain water quality and habitat
- encourage landholder to join Land for Wildlife
- encourage landholders to consider a conservation covenant (i.e. Trust for Nature)
- provide landholders with information and incentives to protect remnants.

Asset Number: Deans Marsh 14

Name/Location: Pennyroyal Valley Road Wetland, Pennyroyal Valley Road.

Land Tenure/Use: Private.

Size Estimate: 5.2 ha.

Vegetation type/s: Sedgy Wetland.

EVC: 899 Plains Freshwater Sedge Wetland

EVC Bioregional Status: Vulnerable.

Vegetation Quality: Moderate. Relatively intact.

Fauna Habitat Quality: Moderate to high. Relatively intact.

Comments: Dominated by indigenous species, relatively intact vegetation.

Indigenous species –
 Tall Sedge
 Rush
 Water Ribbons
 Common Spike-rush

Water Milfoil
 Swamp Selliera
 Creeping Water-buttons

Conservation Significance-

Flora: Regional.

Fauna: Regional.

Protection Guidelines:

- encourage landholders to adopt a sympathetic grazing regime
- encourage land holders to protect and upgrade remnants and to provide additional habitat where appropriate
- encourage land holders to retain natural drainage features
- encourage land holders to fence off sites from grazing to allow for natural regeneration and to maintain water quality and habitat
- encourage landholder to join Land for Wildlife
- encourage landholders to consider a conservation covenant (i.e. Trust for Nature)
- provide landholders with information and incentives to protect remnants
- encourage landholders to undertake environmental weed and pest animal control.

Asset Number: Deans Marsh 15 (numerous sites)

Name/Location: Spring Creek Drainage Lines.

Land Tenure/Use: Private/Streamside Reserve.

Size Estimate: 91.5 ha.

Vegetation type/s: Riparian Scrub/Woodland.

EVC: 17 Riparian Scrub.

EVC Bioregional Status: Depleted.

Vegetation Quality: Low. Degraded due to grazing, weed invasion, modification and erosion.

Fauna Habitat Quality: Low. Degraded and fragmented.

Comments: Mostly highly degraded due to modification, erosion, water quality, weeds and grazing. Occasional Swamp Gums only.

Indigenous Species -
 Blackwood
 Swamp Gum
 Common Reed
 Common Sedge
 Rush
 Water Ribbons

Conservation Significance-

Flora: Local.

Fauna: Local.

Protection Guidelines:

- encourage landholders to adopt a sympathetic grazing regime
- encourage land holders to protect and upgrade remnants and to provide additional habitat where appropriate
- encourage land holders to retain natural drainage features
- encourage land holders to fence off sites from grazing to allow for natural regeneration and to maintain water quality and habitat
- encourage landholder to join Land for Wildlife
- encourage landholders to consider a conservation covenant (i.e. Trust for Nature)
- provide landholders with information and incentives to protect remnants.

- encourage landholders to undertake environmental weed and pest animal control.

Asset Number:	Deans Marsh 16
Name/Location:	Disused Rail Reserve, Pennyroyal Valley Road.
Land Tenure/Use:	Private.
Size Estimate:	10 ha.
Vegetation type/s:	Eucalyptus Forest.
EVC:	16 Lowland Forest.
EVC Bioregional Status:	Depleted.
Vegetation Quality:	Low to moderate. Degraded by grazing and weed invasion.
Fauna Habitat Quality:	Low. Isolated remnant, modified understorey.
Comments:	Mixed Eucalypt woodland. Includes some mature specimens. Understorey mostly depleted and exotic.

Indigenous species –
 Messmate
 Manna Gum
 Swamp Gum
 Late Black Wattle
 Blackwood

Conservation Significance-

Flora: Local.

Fauna: Local.

Protection Guidelines:

- encourage land holders to protect and upgrade remnants
- encourage land holders to retain and/or restore natural drainage features
- encourage land holders to fence off sites from grazing to allow for natural regeneration and to maintain water quality and habitat
- encourage landholder to join Land for Wildlife
- provide landholders with information and incentives to protect remnants (i.e. Bush Tender and Southern Victoria Bush Tender)
- encourage landholders to undertake environmental weed and pest animal control.

Asset Number: Deans Marsh 17

Name/Location: Disused Rail Reserve, Birregurra-Deans Marsh Road.

Land Tenure/Use: Private.

Size Estimate: 5 ha.

Vegetation type/s: Eucalyptus Forest.

EVC: 16 Lowland Forest.

EVC Bioregional Status: Depleted.

Vegetation Quality: Low. Degraded by grazing and weed invasion.

Fauna Habitat Quality: Low. Isolated remnant, modified understorey.

Comments: Wattle regrowth, no Eucalyptus. Understorey exotic.

Indigenous species –
Blackwood
Late Black Wattle

Conservation Significance-

Flora: Local.

Fauna: Local.

Protection Guidelines:

- encourage land holders to protect and upgrade remnants
- encourage land holders to retain and/or restore natural drainage features
- encourage land holders to fence of sites from grazing to allow for natural regeneration and to maintain water quality and habitat
- encourage landholder to join Land for Wildlife
- provide landholders with information and incentives to protect remnants (i.e. Bush Tender and Southern Victoria Bush Tender)
- encourage landholders to undertake environmental weed and pest animal control.

Asset Number:	Deans Marsh 18 (four sites)
Name/Location:	West of Old Lorne Road, Old Lorne Road.
Land Tenure/Use:	Private.
Size Estimate:	11 ha.
Vegetation type/s:	Eucalyptus Forest.
EVC:	16 Lowland Forest.
EVC Bioregional Status:	Depleted.
Vegetation Quality:	Low to moderate. Degraded by grazing and weed invasion.
Fauna Habitat Quality:	Low. Isolated remnant, modified understorey.
Comments:	Mixed Eucalypt woodland. Includes some mature specimens. Understorey mostly depleted and exotic.

Indigenous species –
 Messmate
 Manna Gum
 Swamp Gum

Conservation Significance-

Flora: Local.

Fauna: Local.

Protection Guidelines:

- encourage land holders to protect and upgrade remnants
- encourage land holders to retain and/or restore natural drainage features
- encourage land holders to fence of sites from grazing to allow for natural regeneration and to maintain water quality and habitat
- encourage landholder to join Land for Wildlife
- provide landholders with information and incentives to protect remnants (i.e. Bush Tender and Southern Victoria Bush Tender)
- encourage landholders to undertake environmental weed and pest animal control.

Asset Number:	Deans Marsh 19
Name/Location:	West of Old Lorne Road, Old Lorne Road.
Land Tenure/Use:	Private.
Size Estimate:	35 ha.
Vegetation type/s:	Eucalyptus Forest.
EVC:	16 Lowland Forest.
EVC Bioregional Status:	Depleted.
Vegetation Quality:	Low to moderate. Degraded by grazing and weed invasion.
Fauna Habitat Quality:	Low. Isolated remnant, modified understorey, trees widely spaced.
Comments:	Mixed Eucalypt woodland. Includes some mature specimens. Understorey mostly depleted and exotic.

Indigenous species –
 Messmate
 Manna Gum
 Swamp Gum

Conservation Significance-

Flora: Local.

Fauna: Local.

Protection Guidelines:

- encourage land holders to protect and upgrade remnants
- encourage land holders to retain and/or restore natural drainage features
- encourage land holders to fence off sites from grazing to allow for natural regeneration and to maintain water quality and habitat
- encourage landholder to join Land for Wildlife
- provide landholders with information and incentives to protect remnants (i.e. Bush Tender and Southern Victoria Bush Tender)
- encourage landholders to undertake environmental weed and pest animal control.

Asset Number: Deans Marsh 20

Name/Location: North of Babenorek Track, Babenorek Track.

Land Tenure/Use: Private.

Size Estimate: 9.6 ha.

Vegetation type/s: Eucalyptus Forest.

EVC: 16 Lowland Forest.

EVC Bioregional Status: Depleted.

Vegetation Quality: Moderate. Relatively intact.

Fauna Habitat Quality: Low to moderate. Some mature trees. Adjacent to larger forest habitat.

Comments: Mixed Eucalypt woodland. Includes some mature specimens. Understorey mostly intact. Post 1983 fire regeneration.

Indigenous species –

Messmate

Prickly Moses

Manna Gum

Blackwood

Swamp Gum

Late Black wattle

Chaffy Saw-sedge

Conservation Significance-

Flora: Regional.

Fauna: Local.

Protection Guidelines:

- encourage land holders to protect and upgrade remnants
- encourage land holders to retain and/or restore natural drainage features
- encourage land holders to fence off sites from grazing to allow for natural regeneration and to maintain water quality and habitat
- encourage landholder to join Land for Wildlife
- provide landholders with information and incentives to protect remnants (i.e. Bush Tender and Southern Victoria Bush Tender)
- encourage landholders to undertake environmental weed and pest animal control.

Asset Number:	Deans Marsh 21 (two sites)
Name/Location:	East and West of Pennyroyal Valley Road, Pennyroyal Valley Road.
Land Tenure/Use:	Private.
Size Estimate:	4.8 ha.
Vegetation type/s:	Eucalyptus Forest.
EVC:	16 Lowland Forest.
EVC Bioregional Status:	Depleted.
Vegetation Quality:	Low to moderate. Degraded by grazing and weed invasion.
Fauna Habitat Quality:	Low. Isolated remnant, modified understorey, trees widely spaced.
Comments:	Mixed Eucalypt woodland. Includes some mature specimens. Understorey mostly depleted and exotic. Includes former Coal Mine Tramway.

Indigenous species –
Manna Gum
Swamp Gum
Blackwood
Common Tussock-grass
Spiny Mat-rush

Conservation Significance-

Flora: Local.

Fauna: Local.

Protection Guidelines:

- encourage land holders to protect and upgrade remnants
- encourage land holders to retain and/or restore natural drainage features
- encourage land holders to fence off sites from grazing to allow for natural regeneration and to maintain water quality and habitat
- encourage landholder to join Land for Wildlife
- provide landholders with information and incentives to protect remnants (i.e. Bush Tender and Southern Victoria Bush Tender)
- encourage landholders to undertake environmental weed and pest animal control.

Asset Number: Deans Marsh 22 (two sites)

Name/Location: Deans Marsh – Lorne Road.

Land Tenure/Use: Road Reserve.

Size Estimate: 3.5 ha.

Vegetation type/s: Eucalyptus Forest.

EVC: 16 Lowland Forest.

EVC Bioregional Status: Depleted.

Vegetation Quality: Low to moderate. Degraded by disturbance and weed invasion.

Fauna Habitat Quality: Low. Isolated remnant, modified understorey, fragmented.

Comments: Mixed Eucalypt woodland. Includes some mature specimens. Understorey mostly depleted and exotic. Fragmented.

Indigenous species –
 Messmate
 Manna Gum
 Swamp Gum
 Blackwood

Common Tussock-grass
 Spiny Mat-rush
 Bracken Fern

Conservation Significance-

Flora: Local.

Fauna: Local.

Protection Guidelines:

- encourage land holders to protect and upgrade remnants
- encourage land holders to retain and/or restore natural drainage features
- encourage land holders to fence of sites from grazing to allow for natural regeneration and to maintain water quality and habitat
- encourage landholder to join Land for Wildlife
- provide landholders with information and incentives to protect remnants (i.e. Bush Tender and Southern Victoria Bush Tender)
- encourage landholders to undertake environmental weed and pest animal control.

Asset Number: Deans Marsh 23

Name/Location: Old Lorne Road.

Land Tenure/Use: Road Reserve (Council Managed).

Size Estimate: 3.5 ha.

Vegetation type/s: Eucalyptus Forest.

EVC: 16 Lowland Forest.

EVC Bioregional Status: Depleted.

Vegetation Quality: Low to moderate. Degraded by disturbance and weed invasion.

Fauna Habitat Quality: Low. Isolated remnant, modified understorey, fragmented.

Comments: Mixed Eucalypt woodland. Includes some mature specimens. Understorey mostly depleted and exotic.

Indigenous species –	Late Black Wattle
Messmate	Kangaroo Grass
Manna Gum	Weeping Grass
Swamp Gum	Common Tussock-grass
Blackwood	Spiny Mat-rush

Conservation Significance-

Flora: Local.

Fauna: Local.

Asset Number: Deans Marsh 24

Name/Location: Pennyroyal Valley Road.

Land Tenure/Use: Road Reserve (Council Managed).

Size Estimate: 6.3 ha.

Vegetation type/s: Eucalyptus Forest.

EVC: 16 Lowland Forest.

EVC Bioregional Status: Depleted.

Vegetation Quality: Low to moderate. Degraded by grazing and weed invasion.

Fauna Habitat Quality: Low. Isolated remnant, modified understorey, fragmented.

Comments: Mixed Eucalypt woodland. Includes some mature specimens. Understorey mostly depleted and exotic.

Indigenous species –

Messmate

Manna Gum

Swamp Gum

Blackwood

Late Black Wattle

Kangaroo Grass

Weeping Grass

Common Tussock-grass

Spiny Mat-rush

Conservation Significance-

Flora: Local.

Fauna: Local.

Asset Number: Pennyroyal 1

Name/Location: North of Dunse Track, Dunse Track.

Land Tenure/Use: Private.

Size Estimate: 133 ha.

Vegetation type/s: Eucalyptus Forest.

EVC: 18 Riparian Forest/ 178 Herb Rich Foothill Forest.

EVC Bioregional Status: Least Concern/ Depleted.

Vegetation Quality: Moderate to High. Relatively intact and diverse vegetation.

Fauna Habitat Quality: Moderate to High. Includes structurally intact and diverse vegetation Relatively intact and diverse vegetation. Adjacent to forest vegetation.

Comments: Relatively intact and diverse vegetation. Relatively intact and diverse vegetation. Dominated by EVC 178 with areas of EVC 18 in the drainage lines.

Indigenous species-
 Messmate
 Blue Gum
 Mountain Grey Gum
 Hop Goodenia
 Narrow leaf Wattle
 Austral Indigo
 Musk Daisy Bush
 Snowy Daisy bush
 Blanket Leaf
 Large leaf Bush-pea
 Prickly Current-bush

Forest Clematis
 Common Tussock-grass
 Golden Tip
 Austral Mulberry
 Mock Privet-olive
 Blackwood
 Rough Tree fern
 Austral Hemp Bush
 Tasman Flax-lily

Conservation Significance-

Flora: Regional.

Fauna: Regional.

Protection Guidelines:

- encourage land holders to protect and upgrade remnants
- encourage land holders to retain and/or restore natural drainage features
- encourage land holders to fence of sites from grazing to allow for natural regeneration and to maintain water quality and habitat

- encourage landholder to join Land for Wildlife
- provide landholders with information and incentives to protect remnants (i.e. Bush Tender and Southern Victoria Bush Tender)
- encourage landholders to consider a conservation covenant (i.e. Trust for Nature)
- encourage landholders to undertake environmental weed and pest animal control.

Asset Number: Pennyroyal 2

Name/Location: South of Sincocks Road, Sincocks Road.

Land Tenure/Use: Part Private/Part Crown Land.

Size Estimate: 147 ha.

Vegetation type/s: Eucalyptus Forest.

EVC: 18 Riparian Forest/ 178 Herb Rich Foothill Forest.

EVC Bioregional Status: Least Concern/ Depleted.

Vegetation Quality: Moderate to High. Relatively intact and diverse vegetation.

Fauna Habitat Quality: Moderate to High. Includes structurally intact and diverse vegetation. Relatively intact and diverse vegetation. Adjacent to forest vegetation.

Comments: Relatively intact and diverse vegetation. Relatively intact and diverse vegetation. Includes some areas that are post 1983 fire regeneration. Dominated by EVC 178 with areas of EVC 18 in the drainage lines.

Indigenous species-
 Messmate
 Blue Gum
 Mountain Grey Gum
 Hop Goodenia
 Narrow leaf Wattle
 Austral Indigo
 Musk Daisy Bush
 Snowy Daisy bush
 Blanket Leaf

Large leaf Bush-pea
 Prickly Current-bush
 Forest Clematis
 Common Tussock-grass
 Golden Tip
 Austral Mulberry
 Mock Privet-olive
 Tasman Flax-lily

Conservation Significance-

Flora: Regional.

Fauna: Regional.

Protection Guidelines:

- encourage land holders to protect and upgrade remnants
- encourage land holders to retain and/or restore natural drainage features
- encourage land holders to fence of sites from grazing to allow for natural regeneration and to maintain water quality and habitat
- encourage landholder to join Land for Wildlife

- provide landholders with information and incentives to protect remnants (i.e. Bush Tender and Southern Victoria Bush Tender)
- encourage landholders to consider a conservation covenant (i.e. Trust for Nature)
- encourage landholders to undertake environmental weed and pest animal control.

Asset Number: Pennyroyal 3

Name/Location: North of Sincocks Road, Sincocks Road.

Land Tenure/Use: Private.

Size Estimate: 127 ha.

Vegetation type/s: Eucalyptus Forest.

EVC: 18 Riparian Forest/ 178 Herb Rich Foothill Forest.

EVC Bioregional Status: Least Concern/ Depleted.

Vegetation Quality: Moderate to High. Relatively intact and diverse vegetation.

Fauna Habitat Quality: Moderate to High. Includes structurally intact and diverse vegetation Relatively intact and diverse vegetation. Adjacent to forest vegetation.

Comments: Relatively intact and diverse vegetation. Relatively intact and diverse vegetation. Includes some areas that are post 1983 fire regeneration. Dominated by EVC 178 with areas of EVC 18 in the drainage lines.

Indigenous species-
 Messmate
 Mountain Grey Gum
 Hop Goodenia
 Narrow leaf Wattle
 Austral Indigo
 Snowy Daisy bush
 Blanket Leaf
 Large leaf Bush-pea
 Prickly Current-bush

Forest Clematis
 Common Tussock-grass
 Golden Tip
 Forest Wire-grass
 Weeping Grass
 Variable Sword-sedge
 Ivy-leaf Violet
 Tasman Flax-lily

Conservation Significance-

Flora: Regional.

Fauna: Regional.

Protection Guidelines:

- encourage land holders to protect and upgrade remnants
- encourage land holders to retain and/or restore natural drainage features
- encourage land holders to fence of sites from grazing to allow for natural regeneration and to maintain water quality and habitat
- encourage landholder to join Land for Wildlife

- provide landholders with information and incentives to protect remnants (i.e. Bush Tender and Southern Victoria Bush Tender)
- encourage landholders to consider a conservation covenant (i.e. Trust for Nature)
- encourage landholders to undertake environmental weed and pest animal control.

Asset Number:	Pennyroyal 4
Name/Location:	South of Pennyroyal Station Road, Pennyroyal Station Road.
Land Tenure/Use:	Part Private/ Part Crown Land.
Size Estimate:	34 ha.
Vegetation type/s:	Eucalyptus Forest.
EVC:	18 Riparian Forest/ 178 Herb Rich Foothill Forest.
EVC Bioregional Status:	Least Concern/ Depleted.
Vegetation Quality:	Moderate to High. Relatively intact and diverse vegetation.
Fauna Habitat Quality:	Moderate to High. Includes structurally intact and diverse vegetation Relatively intact and diverse vegetation. Adjacent to forest vegetation.
Comments:	Relatively intact and diverse vegetation. Relatively intact and diverse vegetation. Includes areas that are post 1983 fire regeneration. Dominated by EVC 178 with areas of EVC 18 in the drainage lines.

Indigenous species-
 Messmate
 Mountain Grey Gum
 Manna Gum
 Swamp Gum
 Narrow Leaf Peppermint
 Blackwood
 Late Black Wattle
 Hop Goodenia
 Narrow leaf Wattle
 Austral Indigo
 Snowy Daisy bush
 Blanket Leaf

Large leaf Bush-pea
 Prickly Current-bush
 Forest Clematis
 Common Tussock-grass
 Golden Tip
 Forest Wire-grass
 Weeping Grass
 Variable Sword-sedge
 Ivy-leaf Violet
 Tasman Flax-lily

Conservation Significance-

Flora: Regional.

Fauna: Regional.

Protection Guidelines:

- encourage land holders to protect and upgrade remnants

- encourage land holders to retain and/or restore natural drainage features
- encourage land holders to fence of sites from grazing to allow for natural regeneration and to maintain water quality and habitat
- encourage landholder to join Land for Wildlife
- provide landholders with information and incentives to protect remnants (i.e. Bush Tender and Southern Victoria Bush Tender)
- encourage landholders to consider a conservation covenant (i.e. Trust for Nature)
- encourage landholders to undertake environmental weed and pest animal control.

Asset Number:	Pennyroyal 5 (three sites)
Name/Location:	East of Pennyroyal Valley Road, Pennyroyal Valley Road
Land Tenure/Use:	Private.
Size Estimate:	6 ha.
Vegetation type/s:	Eucalyptus Forest.
EVC:	178 Herb Rich Foothill Forest.
EVC Bioregional Status:	Depleted.
Vegetation Quality:	Low. Degraded by grazing and weed invasion.
Fauna Habitat Quality:	Low. Isolated remnant, modified understorey.
Comments:	Isolated trees, includes some mature specimens. Understorey exotic.

Indigenous species-
 Messmate
 Manna Gum
 Mountain Grey Gum

Conservation Significance-

Flora: Local.

Fauna: Local.

Protection Guidelines:

- encourage land holders to protect and upgrade remnants
- encourage land holders to retain and/or restore natural drainage features
- encourage land holders to fence of sites from grazing to allow for natural regeneration and to maintain water quality and habitat
- encourage landholder to join Land for Wildlife
- provide landholders with information and incentives to protect remnants (i.e. Bush Tender and Southern Victoria Bush Tender)
- encourage landholders to undertake environmental weed and pest animal control.

Asset Number:	Pennyroyal 6 (three sites)
Name/Location:	East of Pennyroyal Valley Road, Pennyroyal Valley Road.
Land Tenure/Use:	Private.
Size Estimate:	2.3 ha.
Vegetation type/s:	Eucalyptus Forest.
EVC:	178 Herb Rich Foothill Forest.
EVC Bioregional Status:	Depleted.
Vegetation Quality:	Low. Degraded by grazing and weed invasion.
Fauna Habitat Quality:	Low. Isolated remnant, modified understorey.
Comments:	Isolated trees, includes some mature specimens. Understorey exotic.

Indigenous species-
Messmate
Manna Gum
Mountain Grey Gum

Conservation Significance-

Flora: Local.

Fauna: Local.

Protection Guidelines:

- encourage land holders to protect and upgrade remnants
- encourage land holders to retain and/or restore natural drainage features
- encourage land holders to fence of sites from grazing to allow for natural regeneration and to maintain water quality and habitat
- encourage landholder to join Land for Wildlife
- provide landholders with information and incentives to protect remnants (i.e. Bush Tender and Southern Victoria Bush Tender)
- encourage landholders to undertake environmental weed and pest animal control.

Asset Number:	Pennyroyal 7 (two sites)
Name/Location:	East of Pennyroyal Valley Road, Pennyroyal Valley Road
Land Tenure/Use:	Private.
Size Estimate:	9 ha.
Vegetation type/s:	Eucalyptus Forest.
EVC:	178 Herb Rich Foothill Forest.
EVC Bioregional Status:	Depleted.
Vegetation Quality:	Moderate to High. Relatively intact and diverse vegetation.
Fauna Habitat Quality:	Moderate to High. Includes structurally intact and diverse vegetation Relatively intact and diverse vegetation. Adjacent to forest vegetation.
Comments:	Relatively intact and diverse vegetation. Relatively intact and diverse vegetation.

Indigenous species-
 Messmate
 Mountain Grey Gum
 Manna Gum
 Blackwood
 Late Black Wattle
 Hop Goodenia
 Narrow leaf Wattle
 Snowy Daisy bush
 Large leaf Bush-pea
 Prickly Current-bush
 Forest Clematis
 Common Tussock-grass
 Forest Wire-grass
 Weeping Grass
 Variable Sword-sedge
 Ivy-leaf Violet

Conservation Significance-

Flora: Regional.

Fauna: Regional.

Protection Guidelines:

- encourage land holders to protect and upgrade remnants
- encourage land holders to retain and/or restore natural drainage features
- encourage land holders to fence off sites from grazing to allow for natural regeneration and to maintain water quality and habitat
- encourage landholder to join Land for Wildlife
- provide landholders with information and incentives to protect remnants (i.e. Bush Tender and Southern Victoria Bush Tender)
- encourage landholders to consider a conservation covenant (i.e. Trust for Nature)
- encourage landholders to undertake environmental weed and pest animal control.

Asset Number:	Pennyroyal 8 (three sites)
Name/Location:	East of Pennyroyal Valley Road, Pennyroyal Valley Road .
Land Tenure/Use:	Private.
Size Estimate:	1.9 ha.
Vegetation type/s:	Eucalyptus Forest.
EVC:	178 Herb Rich Foothill Forest.
EVC Bioregional Status:	Depleted.
Vegetation Quality:	Low. Degraded by grazing and weed invasion.
Fauna Habitat Quality:	Low. Isolated remnant, modified understorey.
Comments:	Isolated trees, includes some mature specimens. Understorey exotic.

Indigenous species-
 Messmate
 Manna Gum
 Mountain Grey Gum

Conservation Significance-

Flora:	Local.
Fauna:	Local.

Protection Guidelines:

- encourage land holders to protect and upgrade remnants
- encourage land holders to retain and/or restore natural drainage features
- encourage land holders to fence of sites from grazing to allow for natural regeneration and to maintain water quality and habitat
- encourage landholder to join Land for Wildlife
- provide landholders with information and incentives to protect remnants (i.e. Bush Tender and Southern Victoria Bush Tender)
- encourage landholders to undertake environmental weed and pest animal control.

Asset Number:	Pennyroyal 9
Name/Location:	East of Pennyroyal Wymbooliel Road, Pennyroyal Wymbooliel Road
Land Tenure/Use:	Private.
Size Estimate:	8.6 ha.
Vegetation type/s:	Eucalyptus Forest.
EVC:	16 Lowland Forest.
EVC Bioregional Status:	Depleted.
Vegetation Quality:	Moderate. Relatively diverse and intact understorey and midstorey.
Fauna Habitat Quality:	Moderate. Relatively intact, includes some mature trees.
Comments:	Relatively intact includes some mature trees.

Indigenous species –

Messmate	Late Black Wattle	Native Violet
Narrow Leaf Peppermint	Bracken Fern	Forest Wire-grass
Manna Gum	Wallaby-grass	Prickly Moses
Swamp Gum	Weeping Grass	Prickly Current-bush
Cherry Ballart	Tussock-grass	Common Rice Flower
Blackwood	Kidney Weed	Thatch Saw-sedge

Conservation Significance-

Flora: Regional.

Fauna: Regional.

Protection Guidelines:

- encourage land holders to protect and upgrade remnants
- encourage land holders to retain and/or restore natural drainage features
- encourage land holders to fence of sites from grazing to allow for natural regeneration and to maintain water quality and habitat
- encourage landholder to join Land for Wildlife
- provide landholders with information and incentives to protect remnants (i.e. Bush Tender and Southern Victoria Bush Tender)
- encourage landholders to consider a conservation covenant (i.e. Trust for Nature)

- encourage landholders to undertake environmental weed and pest animal control.

Asset Number:	Pennyroyal 10 (four sites)
Name/Location:	East of Pennyroyal Wymbooliel Road, Pennyroyal Wymbooliel Road
Land Tenure/Use:	Private.
Size Estimate:	7.3 ha.
Vegetation type/s:	Eucalyptus Forest.
EVC:	16 Lowland Forest
EVC Bioregional Status:	Depleted
Vegetation Quality:	Low to moderate. Degraded by grazing and weed invasion.
Fauna Habitat Quality:	Low. Isolated remnant, modified understorey.
Comments:	Mixed Eucalypt woodland. Includes some mature specimens. Understorey mostly depleted and exotic.

Indigenous species –
Messmate
Narrow Leaf Peppermint

Conservation Significance-

Flora: Local.

Fauna: Local.

Protection Guidelines:

- encourage land holders to protect and upgrade remnants
- encourage land holders to retain and/or restore natural drainage features
- encourage land holders to fence off sites from grazing to allow for natural regeneration and to maintain water quality and habitat
- encourage landholder to join Land for Wildlife
- provide landholders with information and incentives to protect remnants (ie Bush Tender and Southern Victoria Bush Tender)
- encourage landholders to undertake environmental weed and pest animal control.

Asset Number:	Pennyroyal 11 (five sites)
Name/Location:	East of Pennyroyal Wymbooliel Road, Pennyroyal Wymbooliel Road.
Land Tenure/Use:	Private.
Size Estimate:	22 ha.
Vegetation type/s:	Eucalyptus Forest.
EVC:	178 Herb Rich Foothill Forest.
EVC Bioregional Status:	Depleted.
Vegetation Quality:	Low to moderate. Degraded by grazing and weed invasion.
Fauna Habitat Quality:	Low. Isolated remnant, modified understorey.
Comments:	Mixed Eucalypt woodland. Includes some mature specimens. Understorey mostly depleted and exotic.

Indigenous species –

Messmate

Narrow Leaf Peppermint

Swamp Gum

Manna Gum

Prickly Tea-tree

Bracken Fern

Conservation Significance-

Flora: Local.

Fauna: Local.

Protection Guidelines:

- encourage land holders to protect and upgrade remnants
- encourage land holders to retain and/or restore natural drainage features
- encourage land holders to fence off sites from grazing to allow for natural regeneration and to maintain water quality and habitat
- encourage landholder to join Land for Wildlife
- provide landholders with information and incentives to protect remnants (i.e. Bush Tender and Southern Victoria Bush Tender)
- encourage landholders to undertake environmental weed and pest animal control.

Asset Number:	Pennyroyal 12 (three sites)
Name/Location:	East and west of Pennyroyal Wymbooliel Road, Pennyroyal Wymbooliel Road.
Land Tenure/Use:	Private.
Size Estimate:	3 ha.
Vegetation type/s:	Eucalyptus Forest.
EVC:	178 Herb Rich Foothill Forest.
EVC Bioregional Status:	Depleted.
Vegetation Quality:	Low to moderate. Degraded by grazing and weed invasion.
Fauna Habitat Quality:	Low. Isolated remnant, modified understorey.
Comments:	Mixed Eucalypt woodland. Includes some mature specimens. Understorey mostly depleted and exotic.

Indigenous species –

Messmate	Mountain Grey Gum
Narrow Leaf Peppermint	Prickly Tea-tree
Swamp Gum	Bracken Fern
Manna Gum	Tussock-grass

Conservation Significance-

Flora: Local.

Fauna: Local.

Protection Guidelines:

- encourage land holders to protect and upgrade remnants
- encourage land holders to retain and/or restore natural drainage features
- encourage land holders to fence off sites from grazing to allow for natural regeneration and to maintain water quality and habitat
- encourage landholder to join Land for Wildlife
- provide landholders with information and incentives to protect remnants (i.e. Bush Tender and Southern Victoria Bush Tender)
- encourage landholders to undertake environmental weed and pest animal control.

Asset Number:	Pennyroyal 13
Name/Location:	West of Pennyroyal Wymbooliel Road, Pennyroyal Wymbooliel Road.
Land Tenure/Use:	Private.
Size Estimate:	1.4 ha.
Vegetation type/s:	Eucalyptus Forest.
EVC:	16 Lowland Forest.
EVC Bioregional Status:	Depleted.
Vegetation Quality:	Low to moderate. Degraded by grazing and weed invasion.
Fauna Habitat Quality:	Low. Isolated remnant, modified understorey.
Comments:	Mixed Eucalypt woodland. Includes some mature specimens. Understorey mostly depleted and exotic.

Indigenous species –
 Messmate
 Narrow Leaf Peppermint

Conservation Significance-

Flora:	Local.
Fauna:	Local.

Protection Guidelines:

- encourage land holders to protect and upgrade remnants
- encourage land holders to retain and/or restore natural drainage features
- encourage land holders to fence of sites from grazing to allow for natural regeneration and to maintain water quality and habitat
- encourage landholder to join Land for Wildlife
- provide landholders with information and incentives to protect remnants (ie Bush Tender and Southern Victoria Bush Tender)
- encourage landholders to undertake environmental weed and pest animal control.

Asset Number:	Pennyroyal 14
Name/Location:	West of Pennyroyal Wymbooliel Road, Pennyroyal Wymbooliel Road
Land Tenure/Use:	Private.
Size Estimate:	0.4 ha.
Vegetation type/s:	Eucalyptus Forest.
EVC:	16 Lowland Forest.
EVC Bioregional Status:	Depleted.
Vegetation Quality:	Moderate. Relatively intact understorey, localized degradation due to disturbance and weed invasion.
Fauna Habitat Quality:	Low. Isolated remnant, partially modified understorey.
Comments:	Mixed Eucalypt woodland. Includes some mature specimens. Understorey mostly intact.

Indigenous species –

Messmate	Bracken Fern
Narrow Leaf Peppermint	Variable Sword-sedge
Blackwood	Black-anther Flax-lily
Late Black Wattle	Spiny Mat-rush
Prickly Moses	Prickly Tea-tree
Tussock-grass	Common Heath
Kangaroo Grass	Wallaby-grass

Conservation Significance-

Flora: Regional.

Fauna: Local.

Protection Guidelines:

- encourage land holders to protect and upgrade remnants
- encourage land holders to retain and/or restore natural drainage features
- encourage land holders to fence off sites from grazing to allow for natural regeneration and to maintain water quality and habitat
- encourage landholder to join Land for Wildlife

- provide landholders with information and incentives to protect remnants (ie Bush Tender and Southern Victoria Bush Tender)
- encourage landholders to undertake environmental weed and pest animal control.

Asset Number:	Pennyroyal 15
Name/Location:	Disused Road Reserve, east of Pennyroyal Wymbooliel Road
Land Tenure/Use:	Road Reserve (Council Managed)
Size Estimate:	3.4 ha.
Vegetation type/s:	Eucalyptus Forest.
EVC:	16 Lowland Forest.
EVC Bioregional Status:	Depleted.
Vegetation Quality:	Low. Exotic understorey.
Fauna Habitat Quality:	Low. Modified understorey, isolated remnant. Includes some mature trees.
Comments:	Disused road reserve, now mostly grazed. Understorey disturbed due to grazing and exotic.
	Indigenous species- Messmate Narrow Leaf Peppermint
	Conservation Significance-
Flora:	Local.
Fauna:	Local.

Asset Number:	Pennyroyal 16
Name/Location:	Disused Road Reserve, west of Pennyroyal Wymbooliel Rd.
Land Tenure/Use:	Road Reserve? Tenure to be clarified.
Size Estimate:	2.2 ha.
Vegetation type/s:	Eucalyptus Forest.
EVC:	16 Lowland Forest.
EVC Bioregional Status:	Depleted.
Vegetation Quality:	Low. Exotic understorey.
Fauna Habitat Quality:	Low. Modified understorey, isolated remnant. Includes some mature trees.
Comments:	Disused road reserve, now mostly grazed. Understorey disturbed due to grazing and exotic.

Indigenous species-
Messmate
Narrow Leaf Peppermint

Conservation Significance-

Flora: Local.

Fauna: Local.

Protection Guidelines:

- encourage land holders to protect and upgrade remnants
- encourage land holders to retain and/or restore natural drainage features
- encourage land holders to fence off sites from grazing to allow for natural regeneration and to maintain water quality and habitat
- encourage landholder to join Land for Wildlife
- provide landholders with information and incentives to protect remnants (i.e. Bush Tender and Southern Victoria Bush Tender)
- encourage landholders to undertake environmental weed and pest animal control.

Asset Number:	Pennyroyal 17
Name/Location:	Pennyroyal Wymbooliel Rd.
Land Tenure/Use:	Road Reserve
Size Estimate:	9.5 ha.
Vegetation type/s:	Eucalyptus Forest.
EVC	16 Lowland Forest
EVC Bioregional Status	Depleted
Vegetation Quality:	Low. Mostly Exotic understorey.
Fauna Habitat Quality:	Low. Modified understorey, isolated remnant. Includes some mature trees.
Comments:	Road reserve, Understorey disturbed due to disturbance and weed invasion. Includes some mature trees.

Indigenous species-

Messmate
Narrow Leaf Peppermint
Manna Gum
Swamp Gum
Cherry Ballart
Blackwood

Late Black Wattle Spiny Mat-rush
Prickly Tea-tree
Common Heath
Wallaby-grass
Bracken Fern

Conservation Significance-

Flora: Local.

Fauna: Local.

Protection Guidelines:

- retain all remnant vegetation
- limit inappropriate disturbance
- limit inappropriate hydrological regimes
- manage weeds and pest animals.

Asset Number:	Pennyroyal 18
Name/Location:	Pennyroyal School Rd.
Land Tenure/Use:	Road Reserve (Council Managed).
Size Estimate:	1.1 ha.
Vegetation type/s:	Eucalyptus Forest.
EVC:	16 Lowland Forest.
EVC Bioregional Status:	Depleted.
Vegetation Quality:	Low. Mostly Exotic understorey.
Fauna Habitat Quality:	Low. Modified understorey, isolated remnant. Includes some mature trees.
Comments:	Road reserve, Understorey disturbed due to disturbance and weed invasion. Includes some mature trees.

Indigenous species-

Messmate	Blackwood
Narrow Leaf Peppermint	Late Black Wattle
Manna Gum	Wallaby-grass
Cherry Ballart	Bracken Fern

Conservation Significance-

Flora: Local.

Fauna: Local.

Protection Guidelines:

- retain all remnant vegetation
- limit inappropriate disturbance
- limit inappropriate hydrological regimes
- manage weeds and pest animals.

Asset Number:	Pennyroyal 19
Name/Location:	Pennyroyal Valley Rd.
Land Tenure/Use:	Part Road Reserve/ Part Crown Land. Agricultural Licence Issued.
Size Estimate:	6.6 ha.
Vegetation type/s:	Eucalyptus Forest.
EVC:	16 Lowland Forest.
EVC Bioregional Status:	Depleted.
Vegetation Quality:	Low. Mostly Exotic understorey.
Fauna Habitat Quality:	Low. Modified understorey, isolated remnant. Includes some mature trees.
Comments:	Road reserve, Understorey disturbed due to disturbance and weed invasion. Includes some mature trees.

Indigenous species-

Messmate	Late Black Wattle
Narrow Leaf Peppermint	Wallaby-grass
Manna Gum	Bracken Fern
Cherry Ballart	Tussock-grass
Blackwood	Spiny Mat-rush

Conservation Significance-

Flora: Local.

Fauna: Local.

Protection Guidelines:

- retain all remnant vegetation
- limit inappropriate disturbance
- limit inappropriate hydrological regimes
- manage weeds and pest animals.

Asset Number:	Pennyroyal 20
Name/Location:	Dunse Track.
Land Tenure/Use:	Road Reserve (Council Managed).
Size Estimate:	2.6 ha.
Vegetation type/s:	Eucalyptus Forest.
EVC:	178 Herb Rich Foothill Forest.
EVC Bioregional Status:	Depleted.
Vegetation Quality:	Moderate. Relatively intact understorey.
Fauna Habitat Quality:	Moderate. Relatively intact understorey. Includes some mature trees. Adjacent to other forest vegetation.
Comments:	Road reserve, Understorey relatively intact. Includes some mature trees.

Indigenous species-

Messmate	Narrow Leaf Wattle
Narrow Leaf Peppermint	Austral Indigo
Manna Gum	Wallaby-grass
Blue Gum	Bracken Fern
Mountain Grey Gum	Tussock-grass
Cherry Ballart	Spiny Mat-rush
Blackwood	Tasman Flax-lily
Late Black Wattle	Forest Wire-grass
Prickly Moses	

Conservation Significance-

Flora: Regional.

Fauna: Regional.

Protection Guidelines:

- retain all remnant vegetation
- limit inappropriate disturbance
- limit inappropriate hydrological regimes
- manage weeds and pest animals.

Asset Number:	Pennyroyal 21 (two sites)
Name/Location:	Sincock Road.
Land Tenure/Use:	Road Reserve.
Size Estimate:	6.7 ha.
Vegetation type/s:	Eucalyptus Forest.
EVC:	178 Herb Rich Foothill Forest.
EVC Bioregional Status:	Depleted.
Vegetation Quality:	Moderate. Relatively intact understorey
Fauna Habitat Quality:	Moderate. Relatively intact understorey. Includes some mature trees. Adjacent to other forest vegetation.
Comments:	Road reserve, Understorey relatively intact. Includes some mature trees.

Indigenous species-

Messmate	Late Black Wattle	Tussock-grass
Narrow Leaf Peppermint	Prickly Moses	Spiny Mat-rush
Manna Gum	Narrow Leaf Wattle	Tasman Flax-lily
Mountain Grey Gum	Austral Indigo	Forest Wire-grass
Cherry Ballart	Wallaby-grass	
Blackwood	Bracken Fern	

Conservation Significance-

Flora: Regional.

Fauna: Regional.

Protection Guidelines:

- retain all remnant vegetation
- limit inappropriate disturbance
- limit inappropriate hydrological regimes
- manage weeds and pest animals.

Asset Number:	Pennyroyal 22
Name/Location:	Deans Marsh-Lorne Road.
Land Tenure/Use:	Road Reserve.
Size Estimate:	11 ha.
Vegetation type/s:	Eucalyptus Forest.
EVC:	178 Herb Rich Foothill Forest.
EVC Bioregional Status:	Depleted.
Vegetation Quality:	Low. Mostly disturbed and modified understorey.
Fauna Habitat Quality:	Low. Mostly disturbed and modified understorey. Includes some mature trees. Adjacent to other forest vegetation.
Comments:	Road reserve, understorey mostly disturbed and weed invaded. Includes some mature trees.

Indigenous species-

Messmate	Prickly Moses
Narrow Leaf Peppermint	Wallaby-grass
Manna Gum	Bracken Fern
Mountain Grey Gum	Tussock-grass
Cherry Ballart	Spiny Mat-rush
Blackwood	Forest Wire-grass
Late Black Wattle	

Conservation Significance-

Flora: Local.

Fauna: Local.

Protection Guidelines:

- retain all remnant vegetation
- limit inappropriate disturbance
- limit inappropriate hydrological regimes
- manage weeds and pest animals.

Asset Number:	Pennyroyal 23
Name/Location:	Pennyroyal Station Road.
Land Tenure/Use:	Road Reserve (Council Managed).
Size Estimate:	2.2 ha.
Vegetation type/s:	Eucalyptus Forest.
EVC:	178 Herb Rich Foothill Forest.
EVC Bioregional Status:	Depleted.
Vegetation Quality:	Low. Mostly disturbed and modified understorey.
Fauna Habitat Quality:	Low. Mostly disturbed and modified understorey. Includes some mature trees. Adjacent to other forest vegetation.
Comments:	Road reserve, understorey mostly disturbed and weed invaded. Includes some mature trees.

Indigenous species-

Messmate	Prickly Moses
Narrow Leaf Peppermint	Wallaby-grass
Manna Gum	Bracken Fern
Cherry Ballart	Tussock-grass
Blackwood	Spiny Mat-rush
Late Black Wattle	Forest Wire-grass

Conservation Significance-

Flora: Local.

Fauna: Local.

Protection Guidelines:

- retain all remnant vegetation
- limit inappropriate disturbance
- limit inappropriate hydrological regimes
- manage weeds and pest animals.

Asset Number:	Pennyroyal 24
Name/Location:	Pennyroyal Station Road.
Land Tenure/Use:	Road Reserve.
Size Estimate:	2.4 ha.
Vegetation type/s:	Eucalyptus Forest.
EVC:	16 Lowland Forest.
EVC Bioregional Status:	Depleted.
Vegetation Quality:	Low. Mostly disturbed and modified understorey.
Fauna Habitat Quality:	Low. Mostly disturbed and modified understorey Includes some mature trees. Adjacent to other forest vegetation.
Comments:	Road reserve, understorey mostly disturbed and weed invaded. Includes some mature trees.

Indigenous species-
Swamp Gum
Blackwood
Late Black Wattle

Bracken Fern
Tussock-grass

Conservation Significance-

Flora:	Local.
Fauna:	Local.

Protection Guidelines:

- retain all remnant vegetation
- limit inappropriate disturbance
- limit inappropriate hydrological regimes
- manage weeds and pest animals.

Asset Number:	Pennyroyal 25
Name/Location:	Pennyroyal Valley Road.
Land Tenure/Use:	Streamside Reserve. Agricultural Licence Issued.
Size Estimate:	14.4 ha.
Vegetation type/s:	Eucalyptus Forest.
EVC:	18 Riparian Forest.
EVC Bioregional Status:	Least Concern.
Vegetation Quality:	Low. Mostly disturbed and modified understorey.
Fauna Habitat Quality:	Low. Mostly disturbed and modified understorey. Includes some mature trees.
Comments:	Streamside Reserve. Includes some mature trees. Subject to fragmentation, grazing pressures and erosion. Some rehabilitation has occurred.

Indigenous species-
Swamp Gum
Manna Gum
Blackwood

Late Black Wattle
Tall Sedge
Common Tussock-grass

Conservation Significance-

Flora: Local.

Fauna: Local.

Protection Guidelines:

- encourage landholders to adopt a sympathetic grazing regime
- encourage land holders to protect and upgrade remnants and to provide additional habitat where appropriate
- encourage land holders to retain natural drainage features
- encourage land holders to fence off sites from grazing to allow for natural regeneration and to maintain water quality and habitat
- encourage landholder to join Land for Wildlife
- encourage landholders to consider a conservation covenant (i.e. Trust for Nature)

- provide landholders with information and incentives to protect remnants
- encourage landholders to undertake environmental weed and pest animal control.

Asset Number:	Pennyroyal 26
Name/Location:	Babenorek Track.
Land Tenure/Use:	Road Reserve.
Size Estimate:	3.3 ha.
Vegetation type/s:	Eucalyptus Forest.
EVC:	16 Lowland Forest.
EVC Bioregional Status:	Depleted.
Vegetation Quality:	Low to Moderate Partially intact understorey.
Fauna Habitat Quality:	Low. Modified understorey, isolated remnant. Includes some mature trees.
Comments:	Road reserve, Understorey disturbed due to disturbance and weed invasion. Includes some mature trees.

Indigenous species-

Messmate	Late Black Wattle
Narrow Leaf Peppermint	Wallaby-grass
Manna Gum	Bracken Fern
Cherry Ballart	Tussock-grass
Blackwood	Spiny Mat-rush

Conservation Significance-

Flora: Local.

Fauna: Local.

Protection Guidelines:

- retain all remnant vegetation
- limit inappropriate disturbance
- limit inappropriate hydrological regimes
- manage weeds and pest animals.

Asset Number:	Pennyroyal 27 (numerous sites)
Name/Location:	Streams, various locations.
Land Tenure/Use:	Private/ Streamside Reserve. Agricultural Licences Issued.
Size Estimate:	77 ha.
Vegetation type/s:	Eucalyptus Forest.
EVC:	17 Riparian Scrub.
EVC Bioregional Status:	Least Concern.
Vegetation Quality:	Low. Mostly disturbed and modified understorey.
Fauna Habitat Quality:	Low. Mostly disturbed and modified understorey Includes some mature trees.
Comments:	Streamside Reserve. Includes some mature trees. Subject to fragmentation, grazing pressures and erosion. Some rehabilitation has occurred.

Indigenous species-
Swamp Gum
Manna Gum
Blackwood

Late Black Wattle
Tall Sedge
Common Tussock-grass

Conservation Significance-

Flora: Local.

Fauna: Local.

Protection Guidelines:

- encourage landholders to adopt a sympathetic grazing regime
- encourage land holders to protect and upgrade remnants and to provide additional habitat where appropriate
- encourage land holders to retain natural drainage features
- encourage land holders to fence off sites from grazing to allow for natural regeneration and to maintain water quality and habitat
- encourage landholder to join Land for Wildlife
- encourage landholders to consider a conservation covenant (i.e. Trust for Nature)

- provide landholders with information and incentives to protect remnants
- encourage landholders to undertake environmental weed and pest animal control.

Appendix 1 General Management Guidelines

General management guidelines for the protection of assets, based on asset type, are presented below-

Remnant Vegetation on Roadside Reserves

- retain all remnant vegetation
- limit inappropriate disturbance
- limit ingress of inappropriate hydrological regimes
- limit ingress of inappropriately high nutrient levels
- manage weeds and pest animals
- implement appropriate management regimes.

Remnant Vegetation on Council Land

- manage areas of remnant vegetation for conservation purposes
- retain all existing isolated trees
- encourage regeneration of isolated trees where appropriate
- limit inappropriate activities to disturbed areas
- manage weeds and pest animals.

Remnant Woodland Sites on Private Property

- encourage land holders to protect and upgrade remnants
- encourage land holders to fence off sites from grazing to allow for natural regeneration
- encourage landholder to join Land for Wildlife
- encourage landholders to consider a conservation based covenant (i.e. Trust for Nature)
- provide landholders with information and incentives to protect remnants (i.e. Bush Tender and Southern Victoria Bush Tender)
- encourage landholders to undertake environmental weed and pest animal control.

Wetlands on Private Property

- encourage land holders to protect and upgrade remnants
- encourage land holders to retain natural drainage features
- encourage land holders to fence off sites from grazing to allow for natural regeneration and to maintain water quality and habitat
- encourage landholder to join Land for Wildlife
- encourage landholders to consider a conservation covenant (i.e. Trust for Nature)
- provide landholders with information and incentives to protect remnants
- encourage landholders to undertake environmental weed and pest animal control.

Appendix 2 Assessing Conservation Significance

Conservation significance is assessed at a range of scales, including global, international, national, state, regional and local. Criteria used for determining the conservation significance of flora and fauna at national to local scales are presented below for botanical and zoological conservation significance.

Botanical Significance

National botanical significance applies to an area when it supports one or more of the following attributes:

a population of at least one nationally threatened plant species listed by Briggs and Leigh (1996) or plant species listed on the schedules to the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.

A nationally threatened ecological community listed on the schedules of the *Environment Protection and Biodiversity Conservation Act 1999*.

State botanical significance applies to an area when it supports one or more of the following attributes:

A population of at least one plant species threatened in Victoria, as listed by Gullan et al. (1990), NRE (2000a) or more recently in the unpublished records of the Flora Information System (NRE), or on the schedules to the Victorian *Flora and Fauna Guarantee Act 1988*.

An ecological community considered threatened in Victoria through its listing on the schedules of the *Flora and Fauna Guarantee Act 1988*.

Regional botanical significance applies to an area that supports one or more of the following attributes:

Supports a population of one or more regionally depleted species defined in a valid regional assessment of biodiversity (e.g. Regional Native Vegetation Plan, Environment Conservation Council Report or Comprehensive Regional Assessment documents).

An ecological vegetation class that is considered endangered or vulnerable in a particular bioregion (based on Conn 1993 and the Regional Native Vegetation Plan), in which case the area is of **High Regional** significance.

An ecological vegetation class that is considered depleted in a particular bioregion (based on Conn 1993 and the Regional Native Vegetation Plan), in which case it is of **Regional** significance.

Local botanical significance applies to all remnant native vegetation that does not meet the above criteria. In much of Victoria, native vegetation has been so depleted by past clearing and disturbance that all remaining vegetation must be considered to be of at least local conservation significance.

Faunal Significance

National faunal significance applies to an area that supports one or more of the attributes described below.

A population of one or more species listed as nationally threatened by Maxwell et al. (1996), Lee (1995), Duncan et al. (1999), Garnett and Crowley (2000), Cogger et al (1995), Tyler (1997) or Wager and Jackson (1993), or listed on the schedules of the *Environment Protection and Biodiversity Conservation Act 1999*.

A nationally threatened ecological community listed on the schedules of the *Environment Protection and Biodiversity Conservation Act 1999*.

State faunal significance applies to an area when it supports one or more of the following attributes:

A population of at least one fauna species threatened in Victoria, as listed by NRE (2000b), or on the schedules to the Victorian *Flora and Fauna Guarantee Act 1988*.

An ecological community considered threatened in Victoria through its listing on the schedules of the *Flora and Fauna Guarantee Act 1988*.

Regional faunal significance applies to an area that supports one or more of the attributes described below.

A population of a species considered depleted in a particular bioregion (*sensu* Conn 1993) based on an authoritative regional analysis, such as the Regional Native Vegetation Plan, Environment Conservation Council Report or Comprehensive Regional Assessment documents.

As it is not always possible to confirm the presence of some fauna species, due to seasonal or behavioral difficulties in detection, the foregoing significance levels can be qualified by

the word “**potential**” where habitat attributes are considered suitable for a species of a particular level of conservation significance.

Geographic Context

The assessment of flora and fauna in the Local, Regional, State and National context applies to the following areas-

Local	Surf Coast Shire
Regional	Otway Ranges and Otway Plain
State	Victoria
National	Australia and Territories.

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Wager, R & Jackson, P (1993) 'The Action Plan for Australian Freshwater Fishes'. Australian Nature Conservation Agency, Endangered Species Program, Project Number 147.

Appendix 2

Deans Marsh Neighbourhood Character Study (Deans Marsh Primary School)

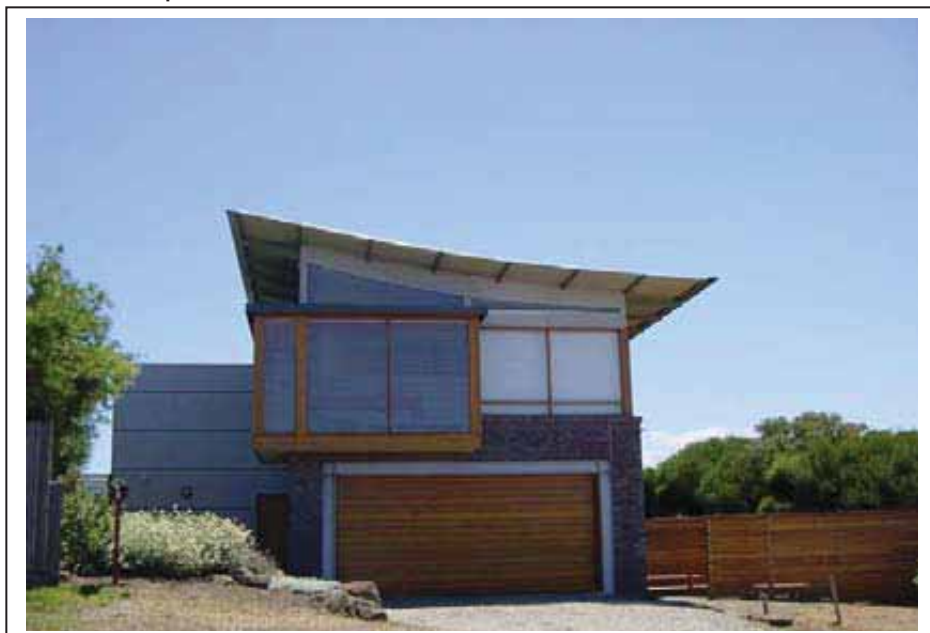
Do you like the look of the buildings you see around Deans Marsh?



What is it you like about them?

Do you like that the buildings are not too high or do you think high buildings would fit in well in Deans Marsh?

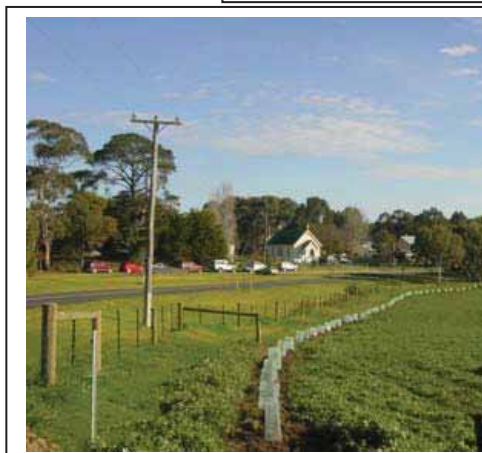
Would you like to see more modern buildings in your town? Or would they look out of place?



Would you like to see more suburban buildings? Or would they look out of place in your town?



When you come back to Deans Marsh after being on holiday or away, what place or building is it that you see that makes you feel like you are home? It might be your house? Or maybe a place or landmark in the town or further away?



Do you like the avenue of trees along the side of the road?



Would you like to see more trees around the town or do you like that it is very open?

Draw a picture of the thing in Deans Marsh that is special to you and at the bottom of the picture in a few sentences say why.

NAME: Michael AGE: 10

Question 1:

Do you like the look of the buildings you see around Deans Marsh?

yes

What is it you like about them?

the colours

Do you like that the buildings are not too high or do you think high buildings would fit in well in Deans Marsh?

yes high buildings would
fit in Deans Marsh I
think

Question 2:

Would you like to see more modern buildings in your town? Or would they look out of place?

they will probably fit in

Would you like to see more suburban buildings? Or would they look out of place in your town?

I would like more ^{suburban} ~~sub~~ buildings in Deans Marsh

Question 3:

When you come back to Deans Marsh after being on holiday or away, what place or building is it that you see that makes you feel like you are home? It might be your house? Or maybe a place or landmark in the town or further away? Describe it.

The king parrot sign

Question 4:

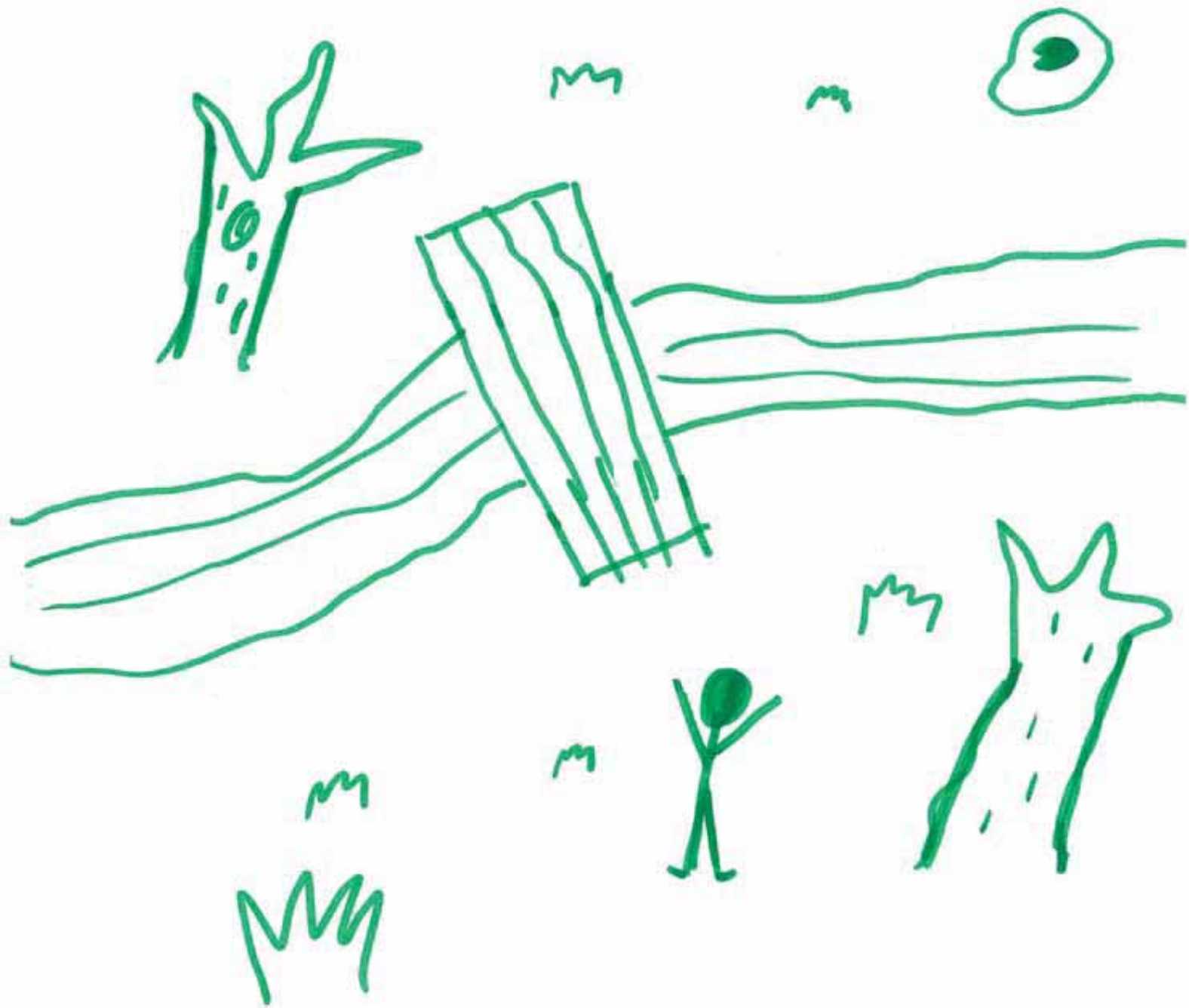
Do you like the avenue of trees along the side of the road?

yes

Would you like to see more trees around the town or do you like that it is very open?

I think there should be more trees

Draw a picture of the thing in Deans Marsh that is special to you and at the bottom of the picture in a few sentences say why.



Why is this place special to you? because it so
quiet and peaceful

NAME: Alexandra Irvine AGE: 11

Question 1:

Do you like the look of the buildings you see around Deans Marsh?

Yes

What is it you like about them?

Colourful and old.

Do you like that the buildings are not too high or do you think high buildings would fit in well in Deans Marsh?

I don't think that high buildings would fit in.

Question 2:

Would you like to see more modern buildings in your town? Or would they look out of place?

No but thats probably because I'm not used to it.

Would you like to see more suburban buildings? Or would they look out of place in your town?

Some types may look ok.

Question 3:

When you come back to Deans Marsh after being on holiday or away, what place or building is it that you see that makes you feel like you are home? It might be your house? Or maybe a place or landmark in the town or further away? Describe it.

The general store.

Question 4:

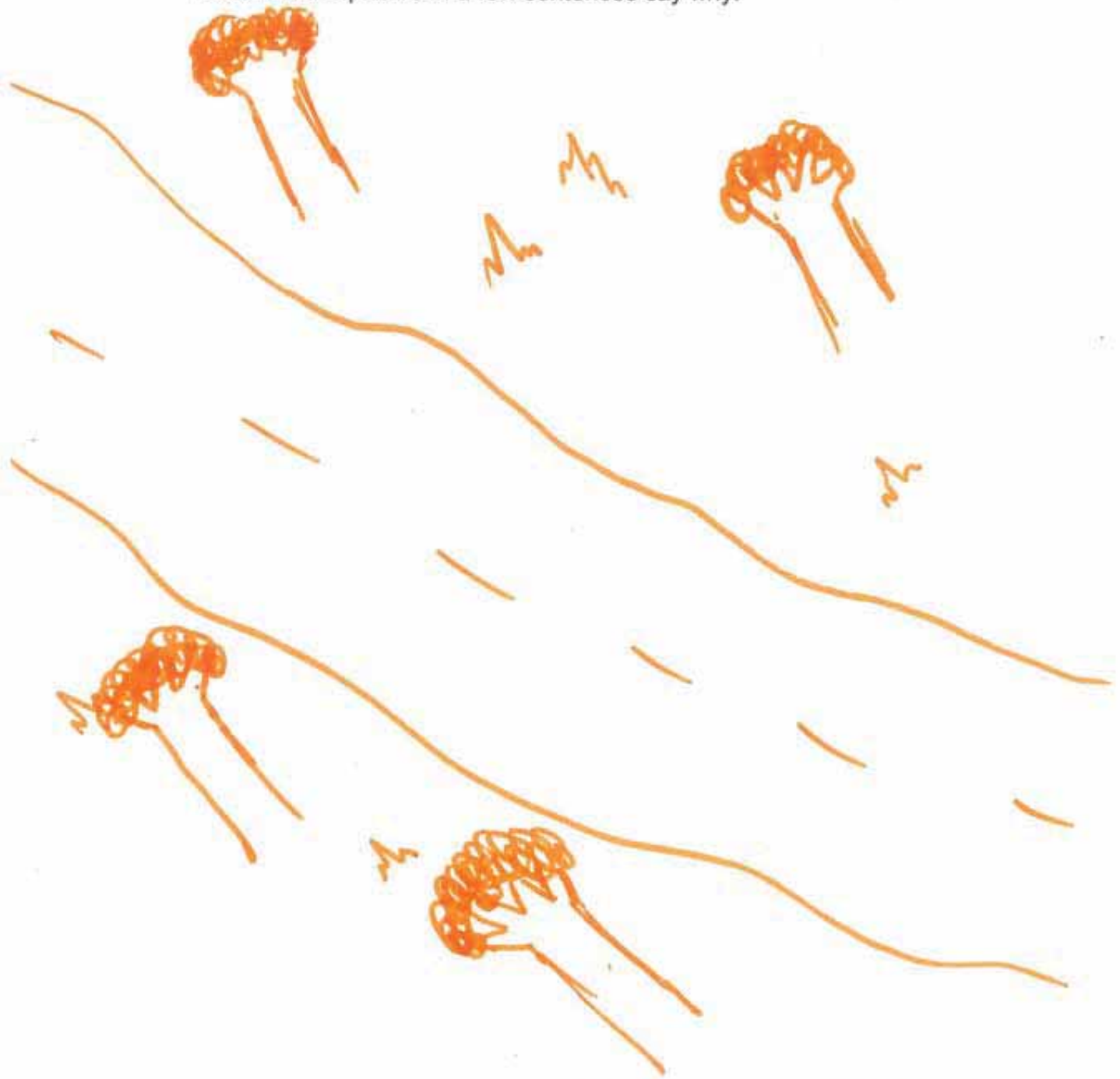
Do you like the avenue of trees along the side of the road?

Yes they look good especially when it's been raining.

Would you like to see more trees around the town or do you like that it is very open?

No I think it looks good being open.

Draw a picture of the thing in Deans Marsh that is special to you and at the bottom of the picture in a few sentences say why.



Why is this place special to you? Because it looks
sweet.

NAME: Luca AGE: 10

Question 1:

Do you like the look of the buildings you see around Deans Marsh?

yes

What is it you like about them?

I like the colour and
I think it looks old which
makes them good

Do you like that the buildings are not too high or do you think high buildings would fit in well in Deans Marsh?

I like low buildings I don't
think high buildings would
fit Deans Marsh

Question 2:

Would you like to see more modern buildings in your town? Or would they look out of place?

I think modern buildings
would look out of place

Would you like to see more suburban buildings? Or would they look out of place in your town?

they would look out of place

Question 3:

When you come back to Deans Marsh after being on holiday or away, what place or building is it that you see that makes you feel like you are home? It might be your house? Or maybe a place or landmark in the town or further away? Describe it.

I like that I'm back to where I know people and I can see my friends.

Question 4:

Do you like the avenue of trees along the side of the road?

yes

Would you like to see more trees around the town or do you like that it is very open?

I would love more trees because we are in the country

Draw a picture of the thing in Deans Marsh that is special to you and at the bottom of the picture in a few sentences say why.



Why is this place special to you? because its
one of the great things
a trout Deans Marsh

NAME: ~~Alana~~ Alana Perry AGE: 12

Question 1:

Do you like the look of the buildings you see around Deans Marsh?

yes!

What is it you like about them?

~~Here~~ there small
and there's not many
houses around

Do you like that the buildings are not too high or do you think high buildings would fit in well in Deans Marsh?

I like ~~it~~ how it is.

Question 2:

Would you like to see more modern buildings in your town? Or would they look out of place?

NO they will look
to fancy.

Would you like to see more suburban buildings? Or would they look out of place in your town?

It well look to Big.

Question 3:

When you come back to Deans Marsh after being on holiday or away, what place or building is it that you see that makes you feel like you are home? It might be your house? Or maybe a place or landmark in the town or further away? Describe it.

there isn't many cars,
my friends make me feel
like I'm at home.

Question 4:

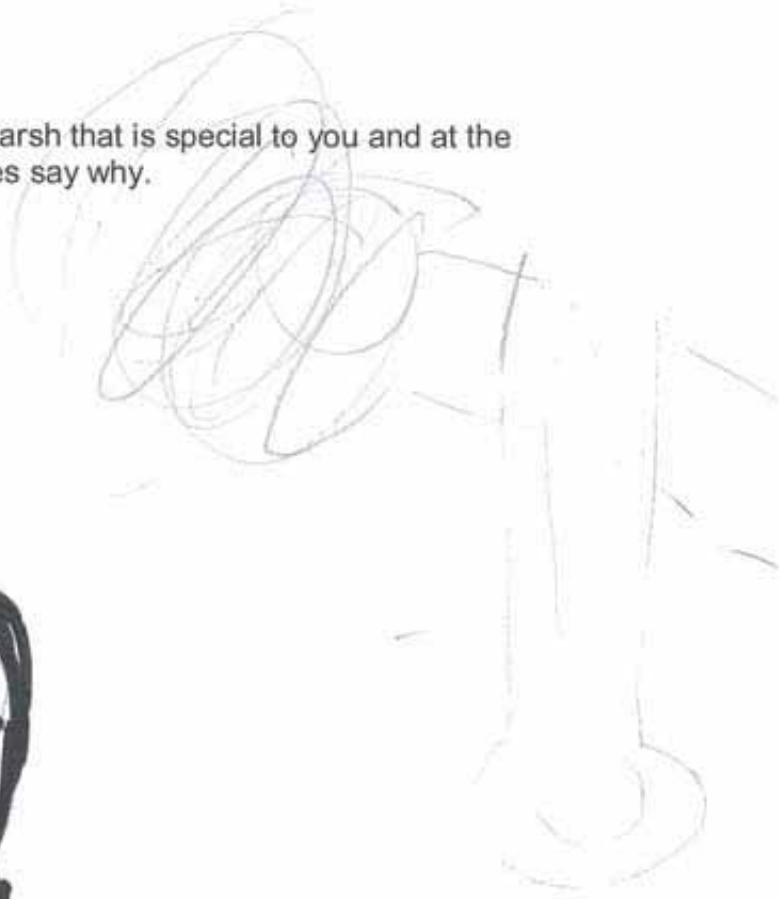
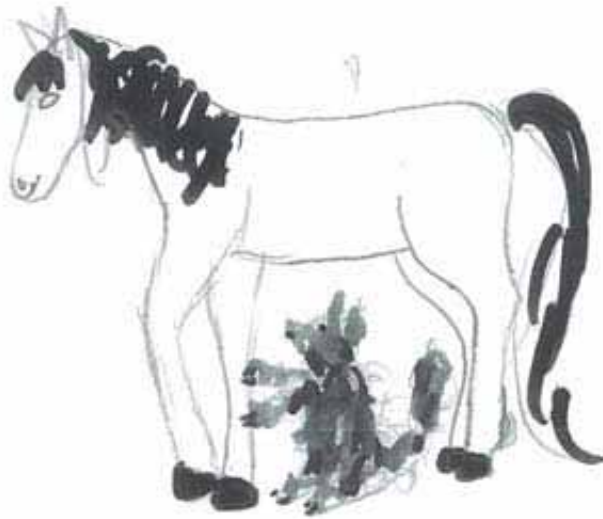
Do you like the avenue of trees along the side of the road?

yeah! I like them

Would you like to see more trees around the town or do you like that it is very open?

yes - it well give us
clean air.

Draw a picture of the thing in Deans Marsh that is special to you and at the bottom of the picture in a few sentences say why.



Why is this place special to you? This is my
puppy, Phoenix and my horse,
Wiskey.

NAME: Miranda Jarvis AGE: 11

Question 1:

Do you like the look of the buildings you see around Deans Marsh?

Yes!

What is it you like about them?

I think they fit in around
Deans Marsh. An I like the
fact that there not too Modern.

Do you like that the buildings are not too high or do you think high buildings would fit in well in Deans Marsh?

I don't think that high
buildings would fit in
well.

Question 2:

Would you like to see more modern buildings in your town? Or would they look out of place?

They would look pretty stupid,
because the other house look historical.

Would you like to see more suburban buildings? Or would they look out of place in your town?

I think would look out of place. Because Deans Marsh is pretty historic.

Question 3:

When you come back to Deans Marsh after being on holiday or away, what place or building is it that you see that makes you feel like you are home? It might be your house? Or maybe a place or landmark in the town or further away? Describe it.

The sculptures ~~from the~~
~~the~~ ~~etc~~ across from Martians.
And the laneway up near my house, because me and my friends go horse riding up there together!

Question 4:

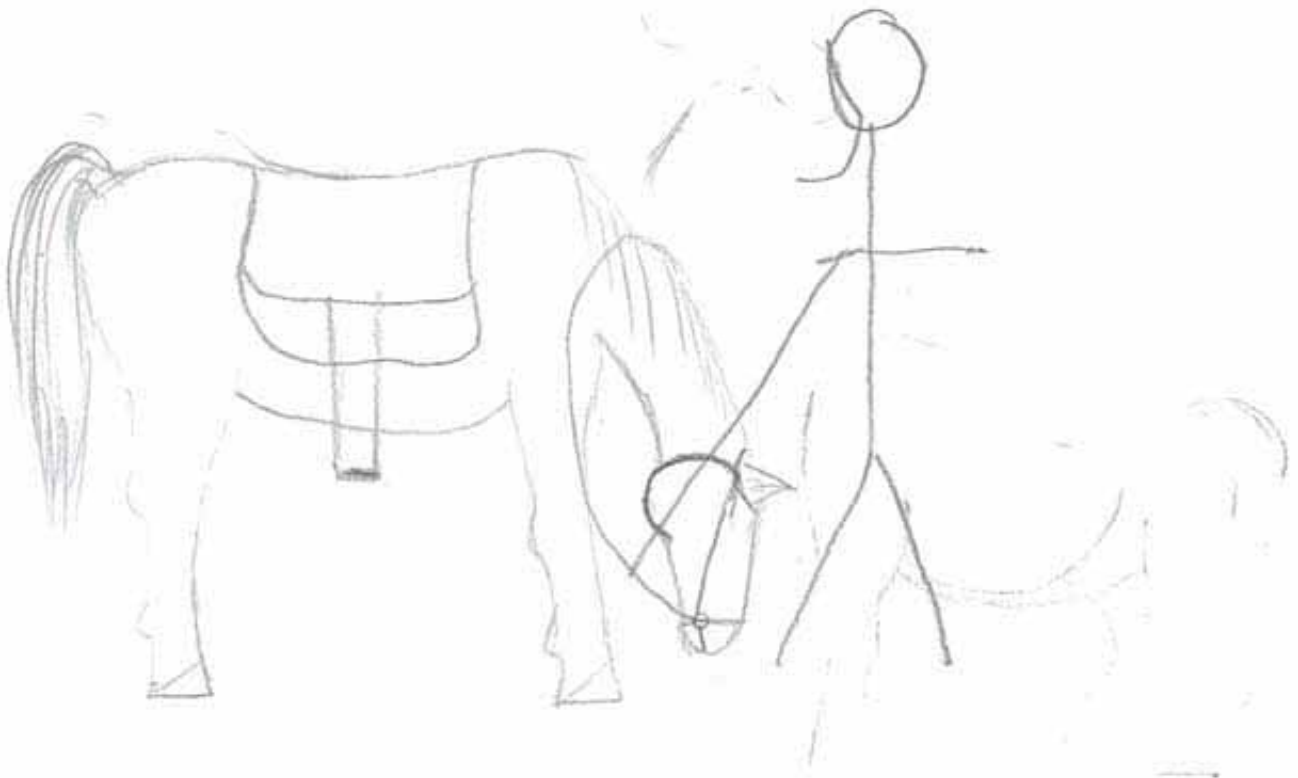
Do you like the avenue of trees along the side of the road?

Yes, because it looks good and reminds me of home!

Would you like to see more trees around the town or do you like that it is very open?

I think there should be some more, because it would be better for the birds habitat!

Draw a picture of the thing in Deans Marsh that is special to you and at the bottom of the picture in a few sentences say why.



Why is this place special to you? Because my
horse is here and
I Love her heaps!!

NAME: Rosie Phillips AGE: 11

Question 1:

Do you like the look of the buildings you see around Deans Marsh?

yes

What is it you like about them?

I like the styles of a lot of the
buildings and I like the old looks

Do you like that the buildings are not too high or do you think high buildings would fit in well in Deans Marsh?

Low buildings are definitely suitable
for Deans Marsh high buildings
would just look to big and modern.

Question 2:

Would you like to see more modern buildings in your town? Or would they look out of place?

Deans Marsh is an old town so I
think it should keep its old looks

Would you like to see more suburban buildings? Or would they look out of place in your town?

They would look ok but they might be a bit out of place.

Question 3:

When you come back to Deans Marsh after being on holiday or away, what place or building is it that you see that makes you feel like you are home? It might be your house? Or maybe a place or landmark in the town or further away? Describe it.

I love my house, the country smell, the sound of the animals, the freshly dug holes from eekidnas and in the morning I like to hear the sound of nappers talking.

Question 4:

Do you like the avenue of trees along the side of the road?

yes

Would you like to see more trees around the town or do you like that it is very open?

I like it just how it is

Draw a picture of the thing in Deans Marsh that is special to you and at the bottom of the picture in a few sentences say why.



Why is this place special to you? I love my chook pen
becas it's got a nice feeling and
my friends are there

NAME: Abbey Trethowan-Ball AGE: 11

Question 1:

Do you like the look of the buildings you see around Deans Marsh?

yes, I do.

What is it you like about them?

because my freinds own these
buildings. I feel at home there. I walk
to Martians and Sacred Moon
everyday.

Do you like that the buildings are not too high or do you think high buildings would fit in well in Deans Marsh?

I think what ever size, it would
fit in well.

Question 2:

Would you like to see more modern buildings in your town? Or would they look out of place?

No they would definatly look
out of place. I like our normal one's.

Would you like to see more suburban buildings? Or would they look out of place in your town?

they would look out of place.

Question 3:

When you come back to Deans Marsh after being on holiday or away, what place or building is it that you see that makes you feel like you are home? It might be your house? Or maybe a place or landmark in the town or further away? Describe it.

Martians cafe. Because I always see my freinds there.

Question 4:

Do you like the avenue of trees along the side of the road?

yes. it gives an affective look. My freind jessie lives along there!

Would you like to see more trees around the town or do you like that it is very open?

I didnt think it needed more trees but now it looks open with the old pine trees cut down. Alex has done his best with the sculptures.

Draw a picture of the thing in Deans Marsh that is special to you and at the bottom of the picture in a few sentences say why



Why is this place special to you?

it makes me feel at home.

NAME: Danielle Rowan AGE: 11

Question 1:

Do you like the look of the buildings you see around Deans Marsh?

yes

What is it you like about them?

I think they suit the community

Do you like that the buildings are not too high or do you think high buildings would fit in well in Deans Marsh?

I like that there low because high buildings wouldn't fit in.

Question 2:

Would you like to see more modern buildings in your town? Or would they look out of place?

they would look out of place

Would you like to see more suburban buildings? Or would they look out of place in your town?

No, I like the houses they have now!

Question 3:

When you come back to Deans Marsh after being on holiday or away, what place or building is it that you see that makes you feel like you are home? It might be your house? Or maybe a place or landmark in the town or further away? Describe it.

The school - because I get to see all my friends. It's so like big and old.

Question 4:

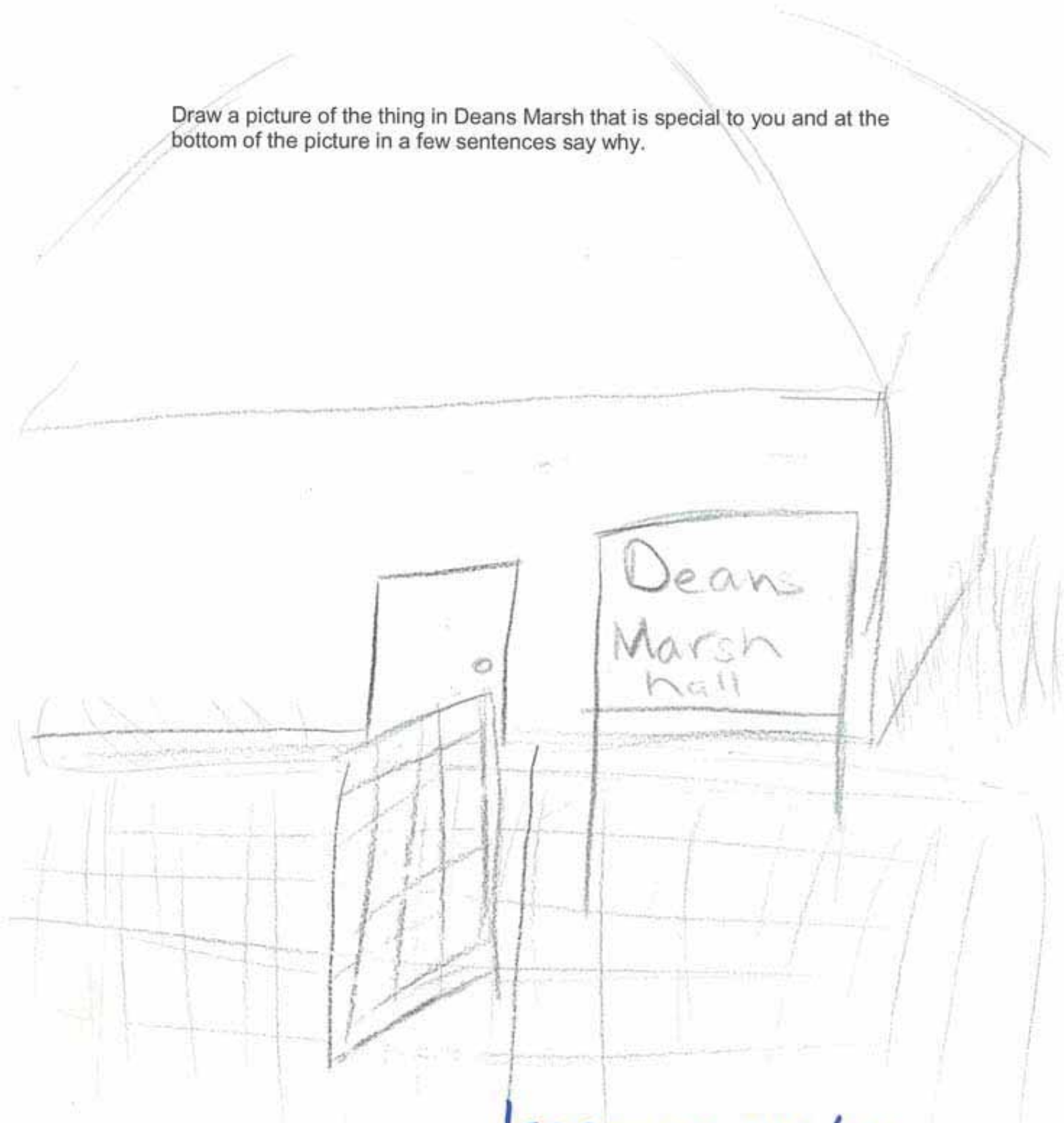
Do you like the avenue of trees along the side of the road?

yes.

Would you like to see more trees around the town or do you like that it is very open?

No I don't think we need any more or any less. But I like the tree gardens

Draw a picture of the thing in Deans Marsh that is special to you and at the bottom of the picture in a few sentences say why.



Why is this place special to you? because we've
done a lot of things there
with the school

NAME: Jackson AGE: 11

Question 1:

Do you like the look of the buildings you see around Deans Marsh?

yes

What is it you like about them?

they look very old and
the colours

Do you like that the buildings are not too high or do you think high buildings would fit in well in Deans Marsh?

I think they fit well

Question 2:

Would you like to see more modern buildings in your town? Or would they look out of place?

no I like the old
one's

Would you like to see more suburban buildings? Or would they look out of place in your town?

I would not

Question 3:

When you come back to Deans Marsh after being on holiday or away, what place or building is it that you see that makes you feel like you are home? It might be your house? Or maybe a place or landmark in the town or further away? Describe it.

The tennis courts a
liking

Question 4:

Do you like the avenue of trees along the side of the road?

Yes I do like them

Would you like to see more trees around the town or do you like that it is very open?

Yes I do want
more trees

Draw a picture of the thing in Deans Marsh that is special to you and at the bottom of the picture in a few sentences say why.



Why is this place special to you? you can have
lots of fun running across
it

NAME: Lucy Marotta AGE: 11

Question 1:

Do you like the look of the buildings you see around Deans Marsh?

yeah!

What is it you like about them?

It's historical and interesting.
It's nice to look^{at} and they
all have nice colour schemes.

Do you like that the buildings are not too high or do you think high buildings would fit in well in Deans Marsh?

I think it looks good but
there should be a couple
of high buildings.

Question 2:

Would you like to see more modern buildings in your town? Or would they look out of place?

They would look out of place
and fancy.

Would you like to see more suburban buildings? Or would they look out of place in your town?

It wouldn't look as historical as other houses around.

Question 3:

When you come back to Deans Marsh after being on holiday or away, what place or building is it that you see that makes you feel like you are home? It might be your house? Or maybe a place or landmark in the town or further away? Describe it.

My house - it's a nice place and it has lots of trees and it has lots of space around to play footy, cricket, tennis and to run around.

Question 4:

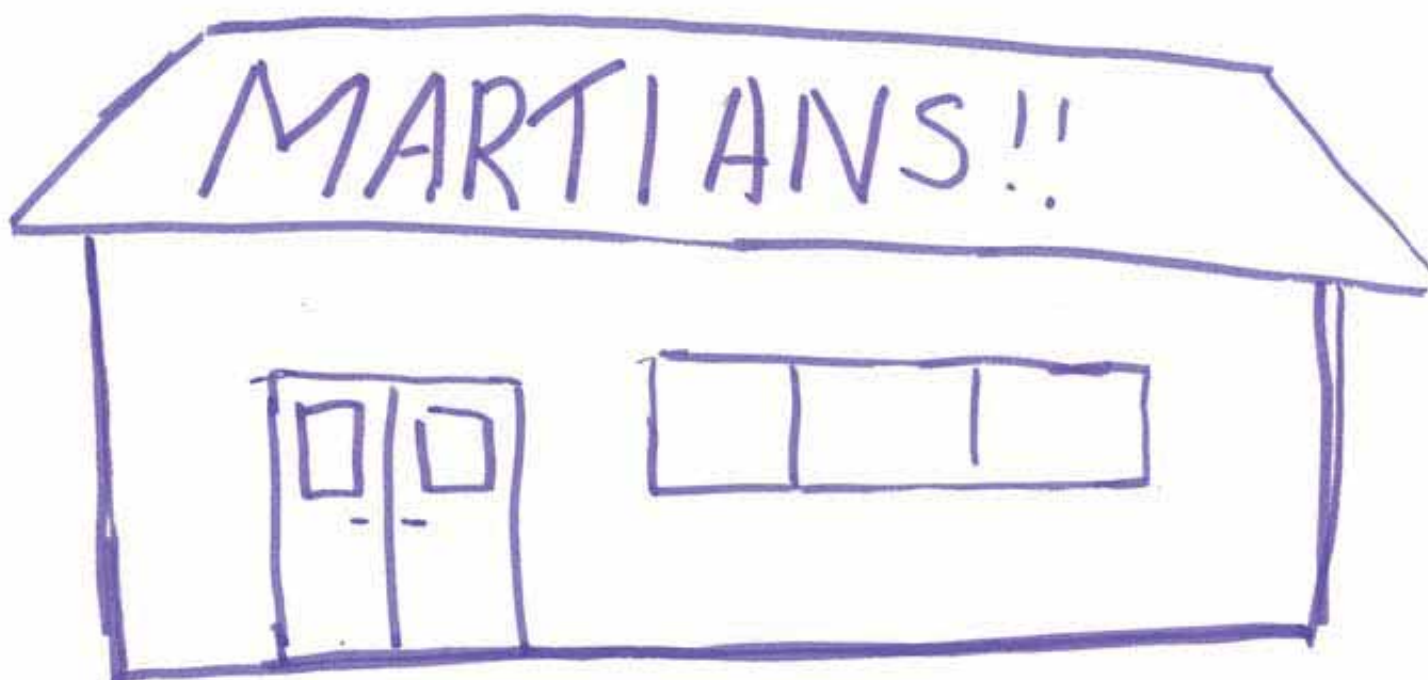
Do you like the avenue of trees along the side of the road?

yeah! - they look really good!

Would you like to see more trees around the town or do you like that it is very open?

A couple but not too many so there is still room to play.

Draw a picture of the thing in Deans Marsh that is special to you and at the bottom of the picture in a few sentences say why.



Why is this place special to you? Because lots of
people go there and it's
a good place to catch up
with people.

Appendix 3

Deans Marsh Neighbourhood Character Study

(Community Cottage workshop)

Introduction

Question: What aspects or elements within the built and natural environment define the character of Deans Marsh to you?

Exercise 1:

What area, particular part of the town, or specific buildings personify the character of Deans Marsh. With the text provided highlight these areas or buildings within or around the town that best exhibit this character. On the side of the map describe each area in a sentence. Eg. Outline the part of the map that includes the general store and martians and label it on the side. We will review these maps at the end of the workshop and you can make changes to your map if you want to in a different colour.

Exercise 2:

We are going to look at some of the elements that contribute to the character of Deans Marsh. These elements are *building height, building materials, design features, colours, setbacks, the avenue of trees, vegetation in gardens, signage and fencing*. There may be some elements that we have overlooked and you'll be given a chance to nominate any additional elements later on.

The following series of photos show examples of each element and are presented to prompt you to think about the look of your town. The photos that will be shown do not represent what is good or bad and we do not want to judge any of the buildings or images but instead want to focus on the positive elements that best represent what you feel defines Deans Marsh.

You will be asked a question once you have had a chance to view the photo depicting each element. With the post it notes supplied write 'yes' or 'no' to the question, with comments if applicable, and stick it on the paper supplied under each element heading. Any additional comments should also be added via post it notes under that same heading which will be discussed later.

Once we have gone through each element you will then be given time to add anything that you feel we have not covered and time will be set aside to discuss these points and any additional elements not covered.

Once all elements have been discussed we will examine how and to what level they should be controlled through the planning process and if and where controls should be applied.

Note: the facilitator on each table will group answers that are the same.

Elements that contribute to the character

Building height

Development is single storey although there are a couple of houses that contain a second storey element within the roof (attic/loft).



Question: Is it important to retain the existing single storey character?

Answer: Yes/no (if no should there be any height limit?)

Materials

Buildings in Deans Marsh are a mixture of materials. There are examples of brick veneer houses along the Birregurra Deans Marsh Road but the predominant building material is timber with colourbond/zinc roofing.



Question: What is the preferred building material?

Answer: A mixture of materials or specific materials?

Design features

Deans Marsh features a variety of building styles, however the dominant design features are gabled roofs and verandahs.



Contemporary example



Suburban example

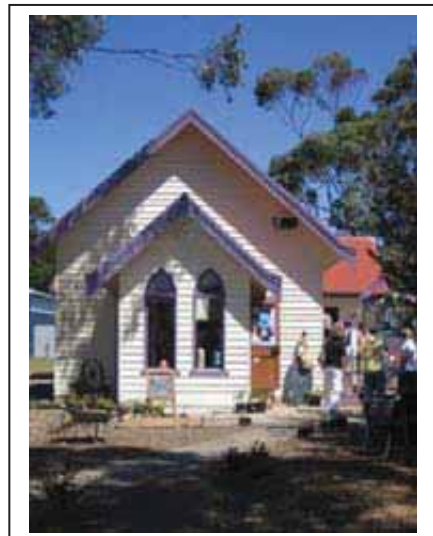


Question: What is the preferred look for new buildings in Deans Marsh?

Answer: Rural/historical – contemporary - suburban or a mixture (ie. it should be up to the land owner).

Colours

Buildings in Deans Marsh are a mixture of colours adding to the towns vibrancy. Roofs are green, red, blue and weathered corrugated iron (dull grey) and zincalume (silver but dulls to a grey over time). Walls are natural timber, white, cream and blue.



Heritage colours are also quite prevalent such as the use of cream/white with olive green trim and either green, red or corrugated iron roofing.



Question: What is the preferred colours for Deans Marsh?

Answer: A mixture or specific colours (if specific colours, what colours?)

Setbacks

How far a building is located from the front boundary is very important because it determines how visible the building is from the road. A shop for instance is located close to the road because it needs to be visible to passers by but what about residential development?

Development is setback varying distances from the Winchelsea Deans Marsh / Lorne Deans Marsh Road;

- The General Store is located on the front/ side boundary
- Heritage and older buildings are located quite close to the street.
- More recent developments are setback in excess of 20m from the street



On the Winchelsea DM Rd new buildings are setback more than 20m, heritage buildings are close to street and the general store is on the front boundary.

Question: Should there be a minimum setback requirement for a new residential building on the Winchelsea Deans Marsh / Lorne Road?

Answer: Yes or no (if yes how far should the building be setback? ie in line with other newer houses in the street or should they be allowed to be located as close to the street as a heritage building?)

Development is setback varying distances from the Birregurra Deans Marsh Road;

- the General Store is on the side / front boundary
- Heritage buildings are located close to the road
- More recent development is further back.



On Birregurra-Deans Marsh Rd development is quite visible from the road at a mixture of setbacks. Heritage buildings are located closer to the street and the General Store is on the front boundary

Question: Should there be a minimum setback requirement for a new residential building on the Birregurra Deans Marsh Road?

Answer: Yes or no (if yes how far should the building be setback? ie in line with other newer houses in the street or should they be allowed to be located as close to the street as a heritage building?)

Avenue of trees

There is an avenue of deciduous trees along the Winchelsea Deans Marsh Road. They may have been planted in honour of Marjorie Lawrence.



Question: Although these trees have no ecological value do they contribute to the character of Deans Marsh?

Answer: Yes or no

Vegetation in gardens

Gardens in Deans Marsh are full of a variety of plants that screen houses from the road and add greenery to the town.



Question: Are established gardens important to the character of Deans Marsh?

Answer: Yes or no. If yes what vegetation is important, height and size?

Signage

Signage in Deans Marsh is understated and is both 'period' and rural in appearance.





Question: Is the look and location of signage important to the character?

Answer: Yes / no. (If yes should the size and design of signage have a certain look? Specify. And where should it be located – ie below the roof line and attached to the façade of the building as currently occurs?)

Fencing

Fencing in Deans Marsh is varied but is predominantly post and wire or timber.



Question: Is the style of fencing important to the towns character.

Answer: Yes / no (if yes specify the preferred style)

Vistas

There are three main entry points into Deans Marsh Road. From Winchelsea, Lorne and Birregurra. The approach into the town from these vantage points offer a very different view of the town.

The approach from Winchelsea

The township of Deans Marsh comes into view just past the Bambra Cemetery Road (to Parkers Road) turnoff. There is a stand of Eucalypts on the left hand side of the road in the road reserve and beyond these trees a vista opens up revealing the township nestled amidst an array of native and exotic vegetation (deciduous trees) in a green valley. Most of the vegetation is on private property in the form of established gardens and the farming land is typically pasture supporting scattered trees and shrubs.

There is a large cleared paddock on the left hand side of the road. From this outlook the town is visible in the form of sections of buildings and roofs appearing through a cover of vegetation. The Otways provide a treed backdrop. The hills away to the left (heading towards Lorne) are covered with a pine plantation and beyond that is native forest.



Question: Is this a significant important vista?

Answer: Yes or no (if yes what is it that makes this vista significant).

The approach from Lorne

The township is not visible until you are almost in town. There is a farm shed on the right and beyond this the land falls away to reveal open countryside of rolling fields with scattered trees within a green valley. St Paul's Anglican Church lies straight ahead and sets the historic feel of the town. The road then bends to the right into the centre of the town. Martians and the General Store can be seen across the open countryside away to the right.



Question: Is this a significant vista?

Answer: Yes or no (if yes what is it that makes this vista significant.)

The approach from Birregurra

The town is not visible from this approach until houses begin to appear on both sides of the road. The hill beyond contains a line of vegetation and the vegetation in the gardens frame the road and give a low density feel. The marsh is located on the left side of the road just before you reach the Winchelsea / Lorne intersection.



Question: Is this a significant vista?

Answer: Yes or no (if yes what is it that makes this vista significant.)

Question: Are there any other elements that contribute to the character of Deans Marsh that we have not considered?

Look at the elements the community have come up with at the start and ask similar questions about them.

Analyse data

On a large piece of paper / or black board up the front have all of the above headings written. Collect all the info from the tables and put all the post it notes under each heading. Arrange the notes in order so that responses for and against are clearly visible. With the info now available answer the following questions.

Building height

- Should the building height be limited to single storey.
- If higher buildings are acceptable should there be any limits?

Materials

- Is a mixture of building materials appropriate?
- Are specific materials encouraged? If so what are they?

Design features

- Should new buildings in Deans Marsh have a particular look? If a certain look or if specific features are preferred what are they?
- Is a mixture of Rural, contemporary and suburban an acceptable outcome?

Colours

- Is the mixture of colours that occur at present the preferred outcome.
- Should colours be controlled and if so what are the preferred colours.

Setbacks

- Should there be a minimum setback requirement for new residential development in the Winchelsea Deans Marsh Road/ Lorne Deans Marsh Road?
- If so what should it be?
- Should there be a minimum setback requirement for new residential development in the Birregurra Deans Marsh Road?
- If so what should it be?

Avenue of trees

- Should the avenue of trees be protected?

Vegetation in gardens

- Should the vegetation in gardens be protected?
- If so which vegetation? All of it or just trees of a certain height and width?

Signage

- Should there be controls over signage?
- If so what is the preferred theme and size for signage?
- Where should signs be located? Should they be restricted so that they do not protrude above the roof line of shops/businesses.
- Should there be a restriction on large signs and illuminated signs?

Fencing

- Should there be controls over fencing?
- If yes what are they? Should there be a restriction on the materials used? What are the preferred materials?
- Should these controls be applied to all fencing or front fences only?

Vistas

- Is the Winchelsea approach vista significant?
- If so what elements make it significant?

- Is the Lorne approach vista significant?
- If so what elements make it significant?
- Is the Birregurra approach vista significant?
- If so what elements make it significant?

Where there is no clear direction from the community ask if there has been any change of minds since going through all the info. Then resolve by either a show of hands or by new post it notes for the undetermined element.

Where should these controls be introduced?

- No where
- Everywhere
- Only in certain areas (refer vista's)

Go back to the original map and redraw where similar character attributes are found. It may be the same as before and if not draw a new area. Use a different colour and add revised comments as required down the bottom of the map.

Optional: Name _____ Age _____

What aspect or elements within the built and natural environment define the character of Deans Marsh to you?

On the map below draw a line around the building/s or a specific area that exhibits this character.



Give the outlined area/s a name

Responses about neighbourhood character – workshop 8th August 2007

Question 1 and exercise 1.

Attendee	What aspect or elements within the built and natural environment define the character of Deans Marsh to you?	Give the place a name
1	Diverse, no specific defined style, and mix of opinions and ideals in an understated debate on the density.	The bridge on the Winchelsea Road, Wetland behind 2240/2236 Winchelsea Deans Marsh Rd Mountains on south side of town Wetland on Pennyroyal Valley Rd Oval and surrounds
2	Sustainable community Hamlet, rural feel Range and mix of residential, community and business infrastructure including business.	Heart of the hamlet (<i>map showed all lots along winch/Lorne DM Road and part of Birr Rd and includes reserve and school grounds</i>).
3	The wetlands are a major aspect of Deans Marsh adjoining Lawrence Drive heritage oval. The uniqueness of the area.	
4	Wetlands rural house size lots, recreational facilities, school	Wetlands (<i>map shows wetland on Pennyroyal Valley Rd</i>) Recreational grounds Community facilities
5	The immediate rural landscape enhances the town. The town itself has many existing subdivisions which could eventually be built on. To suit the 'style' of the town in terms of architecture materials and the like I think the current small existing subdivisions should be made bigger as exists in the township of Birregurra.	<i>(these comments apply to the entire township area)</i>
6	A relaxed rural township with a mixture of historical weather board/timber buildings, churches schools and houses. More recent contemporary style houses usually blend in well as long as they are not too suburban looking. Winding gravel and	A mixture of buildings (<i>map highlight development throughout the township. The lots on the north side of Birregurra Road on the western end of town are highlighted and marked as 'too small'. The community hall is circled and a note says 'hall needs to be visually improved'.</i>)

	sealed roads lined with natural bush complement the country town feel.	
7	Village character	General Store Gallery (ex church) Church (<i>map highlights the general store, the sacred moon gallery and St Pauls Anglican church</i>)
8	Open, laid back feel	Milk bar Sports ground (<i>the map remarks that the lots on Birregurra Rd – see above - are ‘not wide enough’. Also remarks that there are not enough foot paths, there needs to be a roundabout at the intersection of Biregurra and Winchelsea Road and there is not enough parking on main road</i>)
9		<i>On map notes that the lots on Birregurra Rd – see above – are ‘too small’. Also states that there needs to be a roundabout at the intersection of Biregurra and Winchelsea Road and there is not enough parking on main road</i>)
10	Rural non suburban lifestyle with non mc mansion - over built up. Need more trees and less suburban houses on the main roads ie ABC (<i>abc refers to Winchelsea / Lorne Deans Marsh Rd, Birregurra Rd and Pennyroyal Valley Rd.</i>). Have more houses on the main street that are rural looking but subdivide more blocks on the main street to get more families in the area. Encourage more retail agribusiness like wine, olives, cheese, to show off local products. More 1 acre subdivision	

Officer comment shown in () and text is in *italics*

Results from Exercise 2 – community workshop 8th August 2007

Building height

Statement: Development is single storey although there are a couple of houses that contain a second storey element within the roof (attic/loft).

Question: Is it important to retain the existing single storey character?

Answer: Yes/no (if no should there be any height limit?)

Community feed back

1. Single storey with lofts are ok
2. Yes
3. Yes, on 1 acre blocks.
4. Single storey unless it's appropriate for site
5. Single and double story is ok
6. More than one story, yes to height limit, no more than three storeys.
7. No, Like the coast 7.5 max
8. No to limits, Due to the fact that town water is not available to Deans Marsh 2 storey dwellings are impractical but no problem with them.
9. No more than two stories
10. No we should be encouraging variety within reason, Lofts, second stories add character.
11. No, a double storey can maximize the garden for other uses such as a vegetable garden.

Materials

Statement: Buildings in Deans Marsh are a mixture of materials. There are examples of brick veneer houses along the Birregurra Deans Marsh Road but the predominant building material is timber with colourbond/zinc roofing.

Question: What is the preferred building material?

Answer: A mixture of materials or specific materials?

Community feed back

1. A mixture (3 responses)
2. Mixture of materials ok, style/character matters more
3. Most materials are ok
4. Maintain a mixture of materials, diversity needs to underpin the style
5. Whatever (mixture) but wouldn't like to see a ruling on brick or weatherboard only.
6. Materials governed to an extent
7. No bricks
8. Weather board Rammed earth, Straw etc
Corrugated Iron
Brick, / Bagged 'last'

Design features

Statement: Deans Marsh features a variety of building styles, however the dominant design features are gabled roofs and verandahs.

Question: What is the preferred look for new buildings in Deans Marsh?

Answer: Rural/historical – contemporary - suburban or a mixture (ie. it should be up to the land owner).

Community feedback

1. A mix of traditional rural and contemporary modern architecture. Not suburban.
2. Contemporary and traditional rural
3. Not suburban but not exclusively rural
4. Suburban is not suited to Deans marsh. Traditional and contemporary is good.
5. No suburban look or way out ultra modern
6. Something simple such as rural / historical
7. No to suburban, no to contemporary
8. Rural aspect preferred
9. Historical rural. No brick.
10. Rural. Pitched roof, hips, valleys
11. Appropriate to the area. Fairly traditional.
12. Buildings need to blend with the environment and be appropriate to the landscape.

Colours

Statement: Buildings in Deans Marsh are a mixture of colours adding to the towns vibrancy, heritage colours are also quite prevalent.

Question: What is the preferred colours for Deans Marsh?

Answer: A mixture or specific colours (if specific colours, what colours?)

Community feedback

1. Muted colours, not too bright
2. I think colours, (some caveats) simply due to the sparse nature of the housing. If we were dense it would be different
3. A wide selection of agreed to colour code
4. Heritage colours good, but other within reason.
5. Blend it with the environment
6. Heritage colours blends with the environment
7. Heritage. No fluorescent. Bright blues.
8. Any mixture of colours
9. Mixture of colour, freedom to choose
10. Any colours
11. All colours ok, no shiny roofs

Setbacks

Statement: How far a building is located from the front boundary is very important because it determines how visible the building is from the road. A shop for instance is located close to the road because it needs to be visible to passers by but what about residential development?

Question: Should there be a minimum setback requirement for a new residential building on the Winchelsea Deans Marsh / Lorne Road?

Answer: Yes or no (if yes how far should the building be setback? ie in line with other newer houses in the street or should they be allowed to be located as close to the street as a heritage building?)

Community feedback

Winchelsea Deans Marsh Rd:

1. At least 20 meters (on large blocks)
2. 10-20 meters (2 responses)
3. Res code and more
4. Heritage style ok close. Others setbacks minimum 12 meters
5. Close to road 10m setback.
6. Should depend on land size
7. Houses should be set back to give privacy and safety for children if close to a busy road.
8. New building should be setback about 20 meters
9. Yes there should be set backs but they should be different for commercial and residential developments
10. Yes approximately 20m from road side.

Birregurra Rd

1. New buildings on Birregurra Road should be set back from the Road
2. Yes but different set backs for residential and business.
3. Beyond existing dwellings there should be a setback- example- The blocks heading west.
4. Greater than 10 meters.
5. Between 10 -20 meters back (two responses)
6. Minimum setback
7. Minimum 10 meter set back
8. Yes, Minimum setback of 12 meters
9. No setback past 10 meters
10. Minimum setback

Avenue of trees

Statement: There is an avenue of deciduous trees along the Winchelsea Deans Marsh Road. They may have been planted in honour of Marjorie Lawrence.

Question: Although these trees have no ecological value do they contribute to the character of Deans Marsh?

Answer: Yes or no

Community feedback

1. Yes (9 responses)
2. Trees are ok for now, but could be planted with something more suitable in the future
3. Yes but the pruning on the western side needs attention.

Vegetation in gardens

Statement: Gardens in Deans Marsh are full of a variety of plants that screen houses from the road and add greenery to the town.

Question: Are established gardens important to the character of Deans Marsh?

Answer: Yes or no. If yes what vegetation is important, height and size?

Community feedback

1. Yes, Free choice of species and Heights
2. Yes, not protected
3. Yes, Residents should have the right to choose species
4. Yes the more vegetation the better, all sorts should be encouraged
5. Yes, gardens within town area ok
6. Historical trees should be protected
7. People should be prevented from cutting down significant trees.
8. Yes very important and there should be more planted
9. Sensible sustaining of vegetation
10. Yes
11. Keep it how it is
12. No rules or regulations imposed on people
13. No

Signage

Statement: Signage in Deans Marsh is understated and is both 'period' and rural in appearance.

Question: Is the look and location of signage important to the character?

Answer: Yes / no. (If yes should the size and design of signage have a certain look? Specify. And where should it be located – ie below the roof line and attached to the façade of the building as currently occurs?)

Community feedback

1. Yes important. No controls
2. Yes. Rustic no bigger than 20% of building, no fluorescent.
3. They fit the character of the institutions. It is needed to give the businesses a chance. Currently it is tasteful.
4. Signs are appropriate.
5. Yes. Signage is important. Very large signs should not be allowed.
6. Keep the signs simple, (smaller than the building) and not on the roof of shops
7. Location and size of signs are important
8. Present signage ok. Not on top of roofs. Not lit! Not large.
9. Signs should be restricted to below building height and limited in number to each building.
10. No roof signs. All signs under 2.5m.
11. Signage ok. No roof signs.

Fencing

Statement: Fencing in Deans Marsh is varied but is predominantly post and wire or timber.

Question: Is the style of fencing important to the towns character.

Answer: Yes / no (if yes specify the preferred style)

Community feedback

1. Some controls on the front fence
2. Fencing in the township shouldn't be too high
3. Yes, no high front fences
4. No high fences
5. Heritage style good, height max 1.5
6. No
7. No, as long as it is not brick!
8. No style of fencing needed, no high fences eg 6-8ft
9. Fencing style should be choice of owner.
10. Fencing at present ok. No high solid front fences
11. Any front fence at 1.8m

Vistas

Statement: There are three main entry points into Deans Marsh Road.
From Winchelsea, Lorne and Birregurra. The approach into the town
from these vantage points offer a very different view of the town.

Approaching Deans Marsh from Winchelsea

Question: Is this a significant important vista?

Answer: Yes or no (if yes what is it that makes this vista significant).

Community feedback

1. Yes (11 responses)
2. More trees on roadside, no pine plantation
3. Vista's important, any development should take this into account
4. Vista's are important, all three are good
5. I think all these vistas should remain.

Approaching Deans Marsh from Lorne

Community feedback

1. Yes (11 responses)
2. More trees on roadside, no pine plantation
3. Vista's important, any development should take this into account
4. Vista's are important, all three are good
5. I think all these vistas should remain.

Approaching Deans Marsh from Birregurra

Community feedback

1. Yes (11 responses)
2. Vista's important, any development should take this into account
3. Vista's are important, all three are good
4. I think all these vistas should remain.

