



plān|sphēre [urban strategy planners]

Surf Coast Housing Policy Project

VOLUME 1: HOUSING STRATEGY

November 2006

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| | |
|---------------|----------------------------------|
| Dennis Barker | Director Sustainable Communities |
| Brydon King | Manager Planning and Development |

Project Committee

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| Libby Mears | Councillor (Mayor) |
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Surf Coast Shire Council

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The Surf Coast Community

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Other Contributors

A number of officers from state government departments and agencies (Department of Human Services (Office of Housing) Department of Sustainability and Environment, Department of Infrastructure, Department of Primary Industries, VicRoads, VicUrban), local service authorities, G21, and Housing Associations provided information, data, insights and guidance through participation at the Issues Workshop as well as in telephone interviews. This assistance is gratefully acknowledged.

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Executive Summary

Purpose and Outputs

The Council commissioned the development of a Housing Policy Project to identify Surf Coast Shire's housing needs over the next 25 years, and prepare a Housing Strategy to accommodate those needs while supporting the economic growth of the Shire. Particular foci of the brief were housing affordability and ways to address this issue, and providing input to the rural land use review being undertaken concurrently. Housing affordability will also be further addressed in the development of an Affordable Housing Strategy for the Shire that builds on this Project.

The Housing Policy Project includes the following volumes:

Volume 1: Housing Strategy

Volume 2: Research and Analysis Report

Volume 3: Housing Demand and Supply

The major output of the project is a Housing Strategy to guide the Council in housing related decisions. The Strategy includes goals, objectives and strategies, and these can be inserted into the Surf Coast Planning Scheme. An Action Plan details the wide variety of actions that the Council can take to implement the Strategy, and allocates responsibility and timelines.

The Housing Strategy has taken into account policy at the Commonwealth and state levels, as well as regional strategic work through G21 and the Council's existing strategic planning and policy context, including the Municipal Strategic Statement (MSS), Neighbourhood Character Studies, Structure Plans and the Open Space Strategy. The Housing Strategy sits alongside these other local strategies to form a comprehensive set of strategic directions for Surf Coast. The new MSS will encapsulate the aspects of the Housing Strategy that are relevant to the Planning Scheme, and other actions will be built into the Council business and corporate plans.

See Chapter 1 of Volume 1 for further detail on project purpose and outputs, and the Volume 1 Appendix for details of implementation.

Process

The Housing Policy Project has involved the following stages:

- Establishment of a Council Project Steering Committee
- Research and analysis of demographic and housing market data, the broader federal and state housing policy context and Council policy context.
- Council officer workshop to identify issues .
- A well-attended Housing Workshop involving key stakeholders, which provided direct input into the development of the Strategy.
- Individual consultation with State government department and agencies, including service providers.
- An on-line feedback form, which provided an opportunity for others to submit comment about issues confronting the Shire.
- Appointment of community members and Office of Housing representatives to the Project Steering Committee.
- Preparation of a Stage 1 Report identifying key issues and options.
- Discussion of the Stage 1 Report and workshopping of options by Councillors to determine those to be further developed into the Housing Strategy.
- Discussion and comment on the Stage 1 report by the Project Steering Committee.

- Preparation of Objectives and Strategies for the Housing Strategy
- Discussion and comment on Objectives and Strategies by Project Steering Committee.
- Preparation of draft Housing Strategy and Actions.
- Discussion and comment on draft Strategy by the Project Steering Committee.
- Preparation of final Housing Policy Project Report (incorporating the Housing Strategy and background documentation in 3 Volumes).

The Council will now consider the final document and determine on the recommendations for implementation.

See *Chapter 1 of Volume 1* for details of the process, and *Appendix B of Volume 2* for a summary of the consultation outcomes.

Demographic and Housing Analysis

Surf Coast is growing at an unprecedented rate. Population is predicted to increase from approximately 21,000 (in 2001) to approximately 35,000 by 2021 (or 2031 based on DSE forecasts). A majority of this growth is forecast to occur in the Torquay/Jan Juc/Bells Beach area. At the same time household size is declining from its current high rate of 2.6 persons per household to 2.34 by 2021, as the population ages and retirees and young couples continue to dominate the new residents of the Shire.

As a result of the combination of increased population and decreasing household size, combined with the continuing popularity of the holiday house, the number of dwellings in Surf Coast is expected to increase by two-thirds (65%), from the 2001 figure of 12,895 to 21,202 by 2021.

Dwelling stock is over represented in the larger format separate dwelling type (4+ bedrooms), with lower than average proportions of medium density dwellings, particularly 1-2 bedrooms, than the Barwon region. Housing cost has increased markedly over the last 5-6 years with some areas experiencing a 250%+ increase, and an average over the whole Shire of over 130%. This has resulted in declining affordability of the stock for both purchase and rental. The hinterland townships are substantially more affordable than the coastal townships.

Even despite the substantial increases expected, previous studies have determined that the existing zoned land is adequate to meet future needs. Therefore no more residentially zoned land is required to provide for the 25 year needs of the Shire, based on current forms of subdivision.

Providing for the housing needs of the Shire over the next 25 years is therefore more complex than ensuring that there is enough land within the Shire to provide the right number of dwellings. It 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.

See *Chapter 2 of Volume 1* for more details of the demographic and housing market analysis, and *Volume 3* for an in-depth analysis.

Key Issues

The key issues for Surf Coast, identified through the research and consultation, were grouped under 5 headings, and are discussed in detail in *Volume 2*. The issues can be briefly summarised as:

Sustainability

The need to ensure the environmental, landscape and agricultural values of the Shire are protected, and that future development occurs in the most appropriate parts of the Shire.

The desire to encourage development that minimises long term environmental impacts.

Affordability

The high and rapid increase of housing costs in the Shire has reduced affordability markedly in recent years, in terms of both housing purchase and rental.

There is an imbalance between coastal and hinterland towns in affordability.

Diversity

The Shire contains a diversity of household types, and has two growth sectors; young families and retirees.

There is a lack of diversity in the forms of housing both existing and being built, with an over representation of large family dwellings.

The ageing of the population will generate the need for more smaller dwellings and other forms of accommodation.

Infrastructure, Services and Transport

Townships lacking reticulated services will continue to be constrained in terms of additional housing provision.

Accessibility by public transport is low, particularly from hinterland towns to coastal towns.

Character

The need to ensure the character of all townships is retained. Some townships have completed studies, while some do not.

Housing Strategy

The following goals and objectives are identified in the Strategy contained in [Chapter 6](#) of [Volume 1](#):

1. Sustainability

Goal: Protect local, regional and global environments by increasing the sustainability of residential land use, development and building design.

Objective 1.1: Environmental and Landscape Values

Protect areas of the Shire with significant environmental and landscape values.

Objective 1.2: Agricultural Values

Protect viable agricultural land from further encroachment by residential uses and township growth.

Objective 1.3: Sustainable Urban Development

Ensure that urban development minimises the impact on the environment, makes efficient use of land, infrastructure and resources, and is concentrated in accessible locations.

Objective 1.4: Sustainable Building Design

Integrate a high level of Ecologically Sustainable Design into new dwellings and the retrofit and extension of existing dwellings, to maximise energy and water efficiency, use of sustainable materials and recycling.

Objective 1.5: Managing Risk Associated with Development

Manage environmental and economic risks associated with development in areas with high wildfire risk, or with probable or known Acid Sulfate Soils.

2. Affordability

Goal: Maintain an understanding of the housing market in the Shire, address the decline in housing affordability and facilitate the provision of low cost housing for new and existing residents and the seasonal workforce.

Objective 2.1: Understand the demand for and supply of affordable housing in Surf Coast Shire

Develop a thorough understanding of the Surf Coast housing market and, in particular, the demand for affordable and social housing in order to enable stronger advocacy and negotiation for an increase in the supply of affordable housing.

Objective 2.2: Affordable Housing Supply

Increase the supply of affordable housing for low income households and improve the affordability of housing for low income households.

Objective 2.3: Social Housing Provision

Facilitate an increase in the supply of appropriate, accessible and well located social housing (public and community housing) to provide for very low income households and those with special needs.

Objective 2.4: Crisis and Transitional Housing Provision

Ensure that crisis and transitional housing is provided within or in close proximity to the Surf Coast Shire to address the local demand for these services, particularly during and in the lead up to peak holiday periods.

Objective 2.5: Economic Development and Affordability

Ensure that the economic development of the Shire achieves a greater balance and range of employment opportunities to provide for local residents and increase the ability for local residents afford rental housing and to enter the local housing market.

3. Diversity

Goal: Increase housing diversity by providing a range of housing types to meet current and future needs.

Objective 3.1: Housing Diversity in Central Locations

Increase the provision of smaller dwellings at medium and higher densities in accessible and central locations.

Objective 3.2: Housing Diversity in Subdivisions

Ensure that residential subdivisions include a range of lot sizes to provide for a greater diversity of housing types.

Objective 3.3: Adaptable Housing

Incorporate adaptable design features into new housing to provide for the lifecycle of residents, enable downsizing, and reduce the necessity to demolish dwellings in the future to provide appropriate housing types.

Objective 3.4: Elderly persons accommodation

Provide for the current and future housing needs of elderly persons in accessible locations, including independent living, supported living, and aged care (both high and low care).

4. Infrastructure, Services and Transport

Goal: *Achieve the timely and sustainable provision of physical, social, community, open space and transport infrastructure and services to meet current and future needs of residents and visitors.*

Objective 4.1: Water Provision and Management

Provide reticulated services to accommodate future growth and residential infill, while addressing rainfall variability through sustainable management, use and recycling of wastewater and rainwater resources.

Objective 4.2: Physical Infrastructure Provision

Ensure that physical infrastructure is provided in new developments and that ongoing renewal of infrastructure takes place in existing residential areas.

Objective 4.3: Social and Community Infrastructure and Planning for Health and Wellbeing

Ensure that new development promotes health and wellbeing and provides social and community infrastructure and services to meet the current and future needs of Surf Coast Shire residents and visitors.

Objective 4.4: Open Space and Pedestrian and Cyclist Linkages

Provide adequate and appropriate open spaces and pedestrian and cyclist linkages, particularly in residential growth areas and areas proposed for increased residential densities.

Objective 4.5: Public and Community Transport

Increase the provision of public and community transport services to link the residential areas throughout the Shire and provide better connections to the region.

Objective 4.6: Traffic management

Protect the local amenity of residential areas from increased traffic impacts while maintaining good accessibility between the Surf Coast Shire, Geelong and Melbourne.

5. Character

Goal: *Respect the valued character of the different residential parts of Surf Coast Shire.*

Objective 5.1: Neighbourhood, township and landscape character

Ensure that future residential development respects the identified and valued neighbourhood, township and landscape character of the different towns and settlements of the Shire.

Implementation and Action Plan

The Implementation and Action Plan identifies actions that the Council can take in relation to each of the strategies. It allocates responsibility for implementation of the action to relevant Council officers, and specifies a timeframe for each.

Most actions involve implementation of the Strategy through incorporation in the planning scheme. Many require Council to undertake an advocacy or facilitation role, and others may require commitment of more staff time or resources to implement.

Details of implementation are included in Chapter 7 of this report, with the Action Plan attached in the Appendix.

Conclusion

The Housing Policy Project has involved extensive research and consultation with a wide variety of individuals, groups and organisations. It provides the Council with a clear understanding of current and emerging housing issues in the Shire, and housing needs. The Housing Strategy, the key output of the Housing Policy Project, contains a comprehensive set of goals, objectives and strategies to address these issues. Coupled with the detailed Implementation and Action Plan the Council has a defined way forward to meet the Shire's housing needs for the next 25 years.

1. Introduction

The purpose

The primary purpose of the Housing Policy Project, as included in the Council's brief, was to prepare a Housing Strategy that will support the economic growth of the Shire over the next 25 years, and specifically to:

- Identify housing needs having regard to the expected population growth and demographic composition;
- Provide background data and analysis to input to a future land use review; and
- Identify actions the Council may take to address affordability issues in the Shire, to provide input to the future development of an Affordable Housing Strategy.

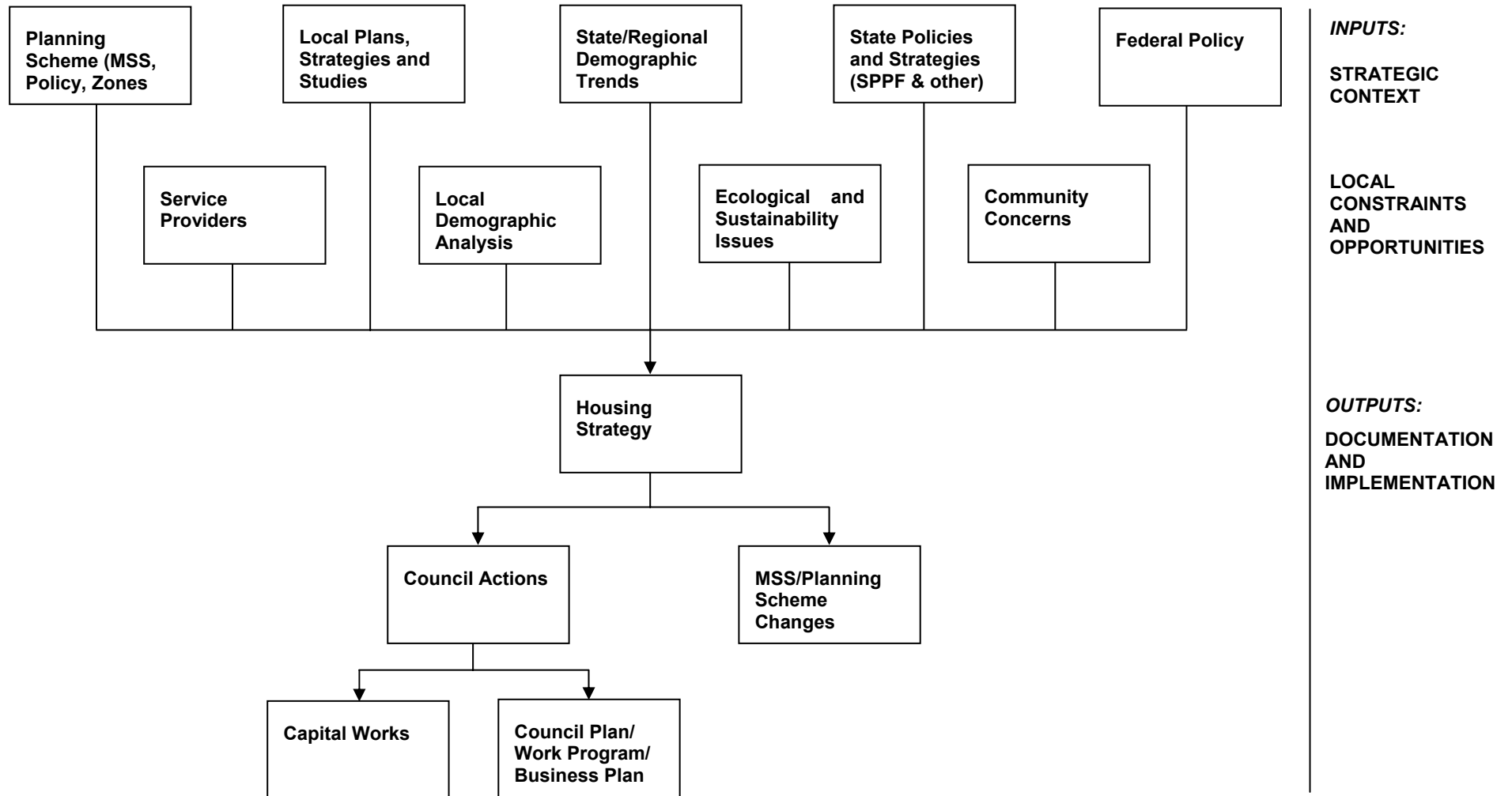
The role of the Housing Policy Project and the Housing Strategy

The Housing Policy Project has culminated in the preparation of a Housing Strategy for the Surf Coast Shire, which is contained within Volume 1 (this report). The Housing Strategy provides a broad strategic basis to guide decision making and other Council actions in relation to housing, which will be implemented through a range of statutory and non-statutory mechanisms. Statutory implementation will be primarily the inclusion of the majority of the Housing Strategy within the Surf Coast Planning Scheme through the 2006/07 Municipal Strategic Statement Review, while non-statutory implementation will include a range of actions to be undertaken by Council, often in collaboration with the community, developers, the state government and other bodies.

While the Housing Strategy will provide key direction to guide decision making on housing, the document sits alongside other key strategic documents such as the Rural Land Use Strategy, Neighbourhood Character Studies, Structure Plans, Open Space Strategy, Economic Development Strategy and other plans and strategies. Each of these documents and many more have formed the basis of much of the policy contained within the Housing Strategy, to ensure consistency and to assist in the implementation of each of these plans and strategies through housing design, location and development. In the future, the Housing Strategy will in turn inform new strategy development, and combined with other plans and strategies such as those mentioned above, forms the strategic basis for the development of Council's land use and development controls within the Planning Scheme.

The diagram on the following page provides an overview of the inputs and outputs of the Housing Policy Project, including the strategic context and local constraints and opportunities that were taken into account in developing the Housing Strategy, and the key avenues for implementation now that the Housing Strategy is complete.

Inputs and Outputs of Housing Strategy



Scope of the project

The Housing Policy Project has included two key stages, as outlined below. This final report is the product of Stage 2: Municipal Housing Strategy.

Preparation of this report has followed Stage 1: Draft Research and Analysis Report of the project, which involved 4 steps:

- Step 1: Analyse current and future housing need
- Step 2: Identify local housing issues
- Step 3: Assess implications of broader State and regional policy context
- Step 4: Identify key problems and issues requiring action

Stage 2 of the Project then proceeded to build on the research and analysis of Stage 1 to develop the Municipal Housing Strategy with the Project Committee, in the following steps:

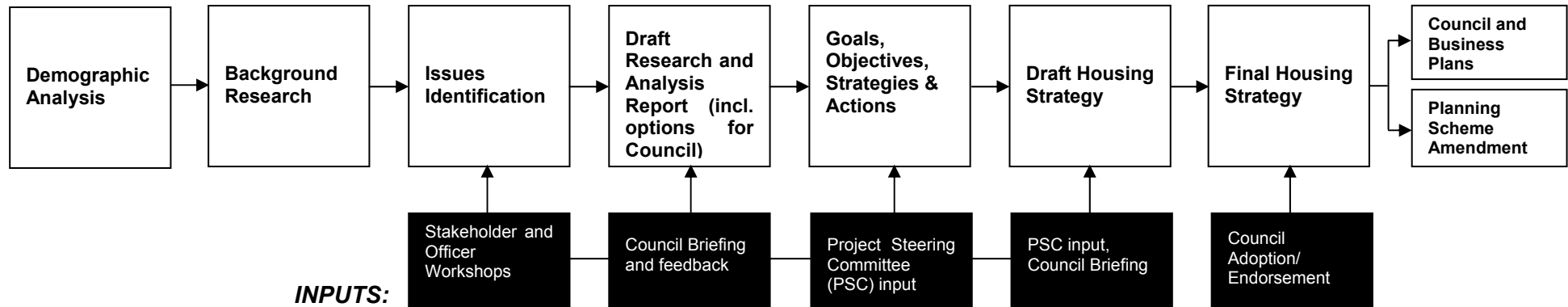
- Step 5: Develop local policy options and suitable program responses
- Step 6: Identify priorities and timelines for action
- Step 7: Identify barriers to implementation and strategies to overcome these
- Step 8: Document the Municipal Housing Strategy

The draft report from Stage 1 has been refined and expanded to form Volume 2: Research and Analysis Report to the Housing Strategy (this report).

In developing the Housing Strategy, a strong emphasis was placed on policy actions that are within Council's sphere of influence, rather than identifying issues that need to be addressed in other levels of Government, unless there is a direct advocacy role that Council could play to affect positive change.

The diagram on the following page provides an overview of the process that was undertaken to prepare the Housing Strategy and the points at which input was provided by Council, the Project Steering Committee, the community and other stakeholders.

Study Process



The process

Stage 1 of the Housing Policy Project involved largely independent research work by the project team led by Planisphere, and with analysis of current and forecast demographic and housing trends and needs undertaken by .id Consulting. The key implications of the two background reports prepared by .id consulting titled Housing Demand and Supply, and Population and Household Forecast are summarised in Chapter 2 of this report and built into the analysis contained in Volume 2.

Two separate workshops were held with Council Officers and key stakeholders to gain insight into the housing issues facing the Shire, and options for responding to these issues (refer to Appendix B in Volume 2 for details). The key issues identified in these workshops have directly shaped the structure of the Housing Strategy and Volume 2, with a section exploring each set of issues raised: sustainability; affordability; diversity; infrastructure, services & transport; and character. The Officer workshop also provided an opportunity to gain a more in depth understanding of the local policy context and its influence on the current and future provision of housing.

An analysis of the implications of the local, regional, state and Commonwealth policy context was undertaken to identify issues and opportunities for addressing current and future housing needs in the Shire. Summaries of the relevant documents and an analysis of their implications are contained in Volume 2.

Interviews with key State Government departments and agencies were undertaken to gain further insight into the issues and opportunities facing the Shire, and to gain a more in depth understanding of the state policies that influence housing in the Shire. Discussions were held with representatives of the Office of Housing within the Department of Human Services, Department of Sustainability and Environment, Department of Infrastructure, Department of Primary Industries, VicRoads and VicUrban, and the insights gained are integrated into Volume 2 and the directions of the Housing Strategy contained within this report. The two Housing Associations which operate in regional Victoria were also contacted to further explore opportunities for the provision of affordable housing in the Shire.

Key infrastructure and service providers were contacted to seek advice on constraints to growth in the Shire posed by limitations of infrastructure and service capacity and future provision. Advice was provided in relation to the current and future supply of water, sewerage, electricity, gas, telecommunications, drainage and catchment management, as well as roads and public transport. This advice is included within the Section 4.

Data on public housing, private rentals, rent assistance recipients and stock planning was provided by the Office of Housing, and data on property prices, dwelling types, lot sizes and dwelling occupancy rates was provided by the Surf Coast Shire. The key implications of this data are built into Section 4 of this report.

The research and analysis stage of the Housing Policy Project has brought together these sources of information and insight to identify a set of issues and problems, and possible options to address these issues for Council consideration.

Stage 2: Municipal Housing Strategy

The second stage of the project built on the research and analysis in the Stage 1 report to develop policy options and responses to these issues, identify priorities and timelines for action, and identify implementation barriers and strategies to overcome these barriers. This work was undertaken jointly with the Project Committee, and has culminated in the development of a Housing Strategy, which is included as the key part of this report. The Housing Policy Project will also form the basis for the future development of an Affordable Housing Strategy, and provide background for the land use review, and will be developed in tandem with the Rural Strategy Review.

Housing Policy Project report volumes

The Housing Policy Project includes the following volumes:

- Volume 1: Housing Strategy
- Volume 2: Research and Analysis Report
- Volume 3: Housing Demand and Supply

An earlier series of reports by .id Consulting titled Population and Housing Forecast, for the whole Shire and the 6 individual small areas is also a key background document.

Volume 1: Housing Strategy

Volume 1: Housing Strategy (this volume) is the main component of the Housing Policy Project, incorporating the Housing Goals, the Housing Strategy, the Implementation and Action Plan, as well as an introduction to the housing supply and demand and the housing issues facing the Shire.

Volume 2: Research and Analysis Report

This report provides a more in depth analysis of research into the strategic planning and policy context and its influence on housing in the Shire. The issues and options that arose through the research and analysis stage of the project are identified, and further detail has been added in response to issues arising during Stage 2 of the Project.

This report builds on the Stage 1: Draft Research and Analysis Report, which was originally prepared to:

- Brief Council on issues influencing housing in the Shire and seek guidance on options for the Housing Strategy
- Report on background research and analysis and the emerging issues and opportunities
- Brief the Project Committee following input from Council, to make the best use of the time available in Committee meetings.
- Provide a platform for the development of a Housing Strategy.

This report has been updated to include additional background information and analysis resulting from the development of the Housing Strategy and input from the Project Committee and Council.

Volume 3: Housing Demand and Supply

This volume was prepared by .id Consulting to inform the development of the Housing Strategy by providing research and analysis into the demographics of the Shire and the current and future implications for the demand for and supply of housing. Summary information from this report is included in Volume 1: Housing Strategy.

2. Summary of Surf Coast Demographic and Housing Analysis

Surf Coast Shire is located in south-western Victoria, extending from 10 kilometres to approximately 60 kilometres from Geelong. The Shire includes the major centre of Torquay – Jan Juc in the north, coastal townships surrounded by national parks and other public land, and rural townships set within the agricultural hinterland to the north of the Otway Ranges. The Shire is included within the Barwon Statistical Division, which also comprises the City of Greater Geelong, Colac Otway Shire, Golden Plains Shire, and the Borough of Queenscliffe, as shown on the map below.



| | |
|--|---|
| <p>Barwon Region</p> <p>Surf Coast Shire Housing Policy Project</p> <p>date May / 06 revision 01 client Surf Coast Shire</p> <p> </p> | <p>Legend</p> <p> Municipal Boundary</p> <p> Roads</p> |
|--|---|

Population

Population forecasts prepared by .id Consulting demonstrate that the population of Surf Coast is to increase from 20,872 in 2001 to 35,781 by 2021. The DSE also prepares forecasts that indicate similar population trends but a slightly slower rate of increase, with the Shire forecast to reach approximately the same population in 2031 (34,266 people, with 30,418 forecast for 2021) (Victoria in Future, DSE, 2004). This represents a 45-70% increase over the estimated 2001 population by 2021 and at least a 65% increase to 2031. Both DSE and .id forecast population growth within the Shire to continue to be rapid and well above the state average, with the majority of this growth forecast to occur in the Torquay/Jan Juc/Bellbrae/Bells Beach area.

In migration occurs primarily from metropolitan Melbourne, with smaller numbers from Geelong. Young adults are lost to the employment and educational opportunities in Geelong or Melbourne.

Households

Average household size is forecast to decline from a high rate, in State average terms, of 2.6 persons per household to 2.34 by 2021 (.id Consulting 2004). This reflects the increasing numbers of retirees and young couples that are attracted to the area, but also the ageing in place of existing residents.

As a result of the declining household size, the number of households is forecast to increase at a greater rate than the population numbers. The number of households is forecast to increase from 7941 in 2001, to 15,050 in 2021. This almost doubles the existing number of households (90% increase) in the next 15 years.

A higher than average proportion of older residents continue to live in large homes, although there is evidence that there is a growing trend towards smaller dwellings by this age group.

Dwellings

Due to the high number of non-resident households, the number of dwellings in the Shire is substantially higher than the number of resident households. The existing number of dwellings at 2001 was 12,895, and this is expected to increase to 21,202 by 2021, representing a 65% increase. It can be seen that the increase in households is forecast to be higher than the increase in dwellings. This is because it is predicted that dwelling occupancy rates will rise, as many of the holiday-home owners in the Shire retire or move to live permanently in these houses or elsewhere in the same locality.

Dwelling stock is over represented in the larger format separate dwelling type (4+ bedrooms), with lower than average proportions of medium density dwellings, particularly 1-2 bedrooms, than the Barwon region.

Dwelling approvals are continuing at a high level with separate houses being the dominant form. There has been a slight increase in the proportion of approvals for other forms of housing.

A majority of future growth in dwellings is expected to occur in the Torquay – Jan Juc area, with several broadhectare developments planned.

Housing role

The Shire has a dual housing role, attracting young couples with and without children, empty nesters and early retirees. It has a typical growth area profile combined with a coastal retirement area role, and these roles are forecast to continue as long as significant amounts of subdivision development continue. When subdivision and new home development slow, the population will begin to age in place, as young families mature and mature couples move into the older age groups and smaller household types.

Land supply

Based on historical trends and realistic assumptions about growth, it is estimated by .id Consulting that Surf Coast has almost 30 years supply of land supply in existing residential zoned land and in planned residential areas.

Housing cost

The following data has been derived from Council CIV rate data for 1/1/2000 and 1/1/2004.

| Area | 2000 Average | 2000 Median | 2004 Average | 2004 Median | Median change |
|---------------------------------|-----------------|----------------|-----------------|----------------|------------------|
| Winchelsea | 75,958 | 74,000 | 159,778 | 152,000 | + 105% |
| Moggs Creek and Eastern View | 298,819 | 250,000 | 530,986 | 434,500 | +74% |
| Lorne and Big Hill | 309,902 | 300,000 | 669,567 | 640,000 | +113% |
| Deans Marsh | 59,357 | 45,000 | 173,481 | 161,000 | +258% |
| Bellbrae | 228,752 | 235,000 | 505,148 | 513,000 | +118% |
| Moriac | 122,392 | 125,000 | 272,956 | 271,500 | +117% |
| Gherang and Wensleydale* | 148,657 | 155,00 | 353,379 | 340,500 | +120% |
| Aireys Inlet and Fairhaven | 209,621 | 186,500 | 471,574 | 430,000 | +130% |
| Anglesea | 176,824 | 156,000 | 390,686 | 352,000 | +125% |
| Torquay and Jan Juc | 157,592 | 145,000 | 374,219 | 341,000 | +135% |
| Overall Total | 185,069 | 159,000 | 420,327 | 369,000 | +132% |

*Gherang and Wensleydale figures include "Rural Land with House"

The table indicates that the average increase in median house valuations in Surf Coast between 2000 and 2004 was 132%. The locality with the highest percentage change over the period was Deans Marsh with a 258% increase, although it must be remembered that this is firstly from a very low base and involves a relatively small number of properties (approximately 54). Increases in Torquay/Jan Juc are substantial having regard to the relatively high starting valuation and the high number of properties included in the calculations (approximately 5395 in 2004).

Private rental figures are collected by the Residential Tenancies Bond Authority which commenced in 1998 and is the central bond collection authority under the Residential Tenancies Act. The data from this source is reliable and does not typically include holiday rentals, however it will not include all long term rentals, as some rental arrangements do not involve a formal bond arrangement and therefore are not recorded, and not all information is accurately provided.

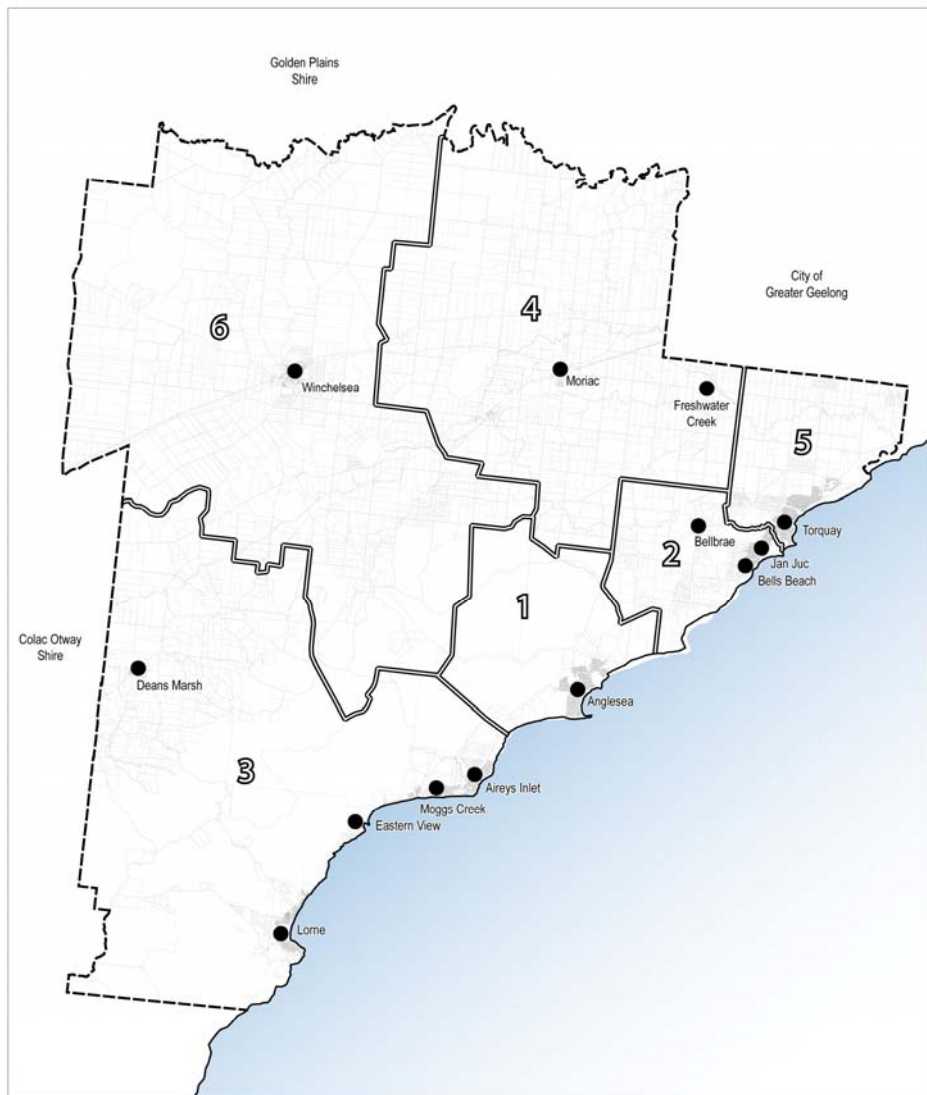
The median weekly rental for a property in Surf Coast in 2005 was \$234 per week. Since September 1999 the median weekly rent for properties in Surf Coast has increased from \$178 to \$240. The increases have generally been most pronounced in coastal townships, with Torquay for example, increasing from \$172 to \$260. On the most recent figures for Surf Coast, the median weekly rental varied between \$131 in Deans Marsh (Dec 2005), \$150 in Winchelsea and \$190 in Anglesea to \$260 in Torquay and in Jan Juc and \$240 in Lorne and Moggs Creek (March 2006). Due to the small numbers of rental properties, the figures for all townships are not consistently available, and can be skewed by particularly high or low rentals and are therefore not reliable. Nevertheless it is evident that the most expensive rentals are within the coastal areas of Lorne, Torquay and Jan Juc and the most affordable are in the inland areas of Deans Marsh and Winchelsea.

Small area demographics

There are significant differences between the growth rates, roles and demographic make up of coastal areas and hinterland townships. These are discussed in detail below and throughout the report.

In summary, the coastal areas do and will continue to accommodate the majority of growth in the residential population and dwellings in the Shire, but the proportion of growth occurring in the hinterland towns will increase. The role of the hinterland towns in providing affordable and quieter, rural lifestyle options for retirees and families will grow.

A summary of populations and forecasts and their implications for the housing market are provided below for the small areas of the Shire. The small areas are shown in the map below, and are based on the districts used for the collection of Census data. This information has been sourced from the .id Consulting report prepared for this Project (included as *Volume 3: Housing Demand and Supply*) and the .id Consulting population projections prepared earlier for the Surf Coast Shire.



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|--|--|--|--|--|
| Statistical Local Areas Surf Coast Shire Housing Policy Project date May / 06 revision 01 client Surf Coast Shire | | 1. Anglesea 2. Jan Juc - Belbrae - Bells Beach 3. Lorne - Aireys Inlet - Deans Marsh | 4. Moriac - Rural East 5. Torquay 6. Winchelsea - Rural West |  Municipal Boundary  SLA Boundary |
|--|--|--|--|--|

Torquay

The Torquay small area includes the town of Torquay and the Surf Coast Shire sections of the localities of Mount Duneed, Connewarre and Breamlea.

The population of Torquay was 6,299 in 2001, and this is forecast by .id Consulting to increase to 16,881 by 2021, accounting for the majority of population growth in the Shire over this period due to the high level of development opportunities and demand for housing.

The number of dwellings is forecast to increase from 3,299 to 8,701 during this period, with slightly lower numbers of households due to the incidence of dwellings used as holiday homes. Occupancy rates increased 6.8% between 1991 and 2001 to 72.5%, and this trend is expected to continue, with an estimated increase to 80.5% of dwellings permanently occupied in 2021.

Housing market

Torquay has been a growth area over at least the last 10 years and substantial new housing land supplies are expected to continue for the next 25 years, with this area continuing to attract a diverse housing market including:

- Predominantly young and mature families and older childless couples (retirees);
- Generally, there are no losses expected from migration in any age groups, although net in-migration of young adults and the elderly is minimal.

This growth area is somewhat atypical as Torquay attracts a larger proportion of older, smaller households that could best be described as empty nesters and early retirees, rather than primarily young couples and young families (which is typical of other growth areas).

Jan Juc-Bellbrae-Bells Beach

The Jan Juc-Bellbrae-Bells Beach small area is bounded to the north by Hendy Main Road, Ghazeepore Road, Spring Creek, Duffields Road and Great Ocean Road, to the south by the coastline and in the west generally by Hurst Road, Great Ocean Road and Forest Road.

In 2001 the population of Jan Juc-Bellbrae-Bells Beach was 4,186, and this is forecast by .id Consulting to increase only marginally to 4,528 by 2021. Growth is likely to increase at a faster rate between 2021 and 2031 when land is released north of the Great Ocean Road.

The number of dwellings is forecast to increase from 1,933 to 2,272 during this period, with slightly lower numbers of households due to the incidence of dwellings used as holiday homes. Occupancy rates increased by 6% between 1991 and 2001 to 79.1%, and this trend is expected to continue, with an estimated 85% of dwellings permanently occupied in 2021.

Housing market

The housing market (migration) profile for Jan Juc-Bellbrae-Bells Beach has changed from being an area that has historically attracted significant numbers of young adults in their 20s, to being an area that now attracts young adults in their early 30s. Further, as ageing of the population continues there will be increased losses of young adults in late teenage and early 20s age groups. We can therefore expect:

- Minor short term gain of young families;
- More significant growth in older childless couples and retirees;
- Loss of young adults (18-24) leaving home seeking employment and education opportunities in Melbourne and Geelong
- Small loss of older couples and older families, particularly in latter period of forecast as new housing opportunities are exhausted. After the Strathmore Drive area with an estimated 150 dwellings being developed to 2013, there remains only

a low level of infill development to occur until land is released in the area north of Great Ocean Road in the long term (post 2021).

With the possible release of this residential land between Great Ocean Road and Spring Creek, Jan Juc will join Torquay as the Shire's most significant new release area, attracting family households to the area in large numbers once again.

Anglesea

The Anglesea small area is bounded in the north generally by Tanners Road and Forest Road, in the east by Gundrys Road, Forest Road, Great Ocean Road and Hurst Road, in the south by the coastline and in the west generally by the Angahook-Lorne State Park (now part of the Great Otway National Park).

The population of the Anglesea small area was 2,443 in 2001, and this is forecast by .id Consulting to increase to 3,225 by 2021. The number of dwellings is forecast to increase from 2,614 to 3,016 during this period, with significantly lower numbers of households due to the high incidence of dwellings used as holiday homes. Occupancy rates decreased marginally (-1%) between 1991 and 2001 to a low level of 40.1%. Despite this, occupancy rates in the area are expected to increase to 48.6% by 2021 due to an increase in the use of holiday homes for permanent residences. A large proportion of dwellings in Anglesea are expected to remain as holiday houses, meaning that they will remain unavailable to people seeking to settle in the area permanently.

Housing market

No significant changes are assumed in the local housing market for Anglesea. Historical observations as far as the types of households attracted to the area and who is leaving are largely assumed to continue into the future. These are:

- Gain of young families, older childless couples and retirees into Anglesea;
- Loss of young adults (18-24) leaving home seeking employment and education opportunities in Melbourne and Geelong
- Small loss of older adults and elderly to areas that provide appropriate housing and services for the aged.

Lorne-Aireys Inlet-Deans Marsh

The Lorne-Aireys Inlet-Deans Marsh small area includes the townships of Lorne, Aireys Inlet to Eastern View (including Fairhaven and Moggs Creek), Deans Marsh and the localities of Bambra, Benwerrin, Big Hill, Birregurra (Surf Coast Shire section), Boonah and Pennyroyal.

In 2001 the population of the Lorne-Aireys Inlet-Deans Marsh small area was 2,993, and this is forecast by .id Consulting to increase to 4,112 by 2021. The number of dwellings is forecast to increase from 3,258 to 4,352 during this period, with substantially lower numbers of households due to the very high incidence of dwellings used as holiday homes. Occupancy rates in the Lorne-Aireys Inlet-Deans Marsh small area are the lowest in the Shire. Occupancy rates increased only marginally by 1.9% between 1991 and 2001 to a low level of 37.9%, and this is expected to increase to only 43% by 2021. This reflects some increase in holiday homes used as permanent residences, however a majority of dwellings will still be used for holiday or part time accommodation, meaning that they will remain unavailable to people seeking to settle in the area permanently.

Housing market

The level of development has picked up in this area since 2000 and has driven a change in the migration profile as a result. The market attracted to this area is diverse and the new housing opportunities on offer will likely result in the following:

- Attract predominantly younger families, older childless couples and retirees;

- There will continue to be some loss of young adults (18-24) leaving home seeking employment and education opportunities and affordable housing in Melbourne and Geelong;
- There will be little change through migration in older adult and elderly age groups.

Winchelsea-Rural West

The Winchelsea-Rural East small area includes the township of Winchelsea (including Winchelsea South), and the localities of Gherang, Inverleigh (Surf Coast Shire section), Ombersley, Wensleydale and Wurdiboluc.

In 2001 the population of Winchelsea-Rural West was 2,550, and this is forecast by .id Consulting to increase to 3,666 by 2021. This moderate level of growth can be attributed to the development opportunities in the township of Winchelsea and its designation as an area for growth.

The number of dwellings is forecast to increase from 980 to 1,582 during this period, with household numbers only marginally lower due to the very high occupancy rates of dwellings in the area. Occupancy rates increased by 1.2% between 1991 and 2001 to 96.5%, and this is forecast to remain stable over the period to 2021.

Housing market

Winchelsea-Rural West includes the township of Winchelsea and its surrounding rural areas. It attracts small numbers of young and more mature families and retirees, and experiences the loss of young adults (18-24) leaving home seeking employment and education opportunities in Melbourne and Geelong.

There is a moderate level of infill development and construction on vacant lots at around 30 dwellings per annum for the forecast period resulting in forecast household and population growth.

Moriac-Rural East

The Moriac-Rural East small area includes the township of Moriac, and the localities of Barrabool, Buckley, Freshwater Creek, Gnarwarre, Modewarre, Mount Moriac and Paraparap.

The population of Moriac-Rural East was 2,402 in 2001, and this is forecast by .id Consulting to increase to 3,369 by 2021. The number of dwellings is forecast to increase from 812 to 1,280 during this period, with almost equivalent household numbers due to the very high occupancy rates of dwellings in the area. Occupancy rates increased by 3.7% between 1991 and 2001 to 97.8%, and this is forecast to remain stable over the period to 2021.

Housing market

The Moriac-Rural East area's historic residential role of largely attracting young families is unlikely to change in the future. There is a moderate and consistent amount of residential development expected to continue to occur in this area - based on the development of remnant zoned land and moderate levels of in-fill (at around 20 or so dwellings per year). The historical age-specific migration charts imply that this area is relatively affordable as it has historically attracted young families and it is likely to continue this role. Unlike most parts of Surf Coast Shire, this area does not attract empty nesters and retirees. The housing market characteristics of the area are unlikely to change and are as follows:

- Some continuing gain of young and more mature families;
- Continued loss of young adults (18-24) leaving home seeking employment and education opportunities in Melbourne and Geelong;
- Little change through migration expected in ages 45+.

The complete report by .id Consulting, entitled *Housing Demand and Supply*, forms Volume 3 of the Housing Policy Project.

Housing Demand and Supply Conclusions

While there is estimated to be almost 30 years land supply in existing residential areas and planned and proposed growth areas, this land supply is concentrated in certain areas, primarily Torquay and Winchelsea, resulting in an uneven spread of opportunities for new housing. These areas function as typical growth areas and cater well for young families, but not so well for smaller, older and lower income households.

This uneven distribution of land supply places pressure on affordability in areas with limited land supply, particularly in coastal townships further west which are constrained by high ecological and landscape values, as well as being popular holiday destinations with high proportions of holiday homes and low occupancy rates (although occupancy rates are increasing). This in turn affects the availability and affordability of these dwellings for locals (particularly in Lorne and Anglesea) who wish to remain in these areas or nearby, and for key workers in the service and tourism industries, and highlights for the need for increased supply of housing in these areas in a form that is able to be accommodated within constrained urban areas. This will of necessity be at medium and higher densities if the housing need is to be addressed without extending urban boundaries.

Research has revealed that the greatest affordability is in hinterland townships which also have low levels of public transport, shops, services and other physical and community infrastructure. These townships are limited in their capacity for growth by the lack of reticulated services in many areas and the desire to retain viable agricultural land surrounding the townships. Residents also wish to preserve the valued rural character of these townships. Focussing on hinterland townships to provide for affordable housing is therefore not a viable long term solution.

Providing for the housing needs of the Shire over the next 25 years is therefore more complex than ensuring that there is enough land within the Shire to provide the right number of dwellings. It 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. While there is currently a higher than average number of older people occupying larger dwellings in the Shire, this is most likely a product of the lack of smaller dwellings in offer and the lower than average medium density housing provision, rather than indicating a preference amongst this demographic for larger housing formats. This is supported by the growing trend for the older age groups to occupy smaller dwellings.

Household size is also continuing to decline, with an average of 2.34 persons per household projected by 2021. It is therefore important to provide a diversity of housing types, in particular smaller dwellings and dwellings with less private open space to maintain, in order to balance the current dominance of large format (3-4+ bedrooms) and the current decline in the number of small dwellings. This provides housing choice and assists in maintaining a diverse community rather than simply allowing those with adequate capital to remain in or relocate to the Shire. Considering that the number of dwellings within the Shire will need to increase by 65% to meet forecast population growth to 2021, providing dwellings in a range of sizes and types to meet the needs of the users also has implications for sustainability, as larger homes consume considerably more resources to construct and operate.

The cost of housing in the Shire is high for both purchase and private rental, with a low provision of public or social housing which will need to be further addressed through a future Affordable Housing Strategy, including a more in depth analysis of demand for different types of social housing. 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. This has implications for the diversity of the Shire and the ability for key workers to afford to live near places of employment.

3. Policy Influences Affecting Housing in the Surf Coast Shire

Housing in the Surf Coast Shire is influenced by policy at the Commonwealth and state level, and by Council's own policies in relation to other aspects of the Shire. Commonwealth policy has a significant influence on housing supply and demand, through the setting of monetary and fiscal policy, taxation policy, pension benefits, immigration levels and other broader economic policy, which in turn influences interest rates, income levels and employment. The state government and the Surf Coast Shire must operate within this broader economic and legislative context. The Commonwealth government also provides housing assistance to the most disadvantaged households, through social housing funding provided to the States, provision of rent assistance, and other programs such as the first homebuyers grant. The recently agreed Framework for National Action on Affordable Housing suggests that in the future there will be a significantly different policy framework and system for provision of affordable housing.

In comparison to the Commonwealth government, the State government plays a much larger and more active role in planning for housing through the Victoria Planning Provisions, including the policy set out in the State Planning Policy Framework and the suite of zones, overlays and other planning controls that are made available to Councils to implement local policy. Other state and regional policies that sit outside the Planning Scheme or are only partially implemented through the Planning Scheme also have a large influence, particularly the Coastal Spaces initiative, the Great Ocean Road Region Strategy, and Moving Forward (the Provincial Statement).

The state government also plays a role in the provision of social housing, in part utilising the funds provided by the Commonwealth government. However, the State government is moving away from direct construction and management of this housing, and is increasingly relying on registered Housing Associations to construct and manage these properties, in partnership with the Office of Housing. The Housing Strategy has been developed within this context, and will need to be implemented in large part through the tools available through the Victoria Planning Provisions (primarily the Municipal Strategic Statement) as well as through partnerships with State government and Housing Associations.

G21 is a regional planning body involving representation of local government, and the forthcoming G21 Regional Plan will provide an important regional strategic context for housing. The background analysis for the G21 Regional Plan has already provided a platform for the development of the Housing Strategy, particularly the outcomes of the Housing and Community Services Forum. A regional Affordable Housing Strategy will also be an action of the G21 Plan, which will assist Council in the development of a local Affordable Housing Strategy.

The local strategic context for the development of the Housing Policy Project includes the plans, strategies and policies that sit both within and outside of the Surf Coast Planning Scheme. The Municipal Strategic Statement (Clause 21 of the Planning Scheme) and the Local Planning Policies (at Clause 22 of the Planning Scheme) have greater statutory weight in planning decision-making than those documents that sit outside of the Planning Scheme such as the Open Space Strategy, Economic Development Strategy, local Structure Plans and Neighbourhood Character Studies. It is through integrating the key parts of these strategies into the Planning Scheme (some of which are already included or have Planning Scheme Amendments in train) that these strategies are given greater strength. The development of a Housing Strategy must take into account the existing strategic directions that these set, as well as building upon these documents to fill gaps in the strategic framework. The Housing Strategy then sits alongside these documents, and assists in creating a strategic basis for the Local Planning Policy Framework and the application of zones, overlays and other statutory tools for implementation.

The content of these policy influences are discussed in more detail in Volume 2 and in relation to the 5 identified key issues, which are outlined below.

4. Housing Issues Facing the Surf Coast Shire

During consultation, housing issues were identified and grouped under five headings: sustainability; affordability; diversity; infrastructure, services & transport; and character. The issues, summarised below, are examined with reference to the policy context outlined above and explored in detail in Volume 2. Volume 2 also contains options for addressing the identified issues, which have been refined within this volume into the Housing Strategy.

A. Sustainability

Sustainability was identified as a key issue in community consultation forums for both this project and for the G21 Plan. In relation to housing in the Surf Coast Shire, sustainability includes protecting the ecological and agricultural values of the municipality including through setting limits to urban growth, and increasing the sustainability of the urban areas including through ecologically sustainable design. These issues range from local, through to regional as well as global impacts of human activities, and include:

- Any agricultural values that constrain future development need to be identified through the Rural Strategy Review.
- Significant environmental values constrain development along the coastal areas of the Shire.
- The potential for wildfire risk may limit some areas of development, increase cost of development and require education of new land owners about risks.
- Acid sulfate soils may constrain individual sites and areas in the identified localities.
- Salinity needs to be managed within parts of the municipality and should be taken into consideration as a risk factor for development.
- Sustainability of development and buildings is a concern of the local community.
- Land supply in existing and future residentially zoned land is adequate to meet the forecast needs of the Shire for approximately 30 years.
- Town boundaries are currently not definitively outlined in the planning scheme.
- Sustainable urban form may require the identification of more areas within townships to accommodate medium density forms of housing.
- Sustainable subdivisions and sustainable buildings can be achieved, however the additional costs will usually mean that affordability, in terms of purchase cost, is reduced.

B. Affordability

The affordability of housing may be of concern to Council as it is one aspect of the ability of the municipality to provide for the needs of its residents. Residents are concerned that dwellings are becoming unaffordable for young couples and that low cost and rental properties are not available for service sector workers.

One impact of the recent changes to the housing supply and demand in Surf Coast has been a reduction in overall affordability of housing. However there are parts of the Shire that still provide affordable housing.

All levels of government have an influence on housing and its affordability, although the responsibility for ensuring the provision of affordable housing rests largely with the Commonwealth and State governments, with very little direct responsibility falling to Local government.

The Commonwealth government has responsibility for ensuring that housing is accessible for low income households. The Commonwealth government has traditionally had primary responsibility for the funding of public housing (through the

Commonwealth-State Housing Agreement - CSHA), however has moved into rent assistance and other housing support and has reduced funding for capital expenditure on construction or purchase of dwellings. Although the Commonwealth government has a policy position to allow the housing market to operate as freely as possible, affordability is also influenced by general Commonwealth policy directions (e.g. fiscal/monetary policy, taxation etc).

The State government part funds and is responsible for the construction/purchase and management of public housing, although this role is diminishing with social housing increasingly provided and managed by Housing Associations with Commonwealth and State government funding. The State government also directly influences housing affordability, location, type and provision through policy included within the State Planning Policy Framework and other provisions (e.g. ResCode) of all Victorian Planning Schemes, as well as through other strategies such as *A Fairer Victoria*.

Local government has limited responsibility for ensuring affordable housing provision, but has a responsibility to advocate to higher levels of government to ensure that the housing needs of current and future residents are met. Local government can, however, have some influence on housing provision and affordability, through finer grained policy direction (such as a Housing Strategy and Affordable Housing Strategy) to guide where and how projected populations will be housed within individual municipalities. This is implemented in large part through the selection of zones and overlays and the inclusion of local planning policy within the planning scheme to guide planning decision making. Some local councils also choose to intervene more directly in the market by providing land, management or positive facilitation of public or low income housing as a way of providing for its current and future community.

Key affordability issues for the Surf Coast Shire include:

- Housing costs, both for purchase and rent, have increased rapidly over the last 5-10 years.
- The number of active lettings is low both in numbers and as a proportion of the total number of dwellings.
- Surf Coast is the least affordable regional municipality in Victoria when comparing housing rental costs, and trends indicate this will continue.
- There is an imbalance between the coastal and hinterland townships, with coastal townships having greatest exaggerations of unaffordability and lack of low cost housing.
- As a result, there is a lack of low cost housing, for both short and long term occupancy in coastal townships.
- Provision of low cost housing for employees is necessary for the economic health of the Shire.
- Locating low cost housing options in hinterland towns, distant from sustainable transport to employment nodes, is not a sound long term strategy

Preparation of a local Affordable Housing Strategy will provide further analysis of affordability issues and policy responses as a separate project.

C. Diversity

During the stakeholder and officer workshops, the lack of diversity in the Surf Coast housing stock was identified as a key issue requiring action. Concern was expressed about the fact that houses are getting larger, with a lack of variety in sizes and styles, and that where medium and higher densities of development are provided these generally contain 3 bedrooms or more with few smaller dwellings being constructed. This anecdotal information is confirmed by data collated for the Housing Policy Project by .id Consulting (Volume 3). The need to provide a diversity of housing was also seen as important to ensure that a diverse population is able to continue to live in the Shire, including young people, lower income groups and key workers in lower end employment in the Shire.

Key diversity issues for the Surf Coast Shire include:

- Surf Coast Shire has a diverse population but does not have a diversity of housing types. There is an over representation of large dwelling formats (3-4+ bedrooms), both new houses and extensions to old houses, and an under representation of smaller dwellings and medium density housing.
- As the population ages over the next 25-30 years, both as a result of ageing-in-place and in-migration of retirees or mature residents, the provision of smaller and low maintenance dwellings in accessible locations needs to increase.
- Opportunities to provide for diverse housing types need to be explored now to ensure that as the demand for smaller dwellings increases in the future, there will not be a lag in the provision of these housing types.
- Providing smaller dwellings now may also assist in freeing up larger dwellings that are occupied by older couples and other small households, due to the relative lack of smaller housing available.
- Council policies relating to location of higher densities may need review to ensure these are adequate to meet need for this type of housing.

D. Infrastructure, Services and Transport

Consultation with stakeholders and Council officers indicated that there are significant challenges facing the Shire in terms of physical, community and transport infrastructure and service provision and renewal. In new development, there is commonly a lag between the development of housing and the provision of appropriate infrastructure and services, which could be better coordinated. Public transport provision is low throughout the Shire, with some townships not serviced at all, and this results in a community with a high level of car dependency. The increasing costs of private transport will have an impact on the affordability of living in more isolated townships such as Lorne, and particularly those such as Deans Marsh and Moriac without a public transport service.

The State section of the Planning Scheme (SPPF) advocates for the efficient and effective use of existing infrastructure, through the location of new development in areas already well serviced by water, electricity and transport. The SPPF also encourages the timely provision of infrastructure in new areas, and provides for developer contributions. Clause 21.10 Torquay-Jan Juc Strategy includes objectives and strategies to ensure that infrastructure is provided to new developments, including a strategy to prepare a Development Contributions Plan (DCP) for developing areas. Council officers have advised that it has been difficult to enforce infrastructure provision in new developments and subdivisions in the absence of a DCP Overlay.

The Provincial Statement, *Moving Forward*, includes an action to support councils to manage and plan for growth, with grants available through the Provincial Planning Unit to address community, social, infrastructure and environmental impacts of growth, and to tackle infrastructure problems in 'hotspots' such as growing coastal areas. Funding for two thirds of a project cost may also be available through the Small Towns Program through the Provincial Victoria Growth Fund, for projects such as pathways projects, innovative water projects, civic renewal, community infrastructure and tourism infrastructure projects.

Key infrastructure, services and transport issues facing the Surf Coast Shire include:

- There are no apparent constraints to development of existing and planned residential areas posed by the ability to service areas with physical infrastructure and services.
- Townships lacking reticulated water and sewerage will continue to be constrained under current infrastructure provision and proposed upgrades. The potential to service towns not currently serviced can be explored with infrastructure providers.
- Some township strategies do not provide guidance on the provision of social and community infrastructure, and there is not a municipal wide community/social

needs assessment responding to the demographic profiles and proposed future housing development of each area.

- In past subdivisions, open space was often not adequately provided, although this is improving in recent new subdivisions. The implementation of the Open Space Strategy will provide for improved open space provision in the future.
- There is a lack of accessibility across the townships in the Shire due to the frequent absence of footpaths and cycle paths.
- Linkages between residential areas and open space and community facilities is often poor.
- Road access to coastal townships is primarily along the Great Ocean Road, which is not proposed to undergo any significant upgrades in the future.
- Road traffic will be refocussed to some degree to inland routes, resulting in increased traffic impacts in some townships (particularly Bellbrae, and also Deans Marsh and Winchelsea).
- Public transport provision is low across the Shire, with Torquay and Jan Juc having the highest level of service provision.
- Winchelsea, Bellbrae and the coastal townships have a relatively low frequency of public transport service.
- Moriac and Deans Marsh currently have no public transport services, although opportunities may be available in the future to service these towns (particularly Moriac with the reopening of the rail station).

E. Character

During stakeholder and officer workshops, the protection of character was identified as an important element in planning for an increase in population and housing, and managing increased pressure for development. Various types of character were seen as important, including neighbourhood character, township character, coastal character, landscape character, and rural character. An overriding feature of community opinion and Council policy is to protect the unique qualities of the different parts of the Shire, and to avoid development which detracts from the general low rise scale of the municipality, results in continued urban sprawl of growth nodes, or results in the suburbanisation of the townships. Threats to character identified during workshops included the development of large houses on small blocks with little area remaining for landscaping, increasing densities which reduce sprawl but at the cost of privacy, and ensuring that Torquay retains its own distinct character rather than becoming like a suburb of Geelong.

Key character issues facing the Surf Coast Shire include:

- Recent pressure for development in the Shire, particularly in the coastal townships, has had a negative impact on township and neighbourhood character.
- GORRS identifies that the preparation of Neighbourhood Character Studies is the most effective way of protecting this character in coastal townships. Neighbourhood Character Studies have been undertaken for the coastal townships (draft only for Torquay and Jan Juc) and recommendations included in the planning scheme.
- The neighbourhood character and related controls impose significant constraints on development that need to be considered in the context of the overall Housing Strategy.
- Neighbourhood Character Studies have not been undertaken for the hinterland townships, and there may an opportunity for this to be conducted. Neighbourhood Character Studies could build on the Structure Planning work undertaken for Winchelsea and Deans Marsh.
- Ensuring the protection of neighbourhood character will be particularly important in areas proposed for increased housing provision, particularly Torquay – Jan Juc and Winchelsea, as these areas will experience significant change in the future.

- Protecting the valued rural character of hinterland townships is important, while protecting the landscape dominated character of coastal townships is generally the most important element of character in these areas.
- Preventing the suburbanisation of the townships is an issue across the Shire, and the Surf Coast Styles and Colours policy provides guidelines for new development and buildings and works to protect valued character. The effectiveness of this policy in achieving this aim is under review.

The issues within each of these five themes are addressed in the Housing Goals and the Housing Strategy set out below.

5. Housing Goals

The Housing Strategy is structured under five housing goals which respond to the issues identified during Stage 1 of the Housing Policy Project. These goals set out the broad policy for housing in the Shire.

Sustainability Goal: Protect local, regional and global environments by increasing the sustainability of residential land use, development and building design.

Affordability Goal: Maintain an understanding of the housing market in the Shire, address the decline in housing affordability and facilitate the provision of low cost housing for new and existing residents and the seasonal workforce.

Diversity Goal: Increase housing diversity by providing a range of housing types to meet current and future needs.

Infrastructure, Services and Transport Goal: Achieve the timely and sustainable provision of physical, social, community, open space and transport infrastructure and services to meet current and future needs of residents and visitors.

Character Goal: Respect the valued character of the different residential parts of Surf Coast Shire.

It is under each overarching goal that the more detailed objectives and strategies are provided within the Housing Strategy.

6. Housing Strategy

1. Sustainability

Goal: Protect local, regional and global environments by increasing the sustainability of residential land use, development and building design.

Objective 1.1: Environmental and Landscape Values

Protect areas of the Shire with significant environmental and landscape values.

Strategies

- 1.1.1 Constrain development to avoid expansion of urban areas into sensitive environments.
- 1.1.2 Minimise the impact of development on sensitive environments within and surrounding towns.
- 1.1.3 Minimise the visual impact of development on important views and vistas including:
 - From the internationally significant Great Ocean Road
 - On hill faces and ridgelines, particularly on township edges, and
 - The rural vista from Mount Duneed across the valley towards Torquay.
- 1.1.4 Maintain green breaks between towns and settlements free of urban development.

Objective 1.2: Agricultural Values

Protect viable agricultural land from further encroachment by residential uses and township growth.

Strategies

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

Objective 1.3: Sustainable Urban Development

Ensure that urban development minimises the impact on the environment, makes efficient use of land, infrastructure and resources, and is concentrated in accessible locations.

Strategies

- 1.3.1 Encourage consolidated and sustainable urban forms in townships with reticulated services.
- 1.3.2 Encourage higher densities of residential development close to shops, transport, services and facilities (while respecting character and environmental or landscape constraints), particularly in Old Torquay, and to a lesser degree in Winchelsea, Anglesea, Jan Juc, Lorne, Aireys Inlet and Torquay growth areas.
- 1.3.3 Continue to direct the majority of new residential development into Torquay and Winchelsea in the short term, and the Spring Creek growth corridor in the longer term.

1.3.4 Encourage sustainable subdivision design, in particular:

- Compact neighbourhoods
- Walkability
- Close proximity to services and facilities
- Reduced car dependence
- Easy to use public transport
- Range of lot sizes and housing types
- Mixed use activity centres providing community focus
- A range of open spaces and links
- Strong sense of place
- Environmentally friendly development, and
- Protection and enhancement of native habitat.

1.3.5 Discourage low density or rural residential land uses (particularly lots above 2000m²):

- In serviced areas within townships, and
- In unserviced areas that are remote from townships and the provision of public transport, infrastructure and services.

1.3.6 Minimise construction waste to landfill and increase the recovery and recycling of construction materials and topsoil from site cutting.

1.3.7 Minimise and filter runoff from construction sites to reduce sediment loads on local waterways.

Objective 1.4: Sustainable Building Design

Integrate a high level of Ecologically Sustainable Design into new dwellings and the retrofit and extension of existing dwellings, to maximise energy and water efficiency, use of sustainable materials and recycling.

Strategies

1.4.1 Encourage environmentally sustainable design and initiatives for dwellings in the Surf Coast Shire, in particular:

- Energy efficient and solar passive design
- Effective use of insulation, double glazing and thermal mass
- Solar hot water/electricity
- Water efficient appliances, rainwater capture and reuse
- Innovative greywater and blackwater treatment systems and reuse for non-potable purposes, particularly in un-reticulated areas
- Use of sustainable building materials (e.g. recycled and sustainably produced timber, materials with low embodied energy, products made from recycled materials)
- Smaller dwellings, which require fewer resources to construct and operate.

Objective 1.5: Managing Risk Associated with Development

Manage environmental and economic risks associated with development in areas with high wildfire risk, with probable or known Acid Sulfate Soils, and in areas affected by salinity.

Strategies

- 1.5.1 Manage development and educate residents in areas of high wildfire risk to minimise the risk to life and property.
- 1.5.2 In areas of high wildfire risk with identified ecological or landscape significance, minimise the impact of the vegetation management requirements of the Wildfire Management Overlay through appropriate site selection and construction standards.
- 1.5.3 Discourage development in identified areas with known or probable Acid Sulfate Soils.
- 1.5.4 Manage the impacts of salinity on infrastructure and buildings in affected areas and ensure that new residential subdivisions and buildings are designed to minimise future impacts.

2. Affordability

Goal: Maintain an understanding of the housing market in the Shire, address the decline in housing affordability and facilitate the provision of low cost housing for new and existing residents and the seasonal workforce.

Objective 2.1: Understand the demand for and supply of affordable housing in Surf Coast Shire

Develop a thorough understanding of the Surf Coast housing market and, in particular, the demand for affordable and social housing in order to enable stronger advocacy and negotiation for an increase in the supply of affordable housing.

Strategies

- 2.1.1 Establish a collection method and database to inform Council of the demand and supply of affordable housing.
- 2.1.2 Increase awareness of the affordable housing needs of the Surf Coast Shire.
- 2.1.3 Advocate to State and Federal governments for an increase in their investment in affordable housing in Surf Coast and a reduction in taxes and charges that increase the cost of housing.

Objective 2.2: Affordable Housing Supply

Increase the supply of affordable housing for low income households and improve the affordability of housing for low income households.

Strategies

- 2.2.1 Address affordable housing needs on a regional scale through the Regional Affordable Housing Strategy of G21.
- 2.2.2 Address affordable housing needs on a local scale through the development of an Affordable Housing Strategy for the Surf Coast Shire.
- 2.2.3 Encourage the development of affordable housing by the private sector.
- 2.2.4 Encourage long term rental of existing holiday homes to increase the supply of private rental accommodation to address demand and current high rental costs.
- 2.2.5 Actively encourage new caravan and camping facilities to provide for key or seasonal worker accommodation and discourage the subdivision of existing caravan parks for private housing.
- 2.2.6 Explore opportunities for the development and/or use of educational, conference, school camp or other facilities in or near Lorne, Anglesea and Torquay that also provide affordable or low cost housing for seasonal workers during the peak holiday periods.
- 2.2.7 Encourage the development of backpacker facilities, particularly in Lorne, which incorporate a separate component for the accommodation of key workers during peak periods.
- 2.2.8 Encourage the provision of employee accommodation by government organisations to support the delivery of essential services (e.g. Police, education, ambulance, fire services etc).

Objective 2.3: Social Housing Provision

Facilitate an increase in the supply of appropriate, accessible and well located social housing (public and community housing) to provide for very low income households and those with special needs.

Strategies

- 2.3.1 Encourage opportunities for the expansion of social housing (community and public housing) in the Surf Coast Shire.
- 2.3.2 Ensure social housing is appropriately located and established in the Shire.
- 2.3.3 Raise awareness within the community about the importance of social housing and its positive role in providing for a diverse community.

Objective 2.4: Crisis and Transitional Housing Provision

Ensure that crisis and transitional housing is provided within or in close proximity to the Surf Coast Shire to address the local demand for these services, particularly during and in the lead up to peak holiday periods.

Strategies

- 2.4.1 Establish the local demand for crisis and transitional housing within the Surf Coast Shire.
- 2.4.2 Increase the opportunities for the provision of crisis and transitional housing in appropriate locations with access to other services, facilities and transport infrastructure, in order to address established local demand.
- 2.4.3 Encourage the development or use of transitional and crisis housing to address the established local demand over peak holiday periods.

Objective 2.5: Economic Development and Affordability

Ensure that the economic development of the Shire achieves a balance and range of employment opportunities to provide for local residents and increase the ability for local residents afford rental housing and to enter the local housing market.

Strategies

- 2.5.1 Promote economic development and new employment opportunities (particularly higher end/professional) across the Shire to complement the tourism industry, provide increased employment choice, and improve the accessibility of home ownership in the Shire by increasing its affordability relative to income.

3. Diversity

Goal: Increase housing diversity by providing a range of housing types to meet current and future needs.

Objective 3.1: Housing Diversity in Central Locations

Increase the provision of smaller dwellings at medium and higher densities in accessible and central locations.

Strategies

- 3.1.1 Encourage the development of medium and higher density housing close to shops, transport, services and facilities.
- 3.1.2 Ensure that medium and higher density housing provides a range of dwelling sizes, particularly smaller dwellings.
- 3.1.3 Encourage further intensification of residential (as opposed to accommodation) development in designated areas within the coastal townships to provide for affordability and population diversity
- 3.1.4 Encourage diversity within smaller scale medium density housing developments (e.g. 3 or more dwellings on a lot) by requiring a range of dwelling sizes, or a greater proportion of smaller dwellings.
- 3.1.5 Encourage the consolidation of existing lots to provide a more coordinated approach to the intensification of areas identified for medium and higher density housing.

Objective 3.2: Housing Diversity in Subdivisions

Ensure that residential subdivisions include a range of lot sizes to provide for a greater diversity of housing types.

Strategies

- 3.2.1 Encourage a diversity of lot and housing sizes in new subdivisions to cater for different prices and household sizes, including medium and higher density housing in appropriate and accessible locations.
- 3.2.2 Encourage new subdivisions to provide for the future intensification of development over the medium to longer term, by including larger lots that can accommodate future subdivision and infill development.

Objective 3.3: Adaptable Housing

Incorporate adaptable design features into new housing to provide for the lifecycle of residents, enable downsizing, and reduce the necessity to demolish dwellings in the future to provide appropriate housing types.

Strategies

- 3.3.1 Encourage new dwellings to include adaptable features to provide for the lifecycle of residents and ageing in place.
- 3.3.2 Encourage retrofitting and subdivision of dwellings and lots to create smaller dwellings without necessitating demolition.

Objective 3.4: Elderly, frail and disabled persons accommodation

Provide for the current and future housing needs of elderly, frail and disabled persons in accessible locations, including independent living, supported living, and aged care (both high and low care).

Strategies

- 3.4.1 Encourage medium density housing in a format that suits the needs of the elderly, frail and disabled (e.g. single storey, granny flat or multi-storey with provision of lifts).
- 3.4.2 Encourage provision of appropriate dwelling types for people to age-in-place in smaller townships.
- 3.4.3 Encourage aged care facilities (e.g. special accommodation and nursing homes) and older persons housing (e.g. retirement villages) in areas that are fully reticulated, close to services and facilities and served by public transport.
- 3.4.4 Support aged care services and elderly housing providers to meet the needs of local residents through networking and linking these services and disseminating information to the community.

4. Infrastructure, Services and Transport

Goal: Achieve the timely and sustainable provision of physical, social, community, open space and transport infrastructure and services to meet current and future needs of residents and visitors.

Objective 4.1: Water Provision and Management

Provide reticulated services to accommodate future growth and residential infill, while addressing rainfall variability through sustainable management, use and recycling of wastewater and rainwater resources.

Strategies

- 4.1.1 Encourage improved coordination of service provision and planning through formalising procedures for transfer of information between Council and service providers and ensure the timely provision of infrastructure and services.
- 4.1.2 Encourage water conservation measures as a component of Ecologically Sustainable Design.
- 4.1.3 Integrate Water Sensitive Urban Design principles into new subdivisions and developments.
- 4.1.4 Encourage innovative on-site wastewater treatment systems (e.g. composting toilets, small scale aerobic sewerage treatment, ultra-violet water purification treatment) and reuse of recycled water for landscaping and toilet flushing, supported by appropriate monitoring (if required) of the operation of the system and the treated water to ensure that adverse environmental impacts are avoided.

Objective 4.2: Physical Infrastructure Provision

Ensure that physical infrastructure is provided to service new developments and that ongoing renewal of infrastructure takes place in existing residential areas.

Strategies

- 4.2.1 Seek development contributions for the timely provision of physical infrastructure in growth areas and new developments, including streets, footpaths, street lighting, drainage and service infrastructure.
- 4.2.2 Ensure adequate resources are available for capital expenditure on infrastructure to cater for future needs and growth where development contributions are not possible, such as for infrastructure renewals in established areas.

Objective 4.3: Social and Community Infrastructure and Planning for Health and Wellbeing

Ensure that new development promotes health and wellbeing and provides social and community infrastructure and services to meet the current and future needs of Surf Coast Shire residents and visitors.

Strategies

- 4.3.1 Identify and plan for Shire-wide social and community infrastructure needs.
- 4.3.2 Seek development contributions for the provision of social and community infrastructure servicing new subdivisions, as identified through Social Impact Assessments.
- 4.3.3 Minimise the lag between residential occupancy in new subdivisions and service provision.
- 4.3.4 Ensure housing development and use supports the strategic direction of the Surf Coast Shire Health and Wellbeing Plan 2006-2009.
- 4.3.5 Implement health and wellbeing objectives through the design of new subdivisions, by ensuring that developers provide for:
 - Walkability (to encourage people to walk to local facilities)
 - Access for all (designing and constructing clear, accessible paths of travel for the disabled, elderly, prams and scooters)
 - Promoting community connectedness and reducing social isolation
 - Footpaths and shared pathways to provide for safe movement, particularly for older persons and children
 - Good access to recreational spaces and places
 - Public lighting
 - Access to public transport and community transport through subdivision design.

Objective 4.4: Open Space and Pedestrian and Cyclist Linkages

Provide adequate and appropriate open spaces and pedestrian and cyclist linkages, particularly in residential growth areas and areas proposed for increased residential densities.

Strategies

- 4.4.1 Continue to ensure adequate open space provision in new subdivisions, to provide for the current and future needs of Surf Coast Shire residents and visitors.
- 4.4.2 Implement the Open Space Strategy, in particular by requiring:
 - Adequate and appropriate open space in new development
 - Linkages between residential areas and community and commercial facilities
 - Gradual increase in the provision of footpaths and pathways within and between towns (capital expenditure and possible land acquisition)
 - Alternatively, explore opportunities for shared traffic precincts in smaller townships or areas.
- 4.4.3 Ensure adequate provision of open space to provide for the current and future needs of residents of medium and higher density infill development.

Objective 4.5: Public and Community Transport

Increase the provision of public and community transport services to link the residential areas throughout the Shire and provide better connections to the region.

Strategies

- 4.5.1 Seek further improvements to public and community transport service provision to support the directions of the Housing Strategy, in particular:
- Provision of community bus services, particularly to service townships and areas of the Shire not serviced by public transport
 - Township public transport services for Torquay-Jan Juc
 - Public transport service between Apollo Bay, Winchelsea and Geelong
 - Use of school buses to provide local bus services
 - Reopening Moriac Station.
- 4.5.2 Encourage the increased provision of private transport services (e.g. private bus operators) to provide transport for employees, particularly between Lorne and Deans Marsh.

Objective 4.6: Traffic management

Protect the local amenity of residential areas from increased traffic impacts while maintaining good accessibility between the Surf Coast Shire, Geelong and Melbourne.

Strategies

- 4.6.1 Ensure that traffic management strategies maintain good access to Geelong and Melbourne from the residential areas of Surf Coast while protecting residential areas from traffic congestion and noise as a result of:
- Construction of the Geelong by-pass
 - Duplication of the Princes Highway, and
 - Increased traffic on east-west links through the Shire.
- 4.6.2 Encourage sustainable subdivision design to manage vehicular speeds and volumes in residential areas, give greater priority to pedestrians and cyclists and promote the use of public transport.

5. Character

Goal: Respect the valued character of the different residential parts of Surf Coast Shire.

Objective 5.1: Neighbourhood, township and landscape character

Ensure that future residential development respects the identified and valued neighbourhood, township and landscape character of the different towns and settlements of the Shire.

Strategies

- 5.1.1 Ensure other objectives relating to the consolidation of townships have regard to recommendations of character studies and resulting planning controls.
- 5.1.2 Continue to ensure that coastal areas are free of urban encroachment in line with the Coastal Spaces Strategy.
- 5.1.3 Ensure that future development of hinterland towns respects the valued rural character of these settlements.

7. Implementation and Action Plan

Implementation of the Housing Strategy will involve a range of statutory and non-statutory mechanisms. Statutory mechanisms will include amending the Surf Coast Planning Scheme to include the Housing Strategy within the Municipal Strategic Statement.

As the MSS review is about to commence, specific recommendations about how to incorporate the Housing Strategy into the MSS are not considered appropriate. This will be determined by the structure of the revised MSS, however it is likely that this will include a separate Clause entitled "Housing Strategy". Some of the objectives and strategies may, however, be incorporated into other parts of the MSS, for example, for Sustainability and Infrastructure, Services and Transport.

The Action Plan, attached in the Appendix to this report, identifies the strategies that should be implemented through the Planning Scheme, specifically through the MSS (marked PS – Planning Scheme – in the Strategy Implementation column). The Actions also include the use of zones and overlays, further strategic work and other actions which can be included within the Implementation sections of the MSS.

Non-statutory mechanisms are also critical to ensure the successful implementation of the Housing Strategy, and will involve a range of actions to be undertaken by Council, including advocacy, formation of partnerships, education, enforcement, provision of incentives or additional planning support, and direct capital expenditure. These non-statutory actions are detailed within the Action Plan in the Appendix and are marked CP in the Strategy Implementation column (Council planning processes), and include the following:

- Council's advocacy role will include making representations to state government departments and agencies in relation to, for example:
 - The development of planning tools to ensure the provision of affordable housing.
 - The provision of further public or social housing in the Shire.
 - The provision of public transport and other service or infrastructure improvements to support residents.
- Partnerships that could assist in the implementation of the Housing Strategy may include:
 - Partnerships with State Government departments and agencies for the provision of affordable housing, sustainable housing demonstration projects, streetscape and connectivity improvements, public transport improvements etc. Opportunities are available for the Shire to seek funding to work in partnership on various projects, as identified in strategies such as Meeting Our Transport Challenges and Moving Forward.
 - Partnerships with Housing Associations for the provision of social housing in the Shire.
 - Partnerships with socially and environmentally responsible developers to promote increased affordability, diversity and sustainability in new developments (may involve planning assistance or incentives/dispensations, and must weigh up the various objectives of the Housing Strategy).
- Council can also play a role in education of the local development industry and the community, to promote the objectives of the Housing Strategy and to generate support to ensure its success. This may involve industry or community targeted information sessions, provision of online resources and printed information, as well as provision of advice at pre-application meetings.
- Enforcement of existing and new statutory controls and ensuring the provision of infrastructure associated with new developments will be important in sending a clear message to the development industry and the community, and to ensure that the impacts of new development are not borne by the broader community.

- Provision of incentives and additional planning support may be appropriate to promote specific objectives of the Housing Strategy (e.g. sustainability, affordability, diversity), particularly where these objectives represent a significant shift from the status quo.

8. Conclusion

The Housing Policy Project has involved extensive research and consultation with a wide variety of individuals, groups and organisations. It provides the Council with a clear understanding of current and emerging housing issues in the Shire, and housing needs. The Housing Strategy, the key output of the Housing Policy Project, contains a comprehensive set of goals, objectives and strategies to address these issues. Coupled with the detailed Implementation and Action Plan the Council has a defined way forward to meet the Shire's housing needs for the next 25 years.

Glossary

Accessible Housing

Accessible design refers to dwellings that meet specific requirements for accessibility (AS 1428.8).

Adaptable housing

A dwelling structure that has the ability to be modified or extended at a minimum cost to suit the changing needs of the occupants.

Affordable housing

Well-located housing, appropriate to the needs of a given household, where the cost (whether mortgage repayment or rent) is no more than 30% of that household's income. Exceeding the mark places one under 'housing stress', particularly in the lower 40% of the income distribution scale.

Development Contributions

Payments or in-kind works or facilities provided by developers towards the supply of infrastructure required to meet the future needs of a particular community, of which the development forms part.

Higher density housing

Housing units on a given area of land that are more numerous than the average in the surrounding locality.

Higher density housing could include different housing types including apartments, townhouses, shop top dwellings, multiple dwellings on single lots. Higher density does not necessarily result in high-rise development.

Housing Associations

Not for profit organisations which are registered providers of social housing. Housing Associations operate in partnership with the Office of Housing, Local Government and Community groups to deliver social housing with the assistance of government subsidies, and community or local government contributions of land, financial or other assistance to meet a local housing need.

Low income households

Households on the lowest 40% of the income distribution range (defined by the National Housing Strategy).

Municipal Strategic Statement

Part of the Local Planning Policy Framework of the Planning Scheme, this contains the strategic planning land use and development objectives of the planning authority, the strategies for achieving these objectives and the relationship to controls over the use and development of land in the planning scheme.

Planning scheme

Statutory planning document setting out the state wide and local policies and controls for land use and development within a municipality, containing the ordinance (text component) and maps.

Social housing

Non-profit housing owned and managed for the primary purpose of meeting social objectives such as affordable rents, responsible management, security of tenure and good location in relation to employment services. The term encompasses public housing and includes housing owned or managed by the community.

Victoria Planning Provisions

Policies and requirements for the use, development and protection of land in Victoria.

Short Term Action

Within the next 12 months.

Medium Term Action

Within 2-3 years.

Long Term Action

Within 4-5 years

Ongoing

Actions to be implemented on an ongoing or continuous basis over the life of the Housing Strategy.

Appendix: Action Plan

1. Sustainability

Goal: Protect local, regional and global environments by increasing the sustainability of residential land use, development and building design.

Objective 1.1: Environmental and Landscape Values

Protect areas of the Shire with significant environmental and landscape values.

| Strategy | Strategy Impl: PS/CP | Action | Primary SCS Responsibility | Partners | Timing/ Priority |
|---|-------------------------|---|----------------------------------|----------|---------------------|
| 1.1.1 Constrain development to avoid expansion of urban areas into sensitive environments. | PS | Maintain the Rural Conservation Zone (including minimum subdivision areas) on significant environments and landscapes surrounding coastal towns. | Manager Planning and Development | | Ongoing |
| | | Reinforce urban growth boundaries (including long term boundaries) by consistently and firmly delineating these in the Planning Scheme, including through amendments to township maps in the Local Planning Policy Framework. | Manager Planning and Development | | Medium Term |
| 1.1.2 Minimise the impact of development on sensitive environments within and surrounding towns. | PS | Maintain the Environmental Significance Overlay and Vegetation Protection Overlay to ensure ongoing protection of ecologically significant areas and ensure appropriate development. | Manager Planning and Development | | Ongoing |
| 1.1.3 Minimise the visual impact of development on important views and | PS | Maintain the Significant Landscape Overlay ensure ongoing protection of significant landscapes and ensure appropriate development. | Manager Planning and Development | | Ongoing |

| Strategy | Strategy Impl: PS/CP | Action | Primary SCS Responsibility | Partners | Timing/ Priority |
|--|-------------------------|--|--------------------------------------|----------|---------------------|
| vistas including: <ul style="list-style-type: none"> From the internationally significant Great Ocean Road On hill faces and ridgelines, particularly on township edges, and The rural vista from Mount Duneed across the valley towards Torquay. | | Maintain agricultural uses and the rural landscape between the ridgeline to the north of Torquay and the northern boundary of the municipality at Mount Duneed. | Coordinator Strategic Planning | | Ongoing |
| 1.1.4 Maintain green breaks between towns and settlements free of urban development. | PS | <p>Reiterate strategies to protect green breaks where required in the Planning Scheme and other planning strategies, in particular:</p> <ul style="list-style-type: none"> Restrict outward growth of coastal townships into areas of environmental or landscape significance. Maintain the green break between Torquay and Geelong. Maintain the green break between Moriac and Waurm Ponds. Prevent ribbon development along the Great Ocean Road between townships. | Coordinator Strategic Planning | | Ongoing |
| | | Maintain agricultural uses and the rural landscape between the ridgeline to the north of Torquay and the northern boundary of the municipality at Mount Duneed. | Coordinator Strategic Planning | | Ongoing |

Objective 1.2: Agricultural Values

Protect viable agricultural land from further encroachment by residential uses and township growth.

| Strategy | Strategy Impl: | Action | Primary SCS Responsibility | Partners | Timing/ Priority |
|--|-----------------------|---|-----------------------------------|-----------------|-------------------------|
| 1.2.1 Ensure agricultural values that constrain future urban growth are identified. | PS | Complete the review of the Rural Strategy to further refine strategies and develop implementation actions. | Manager Planning & Development | | Short Term |
| | | Identify constraints to growth posed by identified agricultural values in the Local Planning Policy Framework. | Manager Planning & Development | | Short term |
| 1.2.2 Restrict the expansion of rural residential and low density residential land use and development into productive agricultural land. | PS | Review opportunities through the Rural Strategy Review for rural residential development (and the application of the Rural Living Zone) currently identified in the Municipal Strategic Statement. | Manager Planning & Development | | Short Term |
| | | Develop criteria for the assessment of rural residential and subdivision proposals outside urban areas. | Manager Planning & Development | | Short Term |
| | | Reinforce urban growth boundaries (including long term boundaries) by consistently and firmly delineating these in the Planning Scheme, including through amendments to township maps in the Local Planning Policy Framework. | Manager Planning & Development | | Medium Term |
| | | Maintain the Farming Zone (including minimum subdivision areas) on valuable agricultural land surrounding the hinterland townships of Deans Marsh, Moriac and Winchelsea, as well as those areas outside the designated growth areas surrounding Torquay, Jan Juc/Bells Beach and Bellbrae. | Manager Planning & Development | | Ongoing |

Objective 1.3: Sustainable Urban Development

Ensure that urban development minimises the impact on the environment, makes efficient use of land, infrastructure and resources, and is concentrated in accessible locations.

| Strategy | Strategy Impl: PS/CP | Action | Primary SCS Responsibility | Partners | Timing/ Priority |
|--|-------------------------|---|--------------------------------------|----------|---------------------|
| 1.3.1 Encourage consolidated and sustainable urban forms in townships with reticulated services. | PS | With consideration to the directions of Neighbourhood Character Studies, investigate areas, particularly within 400 metres of town centres of Torquay, Winchelsea, Anglesea, Jan Juc, Lorne and Aireys Inlet to assess suitability for encouraging medium and higher density housing, and amend the Local Planning Policy Framework accordingly to identify these additional areas where appropriate. | Coordinator Strategic Planning | | Medium Term |
| 1.3.2 Encourage higher densities of residential development close to shops, transport, services and facilities (while respecting character and environmental or landscape constraints), particularly in Old Torquay, and to a lesser degree in Winchelsea, Anglesea, Jan Juc, Lorne, Aireys Inlet and Torquay growth areas. | PS | With consideration to the directions of Neighbourhood Character Studies, investigate areas within 400 metres of town centres of Torquay, Winchelsea, Anglesea, Jan Juc, Lorne and Aireys Inlet to assess suitability for encouraging medium and higher density housing, and amend the Local Planning Policy Framework accordingly to identify these additional areas where appropriate. | Coordinator Strategic Planning | | Medium Term |
| 1.3.3 Continue to direct the majority of new residential development into Torquay and Winchelsea in the short term, and the Spring Creek growth corridor in the longer term. | PS | Reiterate strategies in the Local Planning Policy Framework to direct urban growth into the identified growth areas. | Manager Planning & Development | | Ongoing |

| Strategy | Strategy Impl: PS/CP | Action | Primary Responsibility | SCS | Partners | Timing/ Priority |
|--|-------------------------|---|--|-----|------------------------------|---------------------|
| 1.3.4 Encourage sustainable subdivision design, in particular: | PS | Having regard to the Victoria Planning Provisions, including the provisions to be introduced in the revised Clause 56 Residential Subdivisions (particularly Clauses 56.03 Liveable and Sustainable Communities and 56.04 Residential Lot Design), investigate appropriate additional standards for: | Coordinator Strategic Planning | | | Medium Term |
| <ul style="list-style-type: none"> • Compact neighbourhoods • Walkability • Close proximity to services and facilities • Reduced car dependence • Easy to use public transport • Range of lot sizes and housing types • Mixed use activity centres providing community focus • A range of open spaces and links • Strong sense of place • Environmentally friendly development, and • Protection and enhancement of native habitat. | | <ul style="list-style-type: none"> • Subdivision and lot layouts which ensure optimal solar orientation. • Compact, walkable and interconnected residential areas, including in smaller subdivisions that do not create new neighbourhoods. • A diversity of lot sizes to promote a range of dwelling types and sizes and provide for future intensification with infill development. • Smaller lot sizes and higher densities of development close to shops, transport, services and facilities. • Encouraging the construction of smaller dwellings and discouraging the construction of large dwellings on small lots. • Subdivision layouts that promote community interaction, safety and security by fronting lots onto streets and open spaces, and ensuring that street layout promotes walking, cycling and slow traffic speeds. | | | | |
| | | Explore opportunities to work with the developers including the Provincial Housing Unit of VicUrban to demonstrate ecologically sustainable subdivision in an economically viable project, to increase the sustainability of the housing stock in the municipality and to provide a benchmark for future development. | Director Sustainable Communities | | VicUrban, develop- ers | LongTerm |

| Strategy | Strategy Impl: PS/CP | Action | Primary SCS Responsibility | Partners | Timing/ Priority |
|---|-------------------------|---|--------------------------------|----------|---------------------|
| 1.3.5 Discourage low density or rural residential land uses (particularly lots above 2000m ²): | PS | Apply the Residential 1 Zone in serviced areas that are designated for urban growth. | Coordinator Strategic Planning | | Medium Term |
| | | Avoid the application of the Low Density Residential Zone or the Rural Living Zone in serviced areas or areas where planned infrastructure extensions will service the area. | Coordinator Strategic Planning | | Medium Term |
| | | Avoid the application of the Rural Living Zone, except where areas close to unserviced townships are identified through the Rural Strategy Review. | Coordinator Strategic Planning | | Medium Term |
| 1.3.6 Minimise construction waste to landfill and increase the recovery and recycling of construction materials and topsoil from site cutting. | PS | Having regard to the Victoria Planning Provisions, including those to be introduced in the revised Clause 56 Residential Subdivisions (particularly Clause 56.08 Environmental Management), investigate appropriate additional standards for: | Coordinator Strategic Planning | | Long Term |
| | | <ul style="list-style-type: none"> Recovery and recycling of building materials resulting from demolition. Reuse of topsoil and clean fill, to avoid transfer of this material to landfill (building on the existing initiative being piloted by the Surf Coast Shire). | | | |
| 1.3.7 Minimise and filter runoff from construction sites to reduce sediment loads on local waterways. | PS | Having regard to the Victoria Planning Provisions, including those to be introduced in the revised Clause 56 Residential Subdivisions (particularly Clause 56.08 Environmental Management), investigate appropriate additional standards for: | Coordinator Strategic Planning | CCMA | Long Term |
| | | <ul style="list-style-type: none"> Management of off-site impacts associated with sediment laden runoff, to protect estuarine and marine environments. | | | |

Objective 1.4: Sustainable Building Design

Integrate a high level of Ecologically Sustainable Design into new dwellings and the retrofit and extension of existing dwellings, to maximise energy and water efficiency, use of sustainable materials and recycling.

| Strategy | Strategy Impl: PS/CP | Action | Primary SCS Responsibility | Partners | Timing/ Priority |
|---|-------------------------|--|----------------------------------|----------|---------------------|
| 1.4.1 | PS | Develop sustainable building design guidelines for planning policy and educational material. | Coordinator Strategic Planning | | Medium Term |
| Encourage environmentally sustainable design and initiatives for dwellings in the Surf Coast Shire, in particular: | | Explore opportunities to work with the developers including the Provincial Housing Unit of VicUrban to demonstrate ecologically sustainable housing design in an economically viable project, to increase the sustainability of the housing stock in the municipality and to provide a benchmark for future development. | Director Sustainable Communities | VicUrban | Long Term |
| <ul style="list-style-type: none"> • Energy efficient and solar passive design • Effective use of insulation, double glazing and thermal mass • Solar hot water/electricity • Water efficient appliances, rainwater capture and reuse • Innovative greywater and blackwater treatment systems and reuse for non-potable purposes, particularly in un-reticulated areas • Use of sustainable building materials (e.g. recycled and sustainably produced timber, materials with low embodied energy, products made from recycled materials) • Smaller dwellings, which require fewer resources to construct and operate. | | | | | |

Objective 1.5: Managing Risk Associated with Development

Manage environmental and economic risks associated with development in areas with high wildfire risk, with probable or known Acid Sulfate Soils, and in areas affected by salinity.

| Strategy | Strategy Impl: PS/CP | Action | Primary SCS Responsibility | Partners | Timing/ Priority |
|---|-------------------------|--|--------------------------------|----------|---------------------|
| 1.5.1 Manage development and educate residents in areas of high wildfire risk to minimise the risk to life and property. | CP | Make CFA information on fire safety and management available and provide details of relevant educational programs to new residents and planning applicants in areas of high wildfire risk. | Fire Prevention Officer | CFA | Short Term |
| | | Continue to recognise wildfire risk in relevant sections of the MSS. | | | Completed |
| | | Through the Local Planning Policy Framework, discourage the development of housing for people with limited mobility or access to private transport in areas of high wildfire risk. | Coordinator Strategic Planning | | Long Term |
| 1.5.2 In areas of high wildfire risk with identified ecological or landscape significance, minimise the impact of the vegetation management requirements of the Wildfire Management Overlay through appropriate site selection and construction standards. | PS | When implementing the Wildfire Management Overlay (WMO), ensure that planning decision making places a high value on any ecological or landscape significance of the site when considering the likely impact of the vegetation management requirements of the WMO. | Coordinator Strategic Planning | | Long Term |
| | | Investigate higher design and construction standards or more appropriate site selection guidelines for areas with wildfire risk and with significant ecological or landscape values. | Manager Planning & Development | CFA | Medium Term |
| 1.5.3 Discourage development in identified areas with known or probable Acid Sulfate Soils. | PS | Recognise the presence of Probable Acid Sulfate Soils in the Municipal Strategic Statement, based on mapping undertaken by the Department of Primary Industries. | Coordinator Strategic Planning | DPI | Long Term |
| | | Require testing for the presence of Acid Sulfate Soils in identified areas prior to allowing development. | Coordinator Strategic Planning | | Long Term |

| Strategy | Strategy Impl: PS/CP | Action | Primary SCS Responsibility | Partners | Timing/ Priority |
|----------|-------------------------|---|---|--------------|---------------------|
| | | Investigate long term future use options for areas of known or probable Acid Sulfate soil. | Coordinator Strategic Planning | DPI | Long Term |
| 1.5.4 | PS | In consultation with the Corangamite Catchment Management Authority, determine appropriate methods for the management of salinity, in particular appropriate plant species, for inclusion within planning permit conditions for broadhectare subdivision of land and other large developments affected by salinity. | Coordinator Strategic Planning | CCMA, DPI | Medium Term |
| | | Provide advice to developers in relation to the impact of salinity on infrastructure and buildings to ensure appropriate design, siting and material selection. | Coordinator Strategic Planning, Statutory Planning Coordinator | | Short Term |
| | | Through conditions on planning permits, ensure that local roads constructed by developers in areas affected by salinity are designed to withstand the effects of salinity to minimise ongoing maintenance costs to Council. | Statutory Planning Coordinator, Director Infrastructure | | Short Term |

2. Affordability

Goal: Maintain an understanding of the housing market in the Shire, address the decline in housing affordability and facilitate the provision of low cost housing for new and existing residents and the seasonal workforce.

Objective 2.1: Understand the demand for and supply of affordable housing in Surf Coast Shire

Develop a thorough understanding of the Surf Coast housing market and, in particular, the demand for affordable and social housing in order to enable stronger advocacy and negotiation for an increase in the supply of affordable housing.

| Strategy | Strategy Impl: PS/CP | Action | Primary SCS Responsibility | Partners | Timing/ Priority |
|---|-------------------------|--|--|-----------------------------|---------------------|
| 2.1.1 Establish a collection method and database to inform Council of the demand and supply of affordable housing. | CP | Commission research on a regional and local scale into the housing market and affordable and social housing needs of the Shire. | Leisure and Community Services Manager | DHS G21 Community org | Medium |
| | | Develop a model for reporting on the demand for and supply of affordable housing in the Shire in collaboration with regional initiatives. | Leisure and Community Services Manager | DHS G21 Community org | Medium |
| 2.1.2 Increase awareness of the affordable housing needs of the Surf Coast Shire. | CP | Publicise the demand for and lack of supply of affordable housing in the Shire. | Director Sustainable Communities | | Long Term |
| | | Advocate to State and Federal governments for an increase in public investment in affordable housing within the Shire. | CEO | | Long Term |
| | | Develop and implement a communication strategy on the findings of research into local affordable housing needs to Councillors, Council officers and the community (including developers) to promote an understanding of local housing needs. | Director Sustainable Communities | | Long Term |

| Strategy | Strategy Impl: PS/CP | Action | Primary SCS Responsibility | Partners | Timing/ Priority |
|--|-------------------------|---|----------------------------------|----------|---------------------|
| 2.1.3 Advocate to State and Federal governments for an increase in their investment in affordable housing in Surf Coast and a reduction in taxes and charges that increase the cost of housing. | CP | Develop and implement a process or strategy to present information on affordable housing needs and the impact of taxes and charges when advocating to State and Federal governments. | Director Sustainable Communities | | Ongoing |
| | | Advocate for changes to the stamp duty requirements to reduce/eliminate the economic barrier to home ownership and housing turnover (e.g. downsizing, or relocating to accommodate a growing family rather than purchasing a large dwelling before required or extending a small dwelling). | CEO | | Ongoing |

Objective 2.2: Affordable Housing Supply

Increase the supply of affordable housing for low income households and improve the affordability of housing for low income households.

| Strategy | Strategy Impl: PS/CP | Action | Primary SCS Responsibility | Partners | Timing/ Priority |
|--|-------------------------|--|--|---|---------------------|
| 2.2.1 Address affordable housing needs on a regional scale through the Regional Affordable Housing Strategy of G21. | CP | Participate in the development of a Regional Affordable Housing Strategy as part of the G21 plan. | Director Sustainable Communities/ CEO | | Short Term |
| 2.2.2 Address affordable housing needs on a local scale through the development of an Affordable Housing Strategy for the Surf Coast Shire. | CP | Commission the development of a Surf Coast Affordable Housing Strategy to achieve a significant increase in the supply of affordable housing options in response to identified needs within the Shire and in coordination with regional initiatives. | Director Sustainable Communities | DHS (OoH), G21, Community organisations (e.g. Salvation Army) | Short – Medium Term |

| Strategy | Strategy Impl: PS/CP | Action | Primary SCS Responsibility | Partners | Timing/ Priority |
|----------|-------------------------|---|---|---------------------------|---------------------|
| | | Identify appropriate publicly owned (government) land that may be suitable for the development of affordable housing. | Coordinator Business & Rural Development | | Medium Term |
| | | Investigate mechanisms to ensure that affordable housing assets provided through planning requirements or incentives are retained for affordable housing in perpetuity. | Director Sustainable Communities | OoH, DSE | Medium Term |
| | | Undertake research (by survey or other method) in order to better understand the accommodation needs of key workers, particularly in Lorne, to assist in establishing housing and associated transport needs. | Director Sustainable Communities | Lorne traders association | Medium Term |
| | | Investigate the need to develop a local planning policy for worker accommodation provision in key areas of need (primarily Lorne) to address the outcomes of research. | Director Sustainable Communities | | Medium Term |
| | | Encourage tourism operators in Lorne to cooperate in the collective provision of worker accommodation. | Director Sustainable Communities | Tourism Operators | Medium Term |
| | | Monitor affordable housing outcomes of the National Sea Change Task Force, and incorporate relevant strategies and initiatives into the Affordable Housing Strategy. | Director Sustainable Communities/ Manager Planning & Development | NSCTF | Medium Term |

| Strategy | Strategy Impl: PS/CP | Action | Primary SCS Responsibility | Partners | Timing/ Priority |
|---|-------------------------|--|---|----------------------|--------------------------|
| 2.2.3 Encourage the development of affordable housing by the private sector. | PS | <p>Investigate policy options within the Local Planning Policy Framework of the Planning Scheme to encourage or potentially require the provision of affordable housing such as:</p> <ul style="list-style-type: none"> The outcomes of the forthcoming COAG conference in early 2007 Inclusionary zoning: requirement for the provision of affordable housing in larger developments (e.g. VicUrban's one smaller dwelling/lot per 10 lots/dwellings policy.) Developer contributions for the provision of land for affordable housing in larger subdivisions Density Bonus: incentive to developers who volunteer to provide affordable housing Dispensations and incentives for smaller dwellings such as increased densities, smaller open space, reduced setbacks, reduced car parking requirements or infrastructure costs. | Manager Planning & Development | DHS (OoH), DSE | Short- Medium Term |
| | | Explore opportunities through the development of the Affordable Housing Strategy to work with the private developers and in particular the Provincial Housing Unit of VicUrban to address identified housing affordability issues (e.g. the provision of key worker accommodation, particularly in Lorne). | Director Sustainable Communities/ Manager Planning & Development | VicUrban | Medium Term |
| 2.2.4 Encourage long term rental of existing holiday homes to increase the supply of private rental accommodation to address demand and current high rental costs. | CP | Provide information to holiday home owners to encourage consideration of the benefits and demand for long term rental. | Communications Coordinator | | Medium Term |

| Strategy | Strategy Impl: PS/CP | Action | Primary SCS Responsibility | Partners | Timing/ Priority |
|---|-------------------------|--|--|--|---------------------|
| 2.2.5 Actively encourage new caravan and camping facilities to provide for key or seasonal worker accommodation and discourage the subdivision of existing caravan parks for private housing. | PS | Develop guidelines for the location of caravan parks within urban areas, and outside urban areas as part of the Rural Strategy Review. | Coordinator Strategic Planning | | Long Term |
| | | Investigate options with caravan park owners and operators for the allocation of a proportion of caravans/cabins for seasonal workers and key workers, with potential incentives or dispensations. | | Caravan park operators. | Long Term |
| 2.2.6 Explore opportunities for the development and/or use of educational, conference, school camp or other facilities in or near Lorne, Anglesea and Torquay that also provide affordable or low cost housing for seasonal workers during the peak holiday periods. | PS | Negotiate with existing operators and new applicants for educational, conference, school camp or other facilities (or expansion of existing facilities) to encourage the incorporation of affordable accommodation for own and seasonal workers. | Coordinator Community Planning & Development | Existing operators and future applicants | Long Term |
| 2.2.7 Encourage the development of backpacker facilities, particularly in Lorne, which incorporate a separate component for the accommodation of key workers during peak periods. | PS | Investigate options with backpacker hostel owners and operators for the allocation of a proportion of rooms and appropriate facilities for longer term residents and key workers, with potential incentives or dispensations. | Coordinator Business & Rural Development/Coord. Strategic Planning | Backpacker hostel operators. | Long Term |
| | | Develop guidelines for the design of backpackers' hostels to provide for both hostel and longer term/worker accommodation. | Coordinator Business & Rural Development/Coord. Strategic Planning | | Long Term |
| 2.2.8 Encourage the provision of employee accommodation by government organisations to support the delivery of essential services (e.g. Police, education, ambulance, fire services etc). | CP | Make contact with government organisations to promote the provision of housing for employees to ensure housing is available at an affordable rate. | Director Sustainable Communities | | Long Term |

Objective 2.3: Social Housing Provision

Facilitate an increase in the supply of appropriate, accessible and well located social housing (public and community housing) to provide for very low income households and those with special needs.

| Strategy | Strategy Impl: PS/CP | Action | Primary SCS Responsibility | Partners | Timing/ Priority |
|--|-------------------------|--|---|----------------------|------------------------|
| 2.3.1 Encourage opportunities for the expansion of social housing (community and public housing) in the Surf Coast Shire. | PS | Negotiate a joint planning protocol with the Office of Housing including a twice yearly meeting. | Director Sustainable Communities/ CEO | DHS (OoH) | Ongoing |
| | | Co-operate with the Office of Housing in the expansion of public housing in the Surf Coast Shire. | Director Sustainable Communities | DHS (OoH) | Ongoing |
| | | Establish a partnership with one or more Registered Housing Associations and cooperate in the expansion of community housing. | Director Sustainable Communities | | Short Term/ Ongoing |
| | | Investigate policy options within the Local Planning Policy Framework of the Planning Scheme to encourage the development of social housing through planning dispensations and incentives including: <ul style="list-style-type: none"> • Reduced car parking requirements or infrastructure costs. • Increased densities, reduced open space or setbacks. | Director Sustainable Communities/ Manager Planning & Development | Housing Associations | Medium Term |
| 2.3.2 Ensure social housing is appropriately located and established in the Shire. | PS | Establish guidelines for as-of-right social housing developments and social housing management structures (emphasising the value of local management). | Coordinator Community Planning & Development | DHS (OoH) | Medium Term |
| | | Support planning applications for social housing that is located in close proximity to shops, transport and other services and infrastructure. | Coordinator Strategic Planning | | Ongoing |

| Strategy | Strategy Impl: PS/CP | Action | Primary SCS Responsibility | Partners | Timing/ Priority |
|--|-------------------------|---|--------------------------------------|-----------|---------------------|
| 2.3.3 Raise awareness within the community about the importance of social housing and its positive role in providing for a diverse community. | CP | Develop a communication strategy to promote the housing needs of disadvantaged people and those with low incomes. | Leisure & Community services Manager | DHS (OoH) | Long |

Objective 2.4: Crisis and Transitional Housing Provision

Ensure that crisis and transitional housing is provided within or in close proximity to the Surf Coast Shire to address the local demand for these services, particularly during and in the lead up to peak holiday periods.

| Strategy | Strategy Impl: PS/CP | Action | Primary SCS Responsibility | Partners | Timing/ Priority |
|---|-------------------------|--|---|---------------------|---------------------|
| 2.4.1 Establish the local demand for crisis and transitional housing within the Surf Coast Shire. | CP | In partnership with Transitional Housing Providers, family support agencies (e.g. Salvation Army, Bethany Community Support, Glastonbury Child and Family Services) and the Office of Housing, establish a method for recording figures and information (for a defined period) to determine the demand and need for crisis or transitional housing in the Shire. | Coordinator Community Planning & Development | Salvation Army, OoH | Short Term |
| 2.4.2 Increase the opportunities for the provision of crisis and transitional housing in appropriate locations with access to other services, facilities and transport infrastructure, in order to address established local demand. | PS | Support permit applications, when required, for crisis housing in appropriate locations. | Coordinator Strategic Planning | | Ongoing |
| | | Establish a partnership with a Transitional Housing Manager to work collaboratively for an increase in the supply of crisis and transitional housing in the Shire. | Director Sustainable Communities | | Long Term |
| | | Advocate to the Office of Housing for the provision of crisis and transitional housing to meet the established need. | Coordinator Community Planning & Development | | Medium Term |

| Strategy | Strategy Impl: PS/CP | Action | Primary Responsibility | SCS | Partners | Timing/ Priority |
|---|-------------------------|--|---|-----|----------|---------------------|
| 2.4.3 Encourage the development or use of transitional and crisis housing to address the established local demand over peak holiday periods. | PS | Investigate the need for transitional and crisis housing and associated services within the Surf Coast Shire driven by seasonal fluctuations in the availability of housing (including caravan parks), domestic violence and other issues, and advocate for the provision of these housing types and services to address demand. | Coordinator Community Planning & Development | | OoH | Medium Term |

Objective 2.5: Economic Development and Affordability

Ensure that the economic development of the Shire achieves a balance and range of employment opportunities to provide for local residents and increase the ability for local residents afford rental housing and to enter the local housing market.

| Strategy | Strategy Impl: PS/CP | Action | Primary Responsibility | SCS | Partners | Timing/ Priority |
|--|-------------------------|--|---|-----|----------|---------------------|
| 2.5.1 Promote economic development and new employment opportunities (particularly higher end/professional) across the Shire to complement the tourism industry, provide increased employment choice, and improve the accessibility of home ownership in the Shire by increasing its affordability relative to income. | CP | Implement the Surf Coast Shire Economic Development Strategy and explore and promote opportunities to attract higher end employers and professional businesses and services to establish within the Shire. | Coordinator Business & Rural Development | | | Medium Term |

3. Diversity

Goal: Increase housing diversity by providing a range of housing types to meet current and future needs.

Objective 3.1: Housing Diversity in Central Locations

Increase the provision of smaller dwellings at medium and higher densities in accessible and central locations.

| Strategy | Strategy Impl: PS/CP | Action | Primary SCS Responsibility | Partners | Timing/ Priority |
|---|-------------------------|---|--|----------------------|---------------------|
| 3.1.1 Encourage the development of medium and higher density housing close to shops, transport, services and facilities. | PS | Review policies on the location of medium density housing to ensure adequate provision, with consideration of the specific needs of older residents and other smaller household types. | Coordinator Strategic Planning | | Medium Term |
| 3.1.2 Ensure that medium and higher density housing provides a range of dwelling sizes, particularly smaller dwellings. | PS | Work with developers to encourage the construction of a diversity of dwelling types and sizes within medium and higher density developments, particularly smaller dwellings. | Coordinator Statutory Planning | Developers | Ongoing |
| | | Investigate incentives and dispensations to encourage the construction of appropriate smaller dwellings to address demand in central and accessible locations. | Coordinator Strategic Planning | | Long Term |
| | | Explore opportunities to work with private developers including the Provincial Housing Unit of VicUrban to address the declining number and proportion of smaller dwelling formats, including at medium and higher densities, to provide for the decreasing household size and ageing population (particularly over the medium term). | Director Sustainable Communities/ Manager Planning & Development | VicUrban, developers | Short Term |
| 3.1.3 Encourage further intensification of residential (as opposed to accommodation) development in designated areas within the coastal townships to provide for affordability and population diversity. | PS | Review policies on the location of medium density housing to ensure adequate provision, with consideration of the specific needs of older residents and other smaller household types. | Coordinator Strategic Planning | | Medium Term |

| Strategy | Strategy Impl: PS/CP | Action | Primary Responsibility | SCS | Partners | Timing/ Priority |
|---|-------------------------|--|--------------------------------------|-----|----------|---------------------|
| 3.1.4 Encourage diversity within smaller scale medium density housing developments (e.g. 3 or more dwellings on a lot) by requiring a range of dwelling sizes, or a greater proportion of smaller dwellings. | PS | Investigate incentives and dispensations or potential planning requirements for diversity of dwelling sizes (particularly small dwellings) within smaller scale medium density housing developments. | Coordinator Strategic Planning | | | Long Term |
| 3.1.5 Encourage the consolidation of existing lots to provide a more coordinated approach to the intensification of areas identified for medium and higher density housing. | PS | Investigate land consolidation processes and work with developers to encourage the consolidation of lots to achieve appropriate densities. | Coordinator Strategic Planning | | | Long Term |

Objective 3.2: Housing Diversity in Subdivisions

Ensure that residential subdivisions include a range of lot sizes to provide for a greater diversity of housing types.

| Strategy | Strategy Impl: PS/CP | Action | Primary Responsibility | SCS | Partners | Timing/ Priority |
|---|-------------------------|---|--------------------------------------|-----|----------|---------------------|
| 3.2.1 Encourage a diversity of lot and housing sizes in new subdivisions to cater for different prices and household sizes, including medium and higher density housing in appropriate and accessible locations. | PS | Having regard to the Victoria Planning Provisions, including those to be introduced in the revised Clause 56 Residential Subdivisions (particularly Clause 56.04-1 <i>Residential lot diversity and distribution</i>) investigate appropriate additional standards to require or encourage a range of lot sizes and types in new subdivisions of 3 lots or more. | Manager Planning & Development | | | Medium Term |

| Strategy | Strategy Impl: PS/CP | Action | Primary SCS Responsibility | Partners | Timing/ Priority |
|---|-------------------------|--|---|----------------------|---------------------|
| | | Explore opportunities to work with private developers including the Provincial Housing Unit of VicUrban to increase dwelling diversity in new subdivisions and assist in addressing the declining number and proportion of smaller dwelling formats, including at medium and higher densities, to provide for the decreasing household size and ageing population (particularly over the medium term). | Director Sustainable Communities/ Manager Planning & Development | VicUrban, developers | Short Term |
| 3.2.2 Encourage new subdivisions to provide for the future intensification of development over the medium to longer term, by including larger lots that can accommodate future subdivision and infill development. | PS | Work with developers to encourage and explore opportunities to require that building envelopes on larger lots be sited and scaled to enable the future intensification of these lots with infill development. | Coordinator Statutory Planning | | Ongoing |

Objective 3.3: Adaptable Housing

Incorporate adaptable design features into new housing to provide for the lifecycle of residents, enable downsizing, and reduce the necessity to demolish dwellings in the future to provide appropriate housing types.

| Strategy | Strategy Impl: PS/CP | Action | Primary SCS Responsibility | Partners | Timing/ Priority |
|---|-------------------------|--|--------------------------------------|----------|---------------------|
| 3.3.1 Encourage new dwellings to include adaptable features to provide for the lifecycle of residents and ageing in place. | PS | Introduce Planning Policy or provide information or advice to encourage new development to incorporate adaptable features. | Manager Planning & Development | | Long Term |
| | | Monitor the changes to state building legislation as a result of the recommendations of the Accessible Housing Task Force. | Manager Planning & Development | | Short Term |

| Strategy | Strategy Impl: PS/CP | Action | Primary Responsibility | SCS | Partners | Timing/ Priority |
|---|-------------------------|--|--------------------------------------|-----|----------|---------------------|
| 3.3.2 Encourage retrofitting and subdivision of dwellings and lots to create smaller dwellings without necessitating demolition. | PS | Investigate requirements or guidelines to enable retrofitting and subdivision of dwellings and lots to create smaller dwellings. | Coordinator Strategic Planning | | | Long Term |

Objective 3.4: Elderly, frail and disabled persons accommodation

Provide for the current and future housing needs of elderly, frail and disabled persons in accessible locations, including independent living, supported living, and aged care (both high and low care).

| Strategy | Strategy Impl: PS/CP | Action | Primary Responsibility | SCS | Partners | Timing/ Priority |
|---|-------------------------|---|--------------------------------------|-----|----------|---------------------|
| 3.4.1 Encourage medium density housing in a format that suits the needs of the elderly, frail and disabled (e.g. single storey, granny flat or multi-storey with provision of lifts). | PS | Through planning policy, encourage housing that is appropriate for elderly persons in locations near shopping and community facilities, and well serviced by public transport. | Coordinator Strategic Planning | | | Medium Term |
| 3.4.2 Encourage provision of appropriate dwelling types for people to age-in-place in smaller townships. | PS | Through planning policy, encourage housing that is appropriate for elderly persons within smaller townships and close to shopping and community facilities, and public transport where available. | Coordinator Strategic Planning | | | Medium Term |
| 3.4.3 Encourage aged care facilities (e.g. special accommodation and nursing homes) and older persons housing (e.g. retirement villages) in areas that are fully reticulated, close to services and facilities and served by public transport. | PS | Through planning policy, encourage aged care facilities in locations near shopping and community facilities, and well serviced by public transport. | Coordinator Strategic Planning | | | Medium Term |

| Strategy | Strategy Impl: PS/CP | Action | Primary SCS Responsibility | Partners | Timing/ Priority |
|--|-------------------------|--|---|----------|---------------------|
| 3.4.4 Support aged care services and elderly housing providers to meet the needs of local residents through networking and linking these services and disseminating information to the community. | CP | Provide a local service within Council to network and link aged care services and elderly housing providers, and to provide information to the community. | Coordinator Community Planning & Development | | Long Term |
| | | Approach the Lion's Village in Lorne to scope opportunities for the accommodation of elderly person's from other parts of the Shire in units that cannot be filled by local (Lorne) residents due to lack of demand. | Coordinator Community Planning & Development | | Long Term |

4. Infrastructure, Services and Transport

Goal: Achieve the timely and sustainable provision of physical, social, community, open space and transport infrastructure and services to meet current and future needs of residents and visitors.

Objective 4.1: Water Provision and Management

Provide reticulated services to accommodate future growth and residential infill, while addressing rainfall variability through sustainable management, use and recycling of wastewater and rainwater resources.

| Strategy | Strategy Impl: PS/CP | Action | Primary SCS Responsibility | Partners | Timing/ Priority |
|---|-------------------------|---|--|--|---------------------|
| 4.1.1 Encourage improved coordination of service provision and planning through formalising procedures for transfer of information between Council and service providers and ensure the timely provision of infrastructure and services. | CP | Establish a regular meeting process with service authorities to promote the strategic directions of housing in the Surf Coast Shire. | Director Sustainable Communities | | Short Term |
| 4.1.2 Encourage water conservation measures as a component of Ecologically Sustainable Design. | PS & CP | Having regard to the Victoria Planning Provisions, including those introduced in the revised Clause 56 Residential Subdivisions (particularly Clause 56.07 Integrated Water Management), investigate appropriate additional standards to encourage water conservation as a component of sustainable subdivision design and ecologically sustainable design for housing. | Manager Planning & Development | CCMA, Barwon Water | Medium Term |
| | | Investigate opportunities to seek a grant through the Australian Government's Community Water Grants programme, to fund a suitable project which results in water saving and efficiency. | Coordinator Rural & Business Development | Barwon Water, CCMA, housing associations or community organisations. | Medium Term |

| Strategy | Strategy Impl: PS/CP | Action | Primary SCS Responsibility | Partners | Timing/ Priority |
|----------|-------------------------|--|---|--|--------------------------|
| | | Investigate opportunities to seek funding through the Small Towns Development Fund, and provide partial project funding, for an innovative water project to demonstrate best practice water conservation or other water management project. | Coordinator Rural & Business Development | | Short- Medium Term |
| | | Utilise the EPA funded database resources of the Clearwater Information Exchange (Municipal Association of Victoria and the Stormwater Industry Association of Victoria) for gaining and exchanging information to improve water conservation in the Surf Coast Shire. | Director Corporate Services | | Ongoing |
| 4.1.3 | PS | Having regard to the Victoria Planning Provisions, including those in the revised Clause 56 Residential Subdivisions (particularly Clause 56.07 Integrated Water Management), investigate appropriate additional standards to encourage Water Sensitive Urban Design as a component of sustainable subdivision design and ecologically sustainable design for housing. | Manager Planning & Development | CCMA, Barwon Water | Medium Term |
| | | Investigate opportunities to seek a grant through the Australian Government's Community Water Grants programme, to fund a suitable project which results in water treatment to improve surface and groundwater health. | Coordinator Rural & Business Development | Barwon Water, CCMA, housing associat- ions or commun- ity organis- ations. | Medium Term |
| | | Investigate opportunities to seek funding through the Small Towns Development Fund, and provide partial project funding, for an innovative water project to demonstrate best practice Water Sensitive Urban Design or other water management project. | Coordinator Rural & Business Development | | Short- Medium Term |

| Strategy | Strategy Impl: PS/CP | Action | Primary SCS Responsibility | Partners | Timing/ Priority |
|----------|-------------------------|---|---|----------|------------------------|
| | | Utilise the EPA funded database resources of the Clearwater Information Exchange (Municipal Association of Victoria and the Stormwater Industry Association of Victoria) for gaining and exchanging information to improve stormwater management in the Surf Coast Shire. | Director Corporate Services | | Ongoing |
| 4.1.4 | PS and CP | Continue to work with the Municipal Association of Victoria, the Environment Protection Authority and other agencies to investigate, plan and implement innovative domestic wastewater management for non-reticulated townships and rural living. | Director Corporate Services | MAV, EPA | Ongoing |
| | | Investigate options to increase housing opportunities in non-reticulated townships through development of alternative forms of neighbourhood scale wastewater treatment. | Manager Planning & Development | | Medium-Long Term |
| | | Work with the Department of Human Services to develop alternative approaches to innovative wastewater management to overcome barriers posed by current requirements, in particular the Australian Standards. | Manager Planning & Development/ Coordinator Rural & Business Development | DHS | Medium Term |
| | | Advocate to government or obtain funding (e.g. through Small Towns Development Fund or the Regional Infrastructure Development Fund) for reticulated sewerage provision or alternative waste water treatment for Moriac and Deans Marsh. | Coordinator Rural & Business Development | | Short Term/ Ongoing |

| Strategy | Strategy Impl: PS/CP | Action | Primary SCS Responsibility | Partners | Timing/ Priority |
|----------|-------------------------|--|---|--|---------------------|
| | | Investigate opportunities to seek a grant through the Australian Government's Community Water Grants programme, to fund a suitable project which results in water recycling. (Funding opportunities could be considered in conjunction with innovative waste water treatment programs in non-reticulated townships, to implement water sensitive urban design initiatives in public open space of new subdivisions or social housing projects, or water recycling programs | Coordinator Rural & Business Development | Barwon Water, CCMA, housing associations or community organisations. | Medium Term |
| | | Investigate opportunities to seek funding through the Small Towns Development Fund, and provide partial project funding, for an innovative water project to demonstrate wastewater recycling systems or other water management project. | Coordinator Rural & Business Development | | Short-Medium Term |
| | | Utilise the EPA funded database resources of the Clearwater Information Exchange (Municipal Association of Victoria and the Stormwater Industry Association of Victoria) for gaining and exchanging information to improve domestic wastewater management in the Surf Coast Shire. | Director Corporate Services | | Ongoing |

Objective 4.2: Physical Infrastructure Provision

Ensure that physical infrastructure is provided to service new developments and that ongoing renewal of infrastructure takes place in existing residential areas.

| Strategy | Strategy Impl: PS/CP | Action | Primary SCS Responsibility | Partners | Timing/ Priority |
|---|-------------------------|--|--|----------|---------------------|
| 4.2.1 Seek development contributions for the timely provision of physical infrastructure in growth areas and new developments, including streets, footpaths, street lighting, drainage and service infrastructure. | PS | Prepare a Development Contributions Plan for growth areas and implement through the Development Contributions Plan Overlay in the Planning Scheme. | Coordinator Strategic Planning | | Short Term |
| | | Investigate the need for the preparation of a Development Contributions Plan for other areas of the Shire with development pressure and ageing infrastructure or additional infrastructure needs. | Coordinator Strategic Planning | | Medium-Long Term |
| 4.2.2 Ensure adequate resources are available for capital expenditure on infrastructure to cater for future needs and growth where development contributions are not possible, such as for infrastructure renewals in established areas. | CP | Plan for and undertake capital works for ongoing infrastructure renewals and improved provision, funded through: <ul style="list-style-type: none"> • Council's capital works budget • Grants and funding from Government sources • Development contributions | Director Infrastructure | | Ongoing |
| | | Seek funding through the Small Towns Development Fund, and provide partial project funding, to address an identified infrastructure need such as a pathways project. | Coordinator Rural & Business Development | | Short-Medium Term |

Objective 4.3: Social and Community Infrastructure and Planning for Health and Wellbeing

Ensure that new development promotes health and wellbeing and provides social and community infrastructure and services to meet the current and future needs of Surf Coast Shire residents and visitors.

| Strategy | Strategy Impl: PS/CP | Action | Primary SCS Responsibility | Partners | Timing/ Priority |
|---|-------------------------|--|--|---|---------------------|
| 4.3.1 Identify and plan for Shire-wide social and community infrastructure needs. | CP | Identify Shire-wide social and community infrastructure needs (e.g. through a social needs assessment, integration in planning scheme) to ensure that housing provision is coordinated with infrastructure provision and as input to Development Contributions Plan. | Coordinator Strategic Planning/ Coordinator Community Planning & Development | Community groups and organisations | Medium Term |
| | | Investigate funding opportunities through the Victorian Community Support - Building Community Infrastructure program (DVC), to fund construction or upgrades to community centres, or improvements to general infrastructure, that supports community strengthening objectives. | Coordinator Rural & Business Development | DVC, community groups and organisations | Short-Medium Term |
| | | Seek funding through the Small Towns Development Fund, and provide partial project funding, to address an identified community infrastructure need (e.g. civic renewal, community infrastructure projects). | Coordinator Rural & Business Development | Community groups and organisations | Short-Medium Term |
| 4.3.2 Seek development contributions for the provision of social and community infrastructure for the needs of residents in new subdivisions, as identified through Social Impact Assessments. | PS | Investigate introducing mandatory requirements for social impact assessments through the Planning Scheme for new subdivisions and major redevelopments. | Coordinator Community Planning & Development/Coordinator Strategic Planning | | Medium Term |
| 4.3.3 Minimise the lag between residential occupancy in new subdivisions and service provision. | PS | Work with developers to achieve the timely provision of social and community infrastructure, funded through development contributions and other sources. | Statutory Planning Coordinator | | Ongoing |

| Strategy | Strategy Impl: PS/CP | Action | Primary SCS Responsibility | Partners | Timing/ Priority |
|---|-------------------------|--|---|------------|---------------------|
| 4.3.4 Ensure housing development and use supports the strategic direction of the Surf Coast Shire Health and Wellbeing Plan 2006-2009. | PS | Integrate the relevant parts of the Health and Wellbeing Plan into the Local Planning Policy Framework during the 2006/07 MSS review. | Coordinator Strategic Planning | | Short Term |
| 4.3.5 Implement health and wellbeing objectives through the design of new subdivisions, by ensuring that developers provide for: <ul style="list-style-type: none"> • Walkability (to encourage people to walk to local facilities) • Access for all (designing and constructing clear, accessible paths of travel for the disabled, elderly, prams and scooters) • Promoting community connectedness and reducing social isolation • Footpaths and shared pathways to provide for safe movement, particularly for older persons and children • Good access to recreational spaces and places • Public lighting • Access to public transport and community transport through subdivision design. | PS | Through the workshop discussions scheduled for Year 1 of the Health and Wellbeing Plan 2006-2009, further develop the health and wellbeing objectives to be achieved in new subdivisions and smaller scale residential development. | Coordinator Community Planning & Development | | Short Term |
| | | In the review of the Municipal Strategic Statement scheduled for 2006/07 financial year and in planning for smaller areas of the Shire, give effect to the outcomes of these workshop discussions to ensure that housing and new subdivisions provide for the health and wellbeing of the community. | Coordinator Strategic Planning | | Short Term |
| | | Proactively integrate dialogue of health and wellbeing objectives into current and future discussions with developers, to mitigate health impacts and maximise opportunities to create healthier built environments for residents, workers and visitors. | Coordinator Community Planning & Development | Developers | Ongoing |

Objective 4.4: Open Space and Pedestrian and Cyclist Linkages

Provide adequate and appropriate open spaces and pedestrian and cyclist linkages, particularly in residential growth areas and areas proposed for increased residential densities.

| Strategy | Strategy Impl: PS/CP | Action | Primary SCS Responsibility | Partners | Timing/Priority |
|--|---------------------------------------|--|--------------------------------------|-----------------|------------------------|
| 4.4.1 Continue to ensure adequate open space provision in new subdivisions, to provide for the current and future needs of Surf Coast Shire residents and visitors. | PS | Prepare a Development Contributions Plan for growth areas and for other areas of the Shire to ensure the provision of adequate and appropriate open space to meet community needs. | Coordinator Strategic Planning | | Short-Medium Term |
| 4.4.2 Implement the Open Space Strategy, in particular by requiring: | PS | Integrate the relevant parts of the Open Space Strategy into the Local Planning Policy Framework during the 2006/07 MSS review. | Coordinator Strategic Planning | | Short Term |
| <ul style="list-style-type: none"> • Adequate and appropriate open space in new development • Linkages between residential areas and community and commercial facilities • Gradual increase in the provision of footpaths and pathways within and between towns (capital expenditure and possible land acquisition) • Alternatively, explore opportunities for shared traffic precincts in smaller townships or areas. | | Allocate funds and undertake capital works to implement the Open Space Strategy. | Director Infrastructure | | Ongoing |

| Strategy | Strategy Impl: PS/CP | Action | Primary SCS Responsibility | Partners | Timing/ Priority |
|---|-------------------------|---|--|----------|---------------------|
| 4.4.3 Ensure adequate provision of open space to provide for the current and future needs of residents of medium and higher density infill development | PS | Identify opportunities for the creation of new open space areas within or in close proximity to new infill residential development, particularly where development occurs at medium and higher densities. | Manager Env. & Open Space Planning/ Coordinator Strategic Planning/Coordinator Statutory Planning | | Ongoing |

Objective 4.5: Public and Community Transport

Increase the provision of public and community transport services to link the residential areas throughout the Shire and provide better connections to the region.

| Strategy | Strategy Impl: PS/CP | Action | Primary SCS Responsibility | Partners | Timing/ Priority |
|--|-------------------------|---|--|----------|---------------------|
| 4.5.1 Seek further improvements to public and community transport service provision to support the directions of the Housing Strategy, in particular: | CP | Advocate to the Department of Infrastructure for the improved provision of public and community transport services and to raise awareness of local public transport needs arising from the directions of the Housing Strategy. | Director Sustainable Communities | | Ongoing |
| <ul style="list-style-type: none"> Provision of community bus services, particularly to service townships and areas of the Shire not serviced by public transport | | Advocate to the Department of Infrastructure for the prioritisation and timely provision of identified accessibility improvements for the Surf Coast Shire (as outlined in <i>Meeting Our Transport Challenges</i>), including improved connections between Torquay and other parts of the Shire with Geelong and Deakin University. | Director Sustainable Communities | | Ongoing |
| <ul style="list-style-type: none"> Township public transport services for Torquay-Jan Juc Public transport service between Apollo Bay, | | Explore opportunities for the development of a Local Area Access Demonstration Program with the Department of Infrastructure, and seek funding for its implementation. | Coordinator Community Planning & Development | DOI | Medium Term |

| Strategy | Strategy Impl: PS/CP | Action | Primary SCS Responsibility | Partners | Timing/ Priority |
|---|-------------------------|---|---|------------|--|
| Winchelsea and Geelong <ul style="list-style-type: none"> Use of school buses to provide local bus services Reopening Moriac Station. | | Investigate community transport options and future funding opportunities through the Department of Victorian Communities (repeat of or similar to the Community Bus Program - 2006 grants up to \$100,000). | Coordinator Community Planning & Development | DVC | Short Term (or when opportunity arises) |
| | | Investigate actions proposed by the Growth Areas Authority to achieve developer contributions for services like community transport. | Director Sustainable Communities | Short Term | |
| 4.5.2 Encourage the increased provision of private transport services (e.g. private bus operators) to provide transport for employees, particularly between Lorne and Deans Marsh. | CP | In collaboration with local traders associations (particularly for Lorne and Anglesea), investigate the need for transport services for employees in peak and off-peak periods. Where a need is identified, approach private transport providers to scope opportunities for the provision of services between areas of residence and areas of employment. | Coordinator Business & Rural Development | DOI | Short-medium term |

Objective 4.6: Traffic management

Protect the local amenity of residential areas from increased traffic impacts while maintaining good accessibility between the Surf Coast Shire, Geelong and Melbourne.

| Strategy | Strategy Impl: PS/CP | Action | Primary SCS Responsibility | Partners | Timing/ Priority |
|---|-------------------------|---|----------------------------|-----------|---------------------|
| 4.6.1 Ensure that traffic management strategies maintain good access to Geelong and Melbourne from the residential areas of Surf Coast while protecting residential areas from | | Monitor traffic increases and impacts on residential areas of the Shire as a result of the Geelong Bypass, the duplication of the Princes Highway, and expected incremental increases, and work with VicRoads to address identified issues as they arise. | Director Infrastructure | Vic-Roads | Ongoing |

| Strategy | Strategy Impl: PS/CP | Action | Primary SCS Responsibility | Partners | Timing/ Priority |
|--|-------------------------|--|--------------------------------|-----------|-------------------------|
| <p>traffic congestion and noise as a result of:</p> <ul style="list-style-type: none"> • Construction of the Geelong bypass • Duplication of the Princes Highway, and • Increased traffic on east-west links through the Shire. | | Develop further traffic management strategies to address identified issues, particularly for growth areas. | Director Infrastructure | Vic-Roads | Medium Term/ Ongoing |
| <p>4.6.2</p> <p>Encourage sustainable subdivision design to manage vehicular speeds and volumes in residential areas, give greater priority to pedestrians and cyclists and promote the use of public transport.</p> | PS | Work with developers to achieve a high level of pedestrian and cyclist priority and integration of public transport services and infrastructure into new development, and to minimise the safety and amenity impacts of private vehicles in local areas. | Coordinator Statutory Planning | | Ongoing |

5. Character

Goal: Respect the valued character of the different residential parts of Surf Coast Shire.

Objective 5.1: Neighbourhood, township and landscape character

Ensure that future residential development respects the identified and valued neighbourhood, township and landscape character of the different towns and settlements of the Shire.

| Strategy | Strategy Impl: PS/CP | Action | Primary SCS Responsibility | Partners | Timing/ Priority |
|--|-------------------------|--|--------------------------------|----------|---------------------|
| 5.1.1 Ensure other objectives relating to the consolidation of townships have regard to recommendations of character studies and resulting planning controls. | PS | Implement the outcomes of Neighbourhood Character Studies in the Surf Coast Planning Scheme. | Coordinator Strategic Planning | | Medium Term |
| | | Prepare new design guidelines where consolidation and medium density housing is encouraged, to ensure development respects neighbourhood and township character. | Coordinator Strategic Planning | | Medium Term |
| 5.1.2 Continue to ensure that coastal areas are free of urban encroachment in line with the Coastal Spaces Strategy. | PS | Retain existing urban growth boundaries around coastal townships and the current suite of zones and overlays that reinforce the extent of urban growth. | Manager Planning & Development | | Ongoing |
| 5.1.3 Ensure that future development of hinterland towns respects the valued rural character of these settlements. | PS | Undertake character studies of Winchelsea and Deans Marsh as an adjunct to the development of strategies for these townships. | Coordinator Strategic Planning | | Long Term |
| | | Undertake a character study of Moriac, either separately or as a part of a broader strategic planning project for the township. | Coordinator Strategic Planning | | Long Term |