

**SURF COAST SHIRE  
RURAL RESIDENTIAL AND RURAL LIVING STRATEGY**

**PREPARED FOR  
Surf Coast Shire**

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**RURAL (SURF COAST)**

**Surf Coast Shire  
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**EXECUTIVE SUMMARY**

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This strategy has been developed to provide direction to both rural residential and rural living use and development in Surf Coast Shire. Both these uses involve a primarily residential use in rural environment where the potential to gain a living from rural pursuits undertaken on the land is generally not possible, due to the small size of the lot.

Rural residential is at the smaller end of the lot size spectrum and is defined in the Minister for Planning's Direction No. 6 "Rural Residential Development" as comprising lots in the 0.4 to 2.0 hectare size range. Rural living is also primarily a residential use but the keeping of stock or growing of crops for domestic use is often involved. Such use is often named 'hobby farming'. Rural living can also involve large bush blocks. For the purpose of this strategy, lots in the 2 to 8 hectare size are classed as rural living.

Both rural residential and rural living are a popular lifestyle preference but they generate a number of complex issues affecting rural and urban uses and the environment. They therefore require careful planning consideration.

The Strategy builds upon and refines the long standing rural residential policy direction which has operated in the eastern part of the Shire (the area which was formerly within the Shires of Barrabool and South Barwon). The former Geelong Regional Commission introduced a 'Rural Residential Living Strategy' for the Geelong Region in 1983.

The Strategy also introduces rural residential and rural living policies to the eastern part of the Shire (former Shire of Winchelsea) where there was formerly no local strategic direction for such development.

In preparing this new Strategy, particular attention has been paid to ensuring that the strategy conforms to and implements relevant State planning policies and directions. In particular, these policies and directions include:

- the State Planning Policy on Rural Living (Clause 16.03 of the Victoria Planning Provisions);
- the State Planning Policy on Agriculture (Clause 17.05 of the Victoria Planning Provisions); and



- the Minister for Planning's Direction No. 6 "Rural Residential Development".

Consideration has also been given to the following documents as recent refinements of the 1983 Strategy for the Geelong Region:

- "Geelong Region Rural Residential Living Strategy, 1993" (which was the culmination of a review of the 1983 Strategy and was prepared by the Geelong Regional Commission but not adopted before the Commission was disbanded).
- "City of Greater Geelong Rural Residential Strategy, 1984" (which utilised much of the draft 1993 Strategy for Geelong Region).

The objectives of the Surf Coast Rural Residential and Rural Living Strategy are:

- to provide a choice of locations for rural residential and rural living development at appropriate locations in the municipality.
- to ensure that high quality agricultural land and viable and productive agricultural operations are not adversely affected.
- to protect areas of environmental, landscape or cultural significance and avoid physically unsuitable and potentially hazardous areas.
- to ensure that rural residential or rural living development does not prejudice future urban growth areas.
- to ensure that rural residential and rural living development occurs in a manner that maximises existing community infrastructure and services.
- to ensure that the costs of additional services and facilities required for rural residential and rural living development are borne by landowners.
- to identify a suitable phasing of land release for rural residential and rural living development.



- to ensure that township extensions and consolidation are considered as a substitute for new rural residential development.
- to ensure that new rural residential and rural living development are only considered after appropriate site specific studies and preparation of outline development plans.

The Strategy comprises a set of 15 policies, many of which build upon the successful elements of previous policies, particularly those contained in the “Geelong Region Rural Residential Living Strategy, 1983”. The purpose of each of the 15 policies, the means by which they are intended to be implemented and detailed planning comments are set out after each policy in the Strategy document. The policies are as follows:

### *Location*

- Rural residential or rural living development must not extend beyond existing areas except in the ‘potential future development areas’.

### *Opportunities*

- The potential expansion of rural residential or rural living may only be considered in the ‘potential future development areas’ at Torquay, Moriac or Winchelsea and must have regard to the appropriate size and character of the zoned area, taking into account local constraints.

### *Constraints*

- There must not be any new locations for rural residential or rural living development on high quality agricultural land.
- There must not be any new locations for rural residential or rural living development on land of high biological value.



- There must not be any new locations for rural residential or rural living development in areas identified as having future urban growth potential.
- Physically unsuitable or potentially hazardous areas must be precluded from new rural residential or rural living development.
- There must not be any new locations for rural residential development in areas in close proximity to sensitive environments such as conservation reserves or to established or specifically zoned uses which could have negative impacts on nearby residents.
- There must not be any new locations for rural residential or rural living development on land which has high landscape value or cultural or archaeological significance. Other areas may only be considered for rural residential or rural living development subject to a special investigation first being undertaken and the use of site specific provisions to protect landscape values.
- Rural residential and rural living development should not be allowed in locations where they would increase expectations for subdivision of adjacent farmland or conflict with farming operations.

***Services and Facilities***

- An amendment must only provide for rural residential or rural living development which has adequate services and facilities.
- Amendments which provide for new rural residential or rural living development must be selected so as to utilise existing services (water, power telephone) and existing community facilities (transport, education, health, retail, social).
- The cost of additional services and facilities for rural residential or rural living development, including external service and facility improvements, must be borne by developers.



*Supply*

- Increases in the supply of rural residential and rural living allotments must be determined by the rate of development of vacant lots, but subject to any constraints affecting particular localities.
- A maximum of 10 years regional supply of zoned rural residential and rural living lots may be provided for across the Shire, based on the long term development rate.

*Development Standards*

- Subdivision design and development of houses must be based on site responsive planning techniques in accordance with outline development plans and appropriate site-specific studies including the verification of on-site effluent disposal capability.

An assessment of future development potential has revealed that most of the Shire is unsuitable for new rural residential or rural living development due to factors including the need to retain high quality agricultural land and protect viable agriculture, the need to protect areas of environmental significance and the undesirability of having rural residential or rural living areas remote from infrastructure services and community facilities.

The future rural residential or rural living growth potential identified in this strategy (at Torquay, Moriac and Winchelsea) must be considered in the context of the substantial existing stock of vacant rural residential and rural living lots in the Shire as well as substantial opportunities in neighbouring municipalities.

Specific areas for potential new rural residential or rural living development have not been identified in the Strategy, but rather general localities where future rezoning may be considered after more detailed assessment of individual sites. Appendix I gives a guide to potentially suitable sites but any future rezoning must be based on a detailed assessment of the sites in accordance with the policies in the Strategy.



This strategy has been developed to provide direction to both rural residential and rural living use and development in Surf Coast Shire. The distinction between rural residential and rural living is imprecise but they both involve a primarily residential use in a rural environment where the potential to gain a living from rural pursuits undertaken on the land is generally not possible, due to the small size of the lot. They both allow for a legitimate and popular lifestyle but generate a number of complex issues affecting rural and urban uses and the environment. They therefore require careful planning consideration in rural areas and definitely, should not be ignored.

Rural residential development is defined in the Minister for Planning's Direction No. 6 "Rural Residential Development" as:

- “ (a) the subdivision of land into one or more lots which have an area between 0.4 and 2.0 hectares if the lot or lots are intended primarily for a residential use; or  
(b) the construction of a detached house on a vacant lot which has an area between 0.4 and 2.0 hectares.”

This is the definition of rural residential use and development adopted in this strategy.

In Surf Coast Shire the locations which currently provide concentrations of individually owned lots in the range of 0.4 to 2.0 hectares include those in the following table.





Locality	Existing Zone	Ave. Lot Size (ha)
<b>Torquay Jan Juc</b>		
• Torquay Heights	Rural Residential	2.0
• Deep Creek / Briody Dve	Rural Residential	1.5
• Castaway Cres /Broadbeach Rd	Residential C AILV Overlay	0.4
• Bells Blvd	Rural Residential AILV Overlay	1.5
<b>Winchelsea</b>		
• Lauders Lane	Not Zoned	0.4
• Karngun Estate / Richmond Lane	Not Zoned	2.0
• Inverleigh Rd	Not Zoned	2.0
• Collins St area	Not Zoned	2.0
<b>Moriac</b>		
• west side township	Rural Residential	1.2
<b>Deans Marsh</b>		
• west side of township	Not Zoned	2.0
<b>Aireys Inlet</b>		
• Boundary Rd	Rural Natural Features Preservation Order Area Overlay	0.6
• Ridge Rd, Fairhaven	Residential C	0.4
• Timbara cluster, Fairhaven	Residential C	0.4
<b>Lorne</b>		
• 3 sites (Duncan St; Erskine Falls Rd; Albert St)	Forest Residential	1.0
<b>Thompson Ck</b>		
• Lower Duneed	Rural Residential	1.5
• Connewarre	Rural Residential	1.5
<b>Central Valleys</b>		
• Modewarre	Rural General Farming	0.8



Locality	Existing Zone	Ave. Lot Size (ha)
Bells Beach <ul style="list-style-type: none"> <li data-bbox="245 495 443 521">• Addiscott Rd</li> <li data-bbox="245 544 528 571">• Jarasite Rd (sth side)</li> </ul>	Rural Residential  Rural Natural Features Preservation Order Area Overlay	2.0  2.0
Otway Coastal Hinterland <ul style="list-style-type: none"> <li data-bbox="245 680 596 707">• Big Hill &amp; Cathedral Rock</li> </ul>	Rural Natural Features Preservation Order Area Overlay	0.4

Much of the demand for rural land and possibly the use with the biggest impact on agricultural production, is for rural living or hobby farming. This use is primarily residential but the keeping of stock or growing of crops for domestic use is often involved. In other cases rural living includes bush blocks.

The actual size range of a rural living or hobby farm property is unclear because it depends on a range of factors such as the agricultural quality of the land and the purpose for which the land is used. For example, many large rural holdings (say 40ha) are underutilised in terms of agricultural productivity, whilst many small holdings (say 8ha), such as those used for vineyards, can provide a viable rural income.

From a practical viewpoint, lots in the 2 to 8 hectare size range are most commonly used for a rural living/hobby farming lifestyle, with little practical application to agricultural production.

In Surf Coast Shire the locations which currently provide concentrations of individually owned lots in the range of 2.0 to 8.0 hectare include those listed in the following table:



Locality	Existing Zone	Ave. Lot Size (ha)
<b>Winchelsea</b>		
• Dickinsons Road, south of township	Not Zoned	3.0 & 8.0
<b>Freshwater Creek</b>		
• south-west Mt Duneed & Anglesea Rds	Rural General Farming	6.0
• Pettavel Rd, south of Dickens Rd	Rural General Farming	5.0
<b>Gherang/Bellbrae West</b>		
• Gherang	Not Zoned	4.0
• Wensleydale	Not Zoned	4.0
• Vickerys/Portreath/Gundrys Rds	Rural Natural Features	5.0
<b>Bellbrae</b>		
• north & east of township	Rural General Farming	4.0
<b>Central Valleys</b>		
• Barrabool Rd, Gnarwarre	Rural General Farming	3.0
• Winchelsea Sth	Not Zoned	4.0
• Cnr Cape Otway & Gherang Rds, Gherang	Not Zoned	6.0
<b>Bells Beach</b>		
• Bells Rd	Rural General Farming	4.0
<b>Otway Coastal Hinterland</b>		
• Spence Ave, Aireys Inlet	Rural Natural Features Preservation Order Area Overlay	2.0 & 4.0
• Bimbadeen Dve, Fairhaven	Rural Natural Features Preservation Order Area Overlay	4.0
• Erskine Falls Rd/Seascape Crt, Lorne	Not Zoned	2.8

In addition to the clusters of lots there are a significant number of small lot excisions scattered throughout the rural areas of the Shire. These excisions are generally between 1 and 3 hectares in size, created ostensibly for "farm workers houses" but are commonly sold and used as rural living lots.



Whether rural land is used for rural residential or rural living, the impacts are usually similar and the lot size is usually too small for commercial agricultural production. For these reasons, both uses are covered in this strategy.

The desire for a rural residential or rural living/hobby farming property is usually intended to satisfy one or more of the following lifestyle or leisure preferences:

- to live or have a holiday house in a rural environment;
- to have the flexibility to develop a large garden;
- to keep a horse or horses for recreational purposes;
- to keep 'homestead' farm stock (a goat, chickens etc.); or
- to be isolated from neighbours.

The greatest demand for rural residential/rural living is in areas of high landscape value or on rural land within commuting distance of cities. These areas in turn command the highest price per hectare.

The principal issue in agricultural areas is that the satisfaction of rural residential or rural living demand by the subdivision of large rural properties can become self generating to the point where speculative forces place a value on nearby broad-acre land that bears no relationship to its agricultural potential, but reflects the land's potential for residential use. The higher land values, and consequently, higher rates, mean that farmers are unable or unwilling to purchase the land for agricultural use. The realisation of nearby farmers that the ability to expand production by purchase of land in the area is limited in the long term encourages further pressure for subdivision.

Where large allotments of indigenous vegetation remain ('ie. bush blocks') many of the issues associated with rural residential/rural living differ from those associated with farmland. Issues of ecologically sensitive or significant sites and high fire hazard often are the principal concerns.

The issues and problems that are generated by the conflict between genuine farming uses or bushland environments and potential residential uses are relevant to all rural areas within commuting distance of large urban centres. For those areas with particular



environmental qualities, such as much of the Surf Coast Shire, the immediacy of demand is usually greater and the potential for irreversible damage from inappropriate development is accentuated.

The south eastern part of Surf Coast Shire, in the vicinity of Torquay and the Bells Beach/Bellbrae area, is particularly attractive to rural residential/rural living development because it contains pleasant rural landscapes and is in relatively close proximity to both Geelong and the ocean coastline.

Rural residential development in the eastern part of Surf Coast Shire (ie. the area within the former Shire of Barrabool and City of South Barwon, as shown on Figure 1) has since 1983 been guided by a comprehensive set of planning policies administered by the former Geelong Regional Commission and municipal councils. In contrast, that part of the Surf Coast Shire within the former Shire of Winchelsea (as shown on Figure 1) has had no specific policy or zone provision to guide rural residential development.

The preparation of a rural residential/rural living strategy for Surf Coast Shire presents the opportunity to review the long-standing rural residential strategy covering the east of the Shire and provide strategic direction for rural residential and rural living or hobby farming development throughout the Shire.





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**2.1 BUYER DEMAND**

The demand for rural residential and rural living development has been gauged in the report by RG Ashby & Co Pty Ltd entitled 'Analysis of the Nature of Demand for Rural Land in Surf Coast Shire' (November, 1995). This report reveals that, despite the downturn in the general real estate market during the early to mid 1990's, demand for rural residential lots has still been strong in the Surf Coast Shire, particularly in the Torquay area. The most popular lot size range is 0.6 hectare to 4 hectares.

The Ashby report reveals that the market for rural residential or rural living property contains a number of lifestyle related segments, which include 'commuters', 'retirees', 'locals', and 'holiday buyers'. The 'commuters' market comprises the strongest source of demand for rural property. They are people employed in a metropolitan area, mainly in Geelong, who want to live in a rural environment and are prepared to travel to work each day. The real estate agents surveyed for the study estimated that nearly three quarters of rural sales in the Shire were to purchasers who worked in the Geelong or Melbourne metropolitan areas. The 'commuter' buyers predominantly want land within around 35 minutes drive from Geelong. They generally prefer vacant lots on which they can build their own home.

The estate agents estimated that the demand for commuting workers wishing to live in a rural environment appears set to continue, and thus strong consideration must be given to proximity to Geelong.

**2.2 LANDOWNER/SUBDIVIDER POSITION**

To the owners of larger rural properties the advantage of a demand for rural residential/rural living lots is the option of realising a short term economic gain that may either provide capital to allow for maintenance of the farm business during a lean period or provide a large capital gain on retirement or relocation.



Increasing pressure on farm businesses from higher costs and reduced farm incomes is leading to landowners rationalising their farm businesses and either increasing their operation, altering or diversifying their product base, or selling off their capital (most of which is equity in the farmland).

A trend of individual landowners taking advantage of the demand for rural residential/rural living lots on an ad hoc basis may, however, compromise the long term protection of the agricultural base of the Shire.

Owners of uncleared land often view this land as an ideal candidate for rural residential/rural living development. It is often claimed that vegetated land will provide an attractive environment, screen development and minimise adverse landscape impacts. There are, however, often good reasons why the land has not been cleared for farming in the past. In many cases the land is excessively steep or has poor access. These areas are often of botanical or zoological significance or of high landscape value. They are also usually high fire hazard areas.

### **2.3 POTENTIAL ENVIRONMENTAL IMPACTS**

Rural residential or rural living development, if inappropriately sited and controlled, can have severe detrimental effects on the environment. The range of potential environmental impacts are outlined below.

- **Impacts on Ecologically Sensitive Areas**

An increase in the intensity of use of land within or adjacent to areas of botanical or zoological significance can dramatically affect sensitive ecologies. Rural residential or rural living development can create impacts on sensitive environments such as pet cats and dogs killing or disturbing wildlife, clearance of vegetation to reduce fire hazards or open up views, weeds and exotic plants spreading from garden areas, and additional water altering hydrological regimes.





- **Impacts on Areas of High Landscape Value**

The additional building density of rural residential or rural living development, compared with broad-acre rural areas, can have significant impacts on visually sensitive landscapes. This is particularly significant where the scenic quality of the landscape is an important tourism asset. The range of impacts on the visual quality of landscapes includes the siting of buildings and works in prominent locations, use of reflective or obtrusive coloured materials in buildings, clearing of vegetation in prominent locations, scattered siting of outbuildings, extensive fencing of allotments and siting of above-ground utilities in prominent locations.

Lot size has a significant bearing on the potential of landscapes to absorb visual impacts of development. In general, visual impacts are most severe on smaller rural residential lots because on small lots there are few options for siting buildings and works and a relatively larger proportion of the lot is occupied by buildings and works.

- **Water Quality**

In the absence of reticulated sewerage, domestic wastes should be adequately contained within rural residential lots in order to prevent contamination of watercourses. Increased stormwater runoff from buildings and paved surfaces can also severely effect riparian environments and create erosion, unless adequately controlled. Erosion of land can also be accentuated by inexperienced or uncaring overstocking of land.

- **Fire Hazard**

If rural residential development or rural living is permitted in high fire hazard areas the occupants of the development will be at risk. In addition, poor land management often associated with rural residential/rural living use (such as allowing weeds to spread and rubbish to accumulate) can increase the risk of bushfire threatening the landowner and adjoining landowners.



- **Weeds and Vermin**

Poor rural land management techniques and ignorance of controls by new rural residents can lead to weed and vermin infestation of the property and adjoining land.

## **2.4 POTENTIAL ECONOMIC AND SOCIAL IMPACTS**

- **Impacts on Farming**

As discussed in Section 1.0 above, rural residential and rural living subdivision can cause the withdrawal of valuable farming land from production, both directly and indirectly.

Speculation on broad-acre properties for potential subdivision increases land values, increases rates and makes acquisition of land for farming prohibitively expensive.

The widespread loss of farmers to an area is followed by a winding down of farm support services and this further exacerbates problems for remaining farmers.

- **Compatibility with Farming**

Rural residential and rural living development often lead to an increase in dogs roaming the area and threatening farm stock (this is a particular problem for sheep).

Rural residential and rural living dwellers often object to farming techniques such as spraying of insecticides, the incidence of heavy traffic, the creation of odours, or use of bird scarers on nearby properties.



The part-time interest of most rural residential and rural living owners in land management and the potential for poor land management often effects genuine farming operations on nearby properties. The spread of weeds is a particular problem in this respect.

- **Land Management Difficulties**

Land management is a problem for many rural residential and rural living property owners due to the high cost of most farming equipment, the inability of most garden type equipment to cope with large lots and the considerable time required to maintain properties.

Many new landowners are inexperienced in rural land management and don't realise before purchase that such properties require significant time and money for upkeep.

- **Infrastructure and Servicing Costs**

Rural residential and rural living dwellers usually expect many services which are commonly provided in urban areas but not in rural areas. These include infrastructure services such as reticulated water supply and sealed roads and social services such as kerbside rubbish collection. The costs of all services are not currently covered by developer charges or a 'user pays' charging system but spread over the whole community. It is therefore argued that urban dwellers subsidise the provision of services to more remote rural residential or rural living communities.

- **Constraints to Urban Expansion**

Rural residential or rural living subdivision on the outskirts of urban areas, if inadequately planned, can create constraints to future urban development of the land as fragmented ownership patterns make co-ordination of urban development difficult and infrastructure provision more expensive.



- **Constraints to Future Extraction of Stone Resources**

Where rural residential or rural living development is allowed to occur over valuable stone reserves these reserves are usually sterilised due to the density and value of overlying development. It is therefore desirable that where stone reserves have been identified in rural areas the land overlying these reserves remain in a broad-acre state.

## **2.5 USE OF RURAL RESIDENTIAL TO IMPROVE THE INTERFACE BETWEEN URBAN AND RURAL AREAS**

Where broad-acre rural land abuts land of urban density there is often conflicting land management which is even more pronounced than between rural residential and broad-acre rural. Further, the expectation by rural land holders that a rezoning of their land to an urban use is inevitable, often leads to lack of investment in the agricultural use of the land. In areas where normal density urban expansion is undesirable some form of rural residential or rural living transition area between urban and rural may be appropriate in order to deflate the general expectation of future urban rezoning and minimise the impacts of development on neighbouring agricultural operations. Such areas would also benefit rural residential dwellers by enabling them to locate relatively close to urban services.

This needs to be considered in the context that land which is unsuitable for urban expansion is also often land which is environmentally significant. In such cases, rural residential development may not be appropriate. Such land, maintained in its natural state, would in itself provide a clearly defined 'edge' to urban development.



**EVOLUTION OF PLANNING POLICIES**

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**3.1 HISTORICAL PERSPECTIVE**

Within the Geelong region there is a longer history of planning to control rural residential development than in most other areas of Victoria. That part of the Surf Coast Shire within the former Geelong Regional Commission area (ie. the former Shire of Barrabool and City of South Barwon as shown on Figure 1) has had the benefit of one of the most comprehensive and effective rural residential strategies so far adopted. Rural residential development has been monitored since 1968 and stringent policies on this form of development have been enforced since 1983.

Early planning controls were focused on urban areas and did not prevent the subdivision of rural properties to create small lots. However attention was focused on rural areas by a boom in small rural lot subdivision during the late 1960s and throughout the 1970s.

The first planning policy document specifically dealing with the rural areas of the Geelong region was the Rural Area Policy of the Geelong Regional Planning Authority (predecessor to the Geelong Regional Commission) adopted in 1974. This document set down principles for the protection of agriculture, areas of high landscape significance and mineral resources. It was not, however, actively incorporated into statutory plans and subdivision proposals were treated on an ad hoc basis while more detailed studies were undertaken.

More detailed studies undertaken during the 1970s included 'Assessment of Agricultural Land' (1974), 'Environmental and Land Use Potential of the Geelong Region' (1976) and 'Regional Characteristics of Geelong Agriculture' (1978). These studies provided a sound information base for a more comprehensive rural planning system.

Building upon these broad rural studies was a study specifically on rural residential development: the 'Geelong Rural Residential Study' (1981). Rural residential living had emerged as a form of essentially urban development that did not fit into previous rural



policies. Rural residential development was defined as comprising lots in the 1 to 4 hectare size range (ie. crossing rural residential and rural living as currently defined). Following this study a specific 'Rural Residential Living Strategy' was developed and adopted in 1983.

### **3.2 GEELONG RURAL RESIDENTIAL LIVING STRATEGY 1983**

The major policies of the 1983 Rural Residential Living Strategy can be summarised as follows:

- (1) Rural residential development shall be concentrated at selected locations to provide long-term stability in land-use.
- (2) The provision of additional rural residential zones must relate to the availability of basic services (water, power, telephone) and to the utilisation of existing community infrastructures (schools, shops, transport etc.).
- (3) The future zoning of rural residential land identified in the Strategy shall be determined in the main by the rate of development of vacant allotments.
- (4) The designation of rural residential living zones shall not jeopardise urban growth potential, and shall have due regard to agricultural capacity and the extraction of mineral resources.
- (5) Areas of conservation value, physically unsuitable land, or potentially hazardous areas shall be precluded from rural residential development.
- (6) The provision and development of rural living zones shall be based on site responsive planning techniques so that development is in harmony with the capability and characteristics of land.



- (7) The Rural Residential Zone shall be retained as the sole basis for providing rural residential living areas, and the statutory provisions for allotments shall be as follows:

Minimum allotment	-	1.0ha
Maximum allotment	-	3.0ha
Minimum Average allotment	-	1.25ha

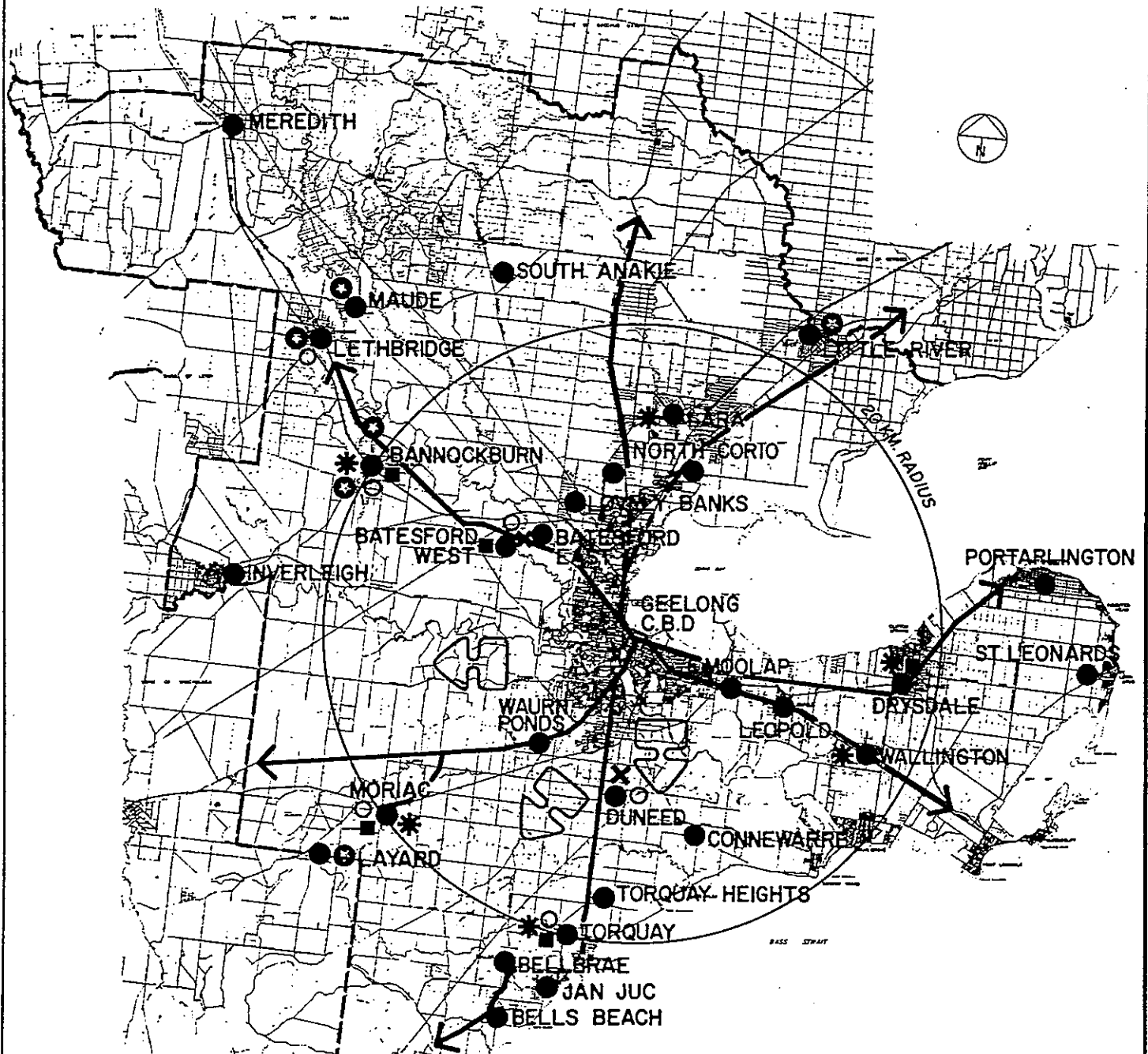
- (8) That the Rural Landscape Zone where occurring over rural residential subdivisions be deleted.
- (9) That development rates (building construction) be monitored biennially, and the supply of zoned land be regulated accordingly.
- (10) That a major review of the Strategy take place not later than 1988-90.

The 1983 Rural Residential Strategy Plan Map is included as Figure 2. This shows, within the current Surf Coast Shire, preferred rural residential nodes located at Mt Duneed, Torquay and Moriac and existing rural residential localities (not to be expanded) at Duneed, Torquay Heights, Torquay, Bellbrae, Jan Juc, Bells Beach and Moriac.

The strategy plan was implemented by introduction of appropriate rural residential zone provisions into the Regional Planning Scheme, whilst some of the policies remained in a non-statutory form. Councils in the region continually showed support for the strategy, which meant that decisions on rezoning and permit applications were strongly influenced by this set of policies. Since 1983 the selected "nodes" have been virtually the only locations in the Geelong region where rural residential zoning has expanded. Other zoned areas have filled up with houses, but rezonings have generally not been extended.

The progressive expansion of development under the strategy was monitored by surveys of new dwellings every two years. The GRC's monitoring shows that in 1968 there was a total of 68 dwellings on rural residential lots (1 to 4 hectares) in that part of Surf Coast Shire within the former GRC's region (parts of former municipalities of Barrabool and South Barwon as shown on Figure 1). This figure had risen to 478 by 1992. Therefore





**STRATEGY**

- EXISTING RURAL RESIDENTIAL LOCALITIES
- \* MAJOR RURAL RESIDENTIAL NODES
- × PREFERRED SECONDARY NODES

**IMPLEMENTATION**

- SHORT TERM REZONINGS
- ⊕ SHORT TERM RESTRUCTURING
- MEDIUM TERM REZONINGS 1990 →
- ↪ POSSIBLE FUTURE URBAN GROWTH
- ← MAJOR ARTERIALS

**STRATEGY PLAN**  
**RURAL RESIDENTIAL STRATEGY**

Fig 2



there was an average of 17 new rural residential dwellings built per year in the eastern part of Surf Coast Shire over this 24 year period.

### **3.3 REVIEW OF THE 1983 STRATEGY**

A major review of the 1983 strategy was undertaken by the former Geelong Regional Commission in 1992 and an amended strategy (the 'Geelong Regional Rural Residential Living Strategy', August 1993) was prepared but not adopted before the GRC was disbanded. The proposed strategy of 1993 retained many of the essential features of the 1983 strategy. An outline of the principal recommended changes follows:

"The existing preferred nodes, selected in accordance with the established criteria for rural residential development, should continue to be the principal locations for expanded rural residential development. There needs to be more careful consideration for their further expansion, however, to overcome emerging problems of over-extension, coalescence or conflict with other uses in some nodes.

The possibility of further free-standing nodes being selected has been considered, but in view of the scope for further expansion in existing nodes, and the detrimental effects of rural subdivision on land values in areas remote from urban development, it has been decided not to designate any new nodes. A further factor in this decision is the rapid growth of both urban and rural residential development throughout the Region, which could jeopardise the rural character of the Region if not moderated.

A longer term aim is to encourage acceptable alternatives to continued residential expansion on rural land, and one alternative being promoted is the typical rural township lot. These have been expanded in Bannockburn and Moriac in accordance with adopted structure plans, and could be developed in other rural townships. Lots of 0.2-0.4ha are large enough to meet the needs of many rural residents; they utilise existing township facilities, and yet are distinctly different from urban living.



The landscape aspects of development were identified as a concern, and not all rural residential subdivisions have been in harmony with the rural scene, even after they have had time to 'mature'. It is intended to require an outline development plan to identify potential landscape problems and solutions in advance of development, and to require a landscape plan to be progressively implemented. These plans will be prepared by the proponent to show how problems can be avoided, and would help to smooth the passage of the rezoning".

The new City of Greater Geelong utilised the Geelong Regional Commission's draft 1993 strategy to produce its 'Rural Residential Strategy 1994'. This new strategy comprises a set of 15 policies, many of which build upon the successful elements of the 1983 policy. In summary, these policies are:

- Policy 1** - Rural-residential development shall be concentrated at selected locations (preferred nodes).
- Policy 2** - The expansion of preferred nodes shall have regard to assessments of their appropriate size and character, taking into account local constraints.
- Policy 3** - Nodes and extensions shall be selected so as to utilise available services (water, power, telephone) and existing community facilities (education, health, social, retail, transport).
- Policy 4** - Rural-residential development locations on the urban fringes of Geelong and its townships, selected to avoid conflict with urban growth, should be investigated.
- Policy 5** - Areas of future urban growth potential, physically unsuitable land, potentially hazardous areas and areas of conservation value shall be precluded from rural-residential development.



- Policy 6** - Locations which would result in the loss of highly productive agricultural land or would increase expectations for subdivision of adjacent farmland or conflict with farming operations are to be avoided.
- Policy 7** - Locations which would detract from conservation values of adjacent Reserves, Preservation Order Areas or Areas of Interest or Landscape Value, or jeopardise adjacent mineral extraction are to be avoided.
- Policy 8** - The Rural-Residential Zone shall be retained as the sole basis for providing rural-residential living areas. The maximum lot size shall be 2.0ha, minimum 1.0ha and average for any subdivision 1.5ha.
- Policy 9** - Increases in regional lot supply shall be determined by the rate of development of vacant lots, but subject to any constraints affecting particular localities.
- Policy 10** - A maximum 10 years regional supply of zoned lots shall be provided for, based on the long term development rate.
- Policy 11** - Township extensions and consolidation shall be considered as a substitute for rural residential development.
- Policy 12** - The cost of additional services and facilities for rural lifestyles, including external service and facility improvements, must be borne by developments.
- Policy 13** - Subdivision design and development of houses shall be based on site responsive planning techniques in accordance with outline development plans and appropriate site specific studies including the verification of acceptable on-site effluent disposal capability.
- Policy 14** - Activities not compatible with the residential purpose of the zone shall be restricted by amendment of the provisions as necessary.



**Policy 15** - Integrated Agricultural Projects will be investigated as part of Council's Rural Land Use Strategy.

### **3.4 PLANNING FOR RURAL RESIDENTIAL IN FORMER SHIRE OF WINCHELSEA**

The planning for rural residential development has been markedly different in that part of Surf Coast Shire within the former Shire of Winchelsea (ie. that part outside the GRC's former region). This area, although under less pressure for development due to its greater distance from Geelong, has had no planning strategy for rural residential development. It has had a basic planning scheme where any form of subdivision could be considered on its merits. Two key issues which emerged as a result of the planning controls became a problem recognised by the Council of the Shire of Winchelsea prior to its disbandment:

- the impact of the break up of full-time farms; and
- the increased provision of Council services to an increasingly scattered number of residents.

The Council embarked on the preparation of a new planning scheme and a new scheme was prepared but never approved. This scheme proposed restrictions on subdivision in most rural areas and provided for a Rural living zone, with an average lot size of 4 hectares, at Wormbete and Wensleydale, and a Township Residential C Zone, with a minimum lot size of 1 hectare, adjacent to Winchelsea and Deans Marsh townships.

### **3.5 STATE PLANNING POLICIES**

Prior to the 1990's the State Government's planning policies paid little regard to the need to protect high quality agricultural areas and plan for rural residential development. However, there are two State Government planning policies, introduced during the 1990's, which directly relate to rural residential development. All planning authorities



throughout the State, in preparing their strategies for rural residential development, must give effect to these policies.

### **3.5.1 State Planning Policy On Productive Agricultural Land**

Amendment S31 introduced into the State Section of all Planning Schemes in Victoria provisions which recognise the importance of protecting the productive potential of high quality agricultural land. It provides a framework within which planning decisions are to be made about proposals for non-agricultural use of high quality productive agricultural land.

In particular, it is Government planning policy that rural residential development should not detract from the long term productivity of high quality agricultural land including any potential off-site effects.

### **3.5.2 State Rural Residential Planning Policy**

Ministerial Direction No. 6, pursuant to Section 12 of the Planning and Environment Act, requires that any proposals for rural residential development should comply with the 'Guidelines for Rural Residential Development' (July 1992) prepared by the former Minister for Planning and Housing. The direction defines the meaning of rural residential development, sets out principles for a Rural Residential zone and provides model zone provisions. The guidelines require that an amendment providing for rural residential use or development must be accompanied by a report demonstrating that it has been prepared with regard to strategic considerations relating to social, economic and environmental matters.

The Minister's 'Direction on Rural Residential Development' states that, for purposes of the direction 'rural residential development' means:

- “(a) the subdivision of land into one or more lots which have an area between 0.4 and 2.0 hectares if the lot or lots are intended primarily for a residential use; or



- (b) the construction of a detached house on a vacant lot which has an area between 0.4 and 2.0 hectares”.

Planning scheme amendments providing for rural residential use and development must be in accordance with the following guidelines, amongst others:

### **Urban Area Integration**

- Rural residential use must not impede the proper long term growth of an urban area based on fully serviced residential development at normal urban density.

### **Supply and Demand**

- An amendment must not provide for rural residential use or development which would increase supply of rural residential land to more than that required to meet a 10 year demand for rural residential lots.

### **Land Use Compatibility**

- An amendment must only provide for rural residential use or development of land which is identified as adjoining or closely associated with an existing township or urban settlement.
- An amendment must not provide for rural residential use or development of land which is:
  - within 500 metres of a National Park, State Park or Marine Reserve or within 200 metres of other Crown Land including stream reserves except with the consent of Department of Conservation and Natural Resources;
  - within the specified distance of an existing industrial use described in the EPA publication “Recommended Buffer Distances of Industrial Residential Air Emissions”;



- within 300m of land zoned for general industry or within 1,000m of land zoned for offensive industry;
- within the 20 Aircraft Noise Exposure Forecast (ANEF) contour of an airport.

### **Resource Protection**

- An amendment must not provide for rural residential use or development of land which:
  - is good or very good agricultural quality and has a present pattern of subdivision favourable for sustained agricultural production;
  - supports flora or fauna of significance, unless the amendment includes site specific provisions to protect significant flora and fauna;
  - supports native vegetation which would have to be cleared to enable rural residential development to take place.

### **Landscape and Heritage Values**

- An amendment must not provide for rural residential use or development of land which has high scenic value or cultural or archaeological significance, unless the amendment includes site specific provisions to protect those features.

### **Health and Hazard**

- An amendment must not provide for rural residential use or development of land which:
  - is in an area with a fire hazard rating of high or greater;
  - is subject to flooding more frequently than once in 100 years;
  - is subject to soil salinisation to a degree which would require specialised management for growing plants (including lawns);



- has been contaminated, as a result of previous land uses, to an extent which would make the land unsuitable for residential use, unless any necessary remediation works have been completed to the satisfaction of the EPA;
  - has slopes steeper than 20 per cent (1 in 5).
- An amendment must only provide for rural residential use or development of land which:
    - has a land capability classification for rural residential subdivision of Class 1, 2 or 3, based on Department of Conservation and Environment land capability criteria;
    - has been the subject of a soil absorption testing program carried out in accordance with the requirements of the 'Septic Tanks Code of Practice', and the EPA is satisfied that subdivision of the land will comply with Clause 40 of the 'State Environment Protection Policy (Waters of Victoria)'.

### **Infrastructure and Social Services**

- An amendment must only provide for rural residential use or development of land which at the time of development:
  - can be connected to reticulated potable water (unless the average annual rainfall is greater than 750mm);
  - has been found to have satisfactory physical characteristics for on-site sewage and sullage disposal, or which can be connected to a reticulated sewerage system;
  - can be connected to or provided with a drainage scheme which effectively removes stormwater from each house and lot, prevents inundation of effluent disposal fields, and is designed to handle the one in 100 year storm event;
  - can be connected to the State power grid in accordance with normal residential practice;





- can be connected to the telephone system in accordance with normal residential practice;
- is accessible by properly formed and constructed roads;
- can be provided with at least weekly collection of domestic garbage in accordance with normal residential practice;
- is reasonably accessible to existing social facilities and services, unless the amendment specifically requires the provision of those facilities on or adjacent to the land prior to the sale of individual lots.

### **3.6 VICTORIA PLANNING PROVISIONS**

In December 1996 the Minister for Planning and Local Government introduced the Victoria Planning Provisions (VPPs) which contain a standard set of provisions for land use and development in Victoria. The Minister has requested that all municipalities amend their Planning Schemes to incorporate the VPPs.

The VPPs contain a section on State Planning Policies which are mandatory. The State Planning Policies section includes a policy on Agriculture (Clause 17.05), which is the same as that discussed under Section 3.5.1 above. There is also a new policy on Rural Living (Clause 16.03) which has the objective "to identify land suitable for rural living in the form of hobby farms and rural residential development". This policy specifies that land should only be zoned for rural living where it:

“

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

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



Planning authorities must have regard to Minister's Direction No 6, Rural Residential Development for residential development of land into lots of between 0.4 and 2.0 hectares."

The VPPs require each Council to prepare a Municipal Strategic Statement to summarise the municipality's overall land use directions and provide the strategic justification for the statutory controls. Councils may also develop local policies to provide more detailed strategic direction on particular issues requiring a special planning approach. This Strategy is intended to be used by Surf Coast Shire Council in developing its Municipal Strategic Statement and a local planning policy for rural residential and rural living development.

The statutory provisions or detailed planning controls in the VPPs contain zones and overlay controls. Importantly, no planning scheme can introduce a zone or overlay control other than one selected from the VPPs. There are only two standard zones which can be utilised to provide for the rural residential/rural living development covered by this Strategy:

- the **Low Density Residential Zone**, which is "to provide for low density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater". It allows for subdivision to a minimum lot size of 0.4 hectare.
- the **Rural Living Zone** which is:
  - "To provide for residential use in a rural environment.
  - To encourage:
    - An integrated approach to land management
    - Protection and creation of an effective rural infrastructure and land resource
    - Improvement of existing agricultural techniques
    - Protection of the bio-diversity of the area
    - Value adding to agricultural products at source
    - Promotion of economic development compatible with rural living activities
    - Development of new sustainable rural living enterprises.



To ensure that subdivision promotes effective land management practices and infrastructure provision”.

Council is able to specify the minimum lot size for subdivision in the Rural living zone. The zone provisions contain detailed conditions relating to dwellings, buildings and works, and subdivision. They also contain detailed decision guidelines.

In addition to the zone provisions, the VPPs contain numerous overlay clauses which can be used to control development (but not use) of land, in addition to the zone, to recognise specific land characteristics such as environmental significance, or site management issues.



**4.1 OBJECTIVES**

In preparing any strategy it is important to set out the objectives of the exercise because they provide an overall framework or statement of what Council hopes to achieve.

The objectives of this strategy are:

- to provide a choice of locations for rural residential and rural living development at appropriate locations in the municipality.
- to ensure that high quality agricultural land and viable and productive agricultural operations are not adversely affected.
- to protect areas of environmental, landscape or cultural significance and avoid physically unsuitable and potentially hazardous areas.
- to ensure that rural residential or rural living development does not prejudice future urban growth areas.
- to ensure that rural residential and rural living development occurs in a manner that maximises existing community infrastructure and services.
- to ensure that the costs of additional services and facilities required for rural residential and rural living development are borne by landowners.
- to identify a suitable phasing of land release for rural residential and rural living development.
- to ensure that township extensions and consolidation are considered as a substitute for new rural residential development.



- to ensure that new rural residential and rural living development are only considered after appropriate site specific studies and preparation of outline development plans.

The following section of the Strategy comprises a set of detailed policies which, when implemented, will ensure that the above objectives are achieved.

The policies are in many instances similar to the policies employed in the Geelong region (ie. the eastern part of Surf Coast Shire) since 1983 when the Geelong Region Rural Residential Living Strategy was adopted. There are however, several principal changes of emphasis from the 1983 strategy. The new strategy demonstrates a greater concern to protect the viability of the agricultural industry, a greater concern to protect the environment, a willingness to consider certain alternative locations, a reduction in the target lot supply period, more emphasis on site-responsive planning and introduction to the 'user pays' principle to reduce costs potentially borne by the overall community. The City of Greater Geelong's 'Rural Residential Strategy, 1994' exhibits a similar change of emphasis from the original Geelong region strategy.

## **4.2 POLICIES**

### ***LOCATION***

#### **4.2.1 Rural residential or rural living development must not extend beyond existing areas except in the 'potential future development areas'.**

**Purpose:**

To provide long term stability in land use, and to minimise the effects of increased land values on the agricultural economy.



**Implementation:**

Place existing concentrations of low density urban residential development (ie. 0.4ha to less than 1ha) in a **Low Density Residential Zone**. This will include areas currently zoned Residential C, and the Lauders Lane low density urban development in Winchelsea.

Where appropriate, place existing concentrations of rural residential and rural living development (ie between 1 ha and 8 ha) in a **Rural Living Zone** specifying a minimum lot size for each area through a schedule to the Zone. This will include areas currently zoned Rural Residential, and identified nodes in the former Winchelsea Shire such as the Winchelsea and Deans Marsh townships, and the Gherang and Wensleydale rural living developments as previously defined in this Strategy.

The **Rural Living Zone** will not include concentrations of rural residential and rural living development in areas of high environmental value. These areas would be more appropriately zoned Rural Conservation to better reflect and protect the natural features of these sites.

Recognise the Torquay, Moriac and Winchelsea areas as 'potential future development areas' or the sole locations where Low Density Residential or Rural Living Zone expansion may be approved.

**Comment:**

The former Geelong Regional Commission's Policy, established in 1983, recognised 'preferred nodes' as the sole location where rural residential zone expansion would be approved. This policy has succeeded in providing an orderly basis and structural policy framework for considering rural residential zoning requests. Long term stability and certainty of land use reduces speculation and inflated rural property values and assists in maintaining agricultural viability.

The existing rural residential and rural living locations provide a varied choice of locations which are augmented by an equally extensive selection of existing zoned locations close by in adjoining municipalities.



This policy therefore offers a wide range of location choice to people wishing to live in a rural residential or rural living environment, whilst providing maximum certainty of long term planning to the farming community as well as certainty for infrastructure planning.

***OPPORTUNITIES***

**4.2.2 The potential expansion of rural residential or rural living may only be considered in the 'potential future development areas' at Torquay, Moriac or Winchelsea and must have regard to appropriate size and character of the zoned area, taking into account local constraints.**

**Purpose:**

To maximise use of existing community infrastructure, minimise new development in rural areas and avoid detriment to environmental or landscape values.

**Implementation:**

Monitor the proportion of developed, undeveloped and potential lots in these localities and assess the further growth potential of the localities taking into account local constraints.

**Comment:**

The utilisation of existing services and facilities was a primary tenet of the Geelong Regional Commission's 1983 strategy. It has been justified as a way of minimising infrastructure costs and the need for development in additional rural locations.

The three identified areas have been selected by assessing the Shire according to the constraints specified below as described in Appendix 1.



**CONSTRAINTS**

***High Quality Agricultural Land***

- 4.2.3 There must not be any new locations for rural residential or rural living development on high quality agricultural land.**

**Purpose:**

To enable protection of productive farmland which is of high quality and strategic significance in the regional context.

**Implementation:**

Recognise land classed as “high” or “very high” agricultural quality in the report by RG Ashby & Co. Pty Ltd entitled “The Agricultural Resources and Characteristics of the Major Rural Industries of Surf Coast Shire” as not being available for rural residential or rural living development.

**Comment:**

This policy is designed to protect the Shire’s most significant agricultural land resources, implement the State Planning Policies relating to Agriculture and Rural Living and implement the Minister for Planning’s Direction No. 6 on “Rural Residential Development”.





*Land of High Biological Value*

**4.2.4 There must not be any new locations for rural residential or rural living development on land of high biological value.**

**Purpose:**

To enable protection of land which has been identified as of high biological value because rural residential or rural living would be incompatible with the long term protection of such land.

**Implementation:**

Recognise land classed as "high local" or higher biological significance in the report by Ecology Australia Pty Ltd entitled "Report on Environmental Resources of Surf Coast Shire" as not being available for rural residential or rural living development.

**Comment:**

This policy is designed to protect the Shire's most significant biological resources, implement the State Planning Policy relating to 'Conservation of native flora and fauna' and implement the Minister for Planning's Direction No. 6 'Rural Residential Development'.

Rural residential development has a density which is incompatible with the long term conservation of flora and fauna and rural living has a high propensity to create detriment to floral and faunal values.



*Areas having future urban growth potential*

- 4.2.5** There must not be any new locations for rural residential or rural living development in areas identified as having future urban growth potential.

**Purpose:**

To ensure that land which has been identified or has the potential for future urban growth is not compromised by rural residential or rural living development.

**Implementation:**

Assess rural residential growth in relation to other strategic policies, including the "Comprehensive Strategy Plan for Torquay/Jan Juc" and assess the urban growth potential of individual nodes.

**Comments:**

This policy is designed to implement the "urban area integration" component of the Minister for Planning's Direction No. 6 "Rural Residential Development".

If land has potential for fully serviced urban development, this form of development should take precedence because there are limited opportunities for economical urban growth. Usually land which is close to urban areas, and can be economically sewered or is in the path of an urban growth corridor, whether actually designated for growth or not, is in this category.

The areas of urban growth potential for Torquay are defined in the "Comprehensive Strategy Plan for Torquay/Jan Juc".



*Physically unsuitable or potentially hazardous land*

**4.2.6 Physically unsuitable land or potentially hazardous areas must be precluded from new rural residential or rural living development.**

**Purpose:**

To identify locations considered physically unsuitable or hazardous for rural residential or rural living development.

**Implementation:**

Maintain and improve data relating to fire hazard, flooding, salinity, contamination and erosion susceptibility. Recognise land with the following characteristics as not being available for rural residential development and not being available for rural living unless development envelopes can be designated without these characteristics:

- an area with a fire hazard rating of "high" or "very high".
- subject to flooding more frequently than once in 100 years
- subject to soil salination to a degree which would require specialist management for growing plants
- has been contaminated as a result of previous land uses, to an extent which would make the land unsuitable for residential use, unless any necessary remediation works have been completed to the satisfaction of the EPA
- has slopes steeper than 20 per cent (1 in 5).

**Comment:**

This policy is designed to implement the "health and hazard" component of the Minister for Planning's Direction No. 6 "Rural Residential Development".

If land is exposed to hazards for potential residents or is physically unsuitable for establishment of dwellings it is unsuitable for rural residential or rural living development.



*Land Use Compatibility*

**4.2.7** There must not be any new locations for rural residential or rural living development in areas in close proximity to sensitive environments such as conservation reserves or to established or specifically zoned uses which could have negative impacts on nearby residents.

**Purpose:**

To ensure that there are adequate buffers between new rural residential development and sensitive environments or potentially detrimental uses.

**Implementation:**

Recognise that an amendment must not provide for rural residential use or development of land which is:

- within 500 metres of a National Park, State Park or Marine Reserve or within 200 metres of other Crown land including stream reserves except with the consent of the Department of Natural Resources and Environment.
- within the specified distance of an existing industrial use described in the EPA publication "Recommended Buffer Distances for Industrial Residual Air Emissions".
- within 300 metres of land in an Industrial 1 or Industrial 2 Zone.
- within the 20 Aircraft Noise Exposure Forecast (ANEF) contour of an airport.
- within 200 metres of an extractive industry.



**Comments:**

This group of constraints relates to the external effects of rural residential development. Even if land does not have high conservation values itself, but is situated close to a recognised conservation area, it can be unsuitable for rural residential development because this would affect the values of the neighbouring area, such as by introducing environmental weeds and domestic animals to the area. Areas which require this protection include National and State Parks.

This group of constraints also considers the likely incompatibility between rural residential use and nearby uses which are likely to generate detrimental impacts to residents living in close proximity.

The policy is designed to implement the "land use compatibility" component of Ministerial Direction No. 6 "Rural Residential Development".

***Landscape and Heritage Values***

**4.2.8 There must not be any new locations for rural residential or rural living development on land which has high landscape value or cultural or archaeological significance. Other areas may only be considered for development subject to a special investigation first being undertaken and the use of site specific provisions to protect landscape values.**

**Purpose:**

To protect the Shire's significant landscape and cultural features.

**Implementation:**

Recognise areas of high landscape, cultural or archaeological value, comprising land within a Significant Landscape Overlay and/or a Heritage Overlay, as not being available for rural residential or rural living development. Some other areas may be able to be



considered for rural living development, however it must be demonstrated to Council's satisfaction that the landscape values of the areas can be protected.

**Comment:**

The Shire has many well recognised features of landscape and heritage significance which should not be compromised by inappropriate development.

These features are not only of intrinsic significance but many are tourist attractions and therefore enhance the Shire's economy. The policy is also designed to implement the "landscape and heritage values" component of Ministerial Direction No. 6 "Rural Residential Development".

*Detriment to Farming*

**4.2.9 Rural residual and rural living developments should not be allowed in locations where they would increase expectations for subdivision of adjacent farmland or conflict with farming operations.**

**Purpose:**

To prevent detrimental off-site effects to agricultural industry.

**Implementation:**

Consider off-site effects of rezonings and development proposals and ensure that there are unlikely to be farming operations hindered by rural residential or rural living development.

**Comment:**

Agriculture is one of the Shire's most important industries and must not be compromised by rural residential or rural living use or development.



The most significant external effect of rural residential development is that it can raise land values in its vicinity, which increases farmers rates and makes farm expansion more difficult or even uneconomic. Established farmers are therefore tempted to sell and agricultural land use in the locality may decline.

## **SERVICES AND FACILITIES**

### **4.2.10 An amendment must only provide for rural residential or rural living development which has adequate services and facilities.**

#### **Purpose:**

To ensure that basic services are available or will be provided.

#### **Implementation:**

Recognise that Ministerial Direction No. 6 "Rural Residential Development" requires that an amendment must only provide for rural residential use or development of land which at the time of development:

- can be connected to reticulated potable water (unless the average annual rainfall is greater than 750mm).
- has been found to have satisfactory physical characteristics for on-site sewage and sullage disposal, or which can be connected to a reticulated sewage system.
- can be connected to or provided with a drainage scheme which effectively removes stormwater from each house and lot, prevents inundation of effluent disposal fields, and is designed to handle the one in 100 year storm event;
- can be connected to the State power grid in accordance with normal residential practice;
- can be connected to the telephone system in accordance with normal residential practice;
- is accessible by properly formed and constructed roads;
- can be provided with at least weekly collection of domestic garbage in accordance with normal residential practice;



- is reasonably accessible to existing social facilities and services, unless the amendment specifically requires the provision of those facilities on or adjacent to the land prior to the sale of individual lots.

Recognise that these conditions are also appropriate for rural living development, with the exception that it may not be necessary, due to the larger lot sizes, to remove stormwater from each lot.

**Comment:**

It would be poor planning to allow new rural residential or rural living development without an adequate level of residential services. The absence of such services would promote disadvantaged communities and environmental degradation and potentially lead to pressure for future provision of facilities at the expense of the overall community.

*Utilise Existing Services and Facilities*

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

**Purpose:**

To maximise use of existing community infrastructure and to minimise new development in rural areas.

**Implementation:**

Give preference to new development which has better services and facilities or leads to improved services and facilities in existing rural residential or rural living nodes.





**Comment:**

The utilisation of existing services and facilities was a primary tenet of the Geelong Regional Commission's 1983 Rural Residential Strategy. It is a way of minimising infrastructure costs for new development and also has the effect of increasing the viability of existing facilities in rural settlements. It also minimises the pressure for new development in relatively remote rural areas.

*Costs of Services to be Borne by Developers*

**4.2.12 The cost of additional services and facilities for rural residential and rural living development, including external service and facility improvements, must be borne by developers.**

**Purpose:**

To avoid the need for subsidies from the general community, often arising after development, for an optional form of development and to ensure external costs are identified prior to development.

**Implementation:**

Consider developer levies, special rates or schemes to finance rural residential and rural living services and facilities and encourage private improvement of services and facilities.

**Comment:**

The provision of residential services and facilities at a remote location is usually more expensive than in an urban situation. When the costs of provision of services in remote locations are not fully funded by developers and are partly funded by the community as a whole, this can be interpreted as a subsidy by the majority to a favoured few.

As rural services are often at a lower standard than in urban areas, it is a common feature of rural residential development for pressure to arise after development for services to be



upgraded at the overall community's expense. The ultimate extent of services and expansion of facilities should be considered at the development stage, when costs can be appropriately allocated. This is not an unduly difficult procedure as a development with a known number of lots will have predictable effects on both the physical services and the education, health and social facilities in its vicinity.

## **SUPPLY**

### **4.2.13 Increases in the supply of rural residential and rural living lots must be determined by the rate of development of vacant lots, but subject to any constraints affecting particular localities.**

#### **Purpose:**

To enable the supply of lots to relate to demand whilst ensuring that strong demand in particular localities can be modified to avoid damage to the agricultural economy or the environment.

#### **Implementation:**

Undertake surveys of rural residential/rural living development every 4-5 years; and apply the policies of this strategy to any rezoning proposal.

#### **Comment:**

Increase in rural residential lot supply in accordance with development rates has been a sound basis for growth of rural residential nodes in the Geelong Region since 1983. Rural residential development was accurately measured by the former Geelong Regional Commission and used in considering proposals for new development. Such an approach can, however, provide for inappropriate developments unless it is utilised along with an assessment of other factors such as environmental constraints. Greater emphasis should now be given to local constraints on growth to ensure that particular nodes do not become too large.



**4.2.14 A maximum of 10 years supply of zoned rural residential and rural living lots may be provided for across the Shire based on the long term development rate.**

**Purpose:**

To provide an adequate supply of lots for future growth and to base calculations on historical growth rates, eliminating short term fluctuations.

**Implementation:**

Calculate existing supply after each development survey and, if considered appropriate, adjust supply by rezonings in suitable areas.

**Comment:**

The Geelong Regional Commission's 1983 Rural Residential Strategy adopted a 10-15 year lot supply period. This period is, however, considered inappropriate for current circumstances where State planning policies emphasise agricultural land protection and sustainable rural development. Only 2-4 years is necessary to enable sufficient land to be processed through the rezoning and subdivision procedures. Further, there are advantages in reducing the area of land held out of agricultural use awaiting development.

The Minister's Direction No. 6 "Rural Residential Development" requires that an amendment must not provide for rural residential use or development which would increase supply of rural residential land to more than that required to meet a 10 year demand.

The use of the long term development rate for calculating supply is necessary to avoid the variation in results that is achieved by using a number of different development rates. The most reliable supply estimate for normal purposes is obtained by using the development rate over the longest period available.



**DEVELOPMENT STANDARDS**

**4.2.15 Subdivision design and development of houses must be based on site responsive planning techniques in accordance with outline development plans and appropriate site-specific studies including the verification of acceptable on-site effluent disposal capability.**

**Purpose:**

To ensure development is in harmony with the capability and characteristics of the land.

**Implementation:**

Proponents of rural residential or rural living rezonings will be required to prepare outline development plans showing compatibility with site and locality characteristics to the satisfaction of Council. Detailed house siting and design guidelines for the subdivision should be included in the plan. If necessary, Section 173 Agreements (under the Planning and Environment Act) will be entered into to secure issues such as conservation undertakings and transfer of land.

**Comment:**

Although this policy was included in the Geelong Regional Commission's 1983 Rural Residential Strategy, guidelines for implementing it were not included. The preferred method for implementation is by means of an outline development plan, the preparation of which will ensure all necessary considerations have been taken into account.

Outline development plans should include siting and design guidelines for individual houses to ensure that the eventual development of buildings will conform to the landscape objectives of the plan.



**APPENDIX 1**  
**ASSESSMENT OF POTENTIAL LOCATIONS FOR**  
**FUTURE RURAL RESIDENTIAL OR**  
**RURAL LIVING DEVELOPMENT**



**APPENDIX 1**

**ASSESSMENT OF POTENTIAL LOCATIONS FOR FUTURE RURAL  
RESIDENTIAL OR RURAL LIVING DEVELOPMENT**

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**1. INTRODUCTION**

An assessment has been conducted of potential locations for future rural residential or rural living development, based on the objectives and policies of this Strategy. The assessment comprised two stages.

The first stage was a screening process based on the constraints identified in the strategy. It revealed that the most appropriate areas for future rural residential or rural living development generally occur in the Torquay, Moriac and Winchelsea localities. These localities have consequently been identified in Policy 4.2.2 as the preferred areas for future development.

The second stage of the assessment identified some potential locations for rural residential or rural living development within the three most appropriate localities. The results of this second stage are to be used as a guide for future, more detailed evaluations; and should not be set in policy at this stage.

A summary of the results of each stage of the assessment follows.

**2. FIRST STAGE - OVERALL SCREENING PROCESS**

As outlined above, this stage involved an overall screening of areas unsuitable and potentially suitable for rural residential and rural living development, based on the constraints identified in the strategy. In summary, the constraint policies specify no new locations for rural residential or rural living development:

- on high quality agricultural land.
- on land of high biological value.
- in areas identified as having future urban growth potential.



- in physically unsuitable (eg, excessively steep) or potentially hazardous (eg, high fire hazard or floodprone) areas.
- in close proximity to sensitive environments (eg, conservation reserves) or uses with negative impacts (eg, industrial uses).
- in areas of high landscape value or cultural or archaeological significance.

Other relevant policies also specify that new development should utilise existing infrastructure and services and minimise non-agricultural development in rural areas.

The process revealed that large sections of the Shire are unsuitable for new rural residential or rural living development. These areas include:

- The northern part of the Shire (most of the area generally north of Cape Otway Road). Much of this area comprises high quality agricultural land and with the exception of areas in the vicinity of Winchelsea and Moriac, are relatively remote from urban services and facilities.
- The western part of the Shire in the Deans Marsh/Bambra locality. Much of this area comprises high quality agricultural land and the area is relatively remote from urban centres.
- The southern part of the Shire, adjacent to Great Ocean Road and comprising land in the vicinity of Bells Beach and the townships of Anglesea, Aireys Inlet, Fairhaven and Lorne. This part of the Shire is considered unsuitable for rural residential or rural living development for many reasons including:
  - Practically all rural land in the locality has been identified as being of high biological significance in the study by Ecology Australia Pty Ltd on Environmental Resources of Surf Coast Shire;
  - Much of the land is in close proximity to Angahook-Lorne State Park or, the coastal reserve and within the 500 metre buffer specified in the Ministers Direction No. 6;
  - Much of the land is excessively steep (greater than 20 per cent slope) or potentially hazardous (within a high fire hazard area);
  - Much of the land is visible from the Great Ocean Road, a scenic tourist route of national significance.



- Much of the land is visible from the Great Ocean Road, a scenic tourist route of national significance , or is in the view corridor along the coastline between Bells Beach and Point Addis, which comprises significant landscapes associated with high profile tourist destinations and events.
- The central part of the Shire, around Gherang and Paraparap, is considered unsuitable for new rural residential or rural living development because it is too remote from urban services and facilities and is within an identified moderate to high fire hazard area.

Much of the area at the eastern end of the Shire (ie. the area generally east of Anglesea Road) is free of defined constraints to rural residential development. In order to comply with the accessibility criteria in the strategy, however, it is necessary that any new development be located in relatively close proximity to the Torquay-Jan Juc urban area.

A further constraint to development of this area is the policy of the Torquay Jan Juc Strategy Plan to protect the rural character of the Thompsons Creek valley in order to maintain a distinct separation between Geelong and Torquay. This plan discourages the urban expansion of Torquay (either at normal or low urban densities) north of the ridge in the vicinity of South Beach Road and Messmates Road. There are existing rural residential estates at Lower Duneed and Connewarre but they are relatively remote from urban services. Extension of these zoned areas is not supported whilst opportunities for development are available in closer proximity to urban areas.

The analysis has revealed that there are three localities within the Shire which are potentially suitable for future rural residential or rural living development:

- adjacent to the Torquay - Jan Juc urban area to the north or west;
- adjacent to the Moriac urban area; and
- adjacent to the Winchelsea urban area to the south or east.

Each of these areas, however, needs to be evaluated in more detail, particularly to ensure that there would be no conflict with future urban growth and no site specific constraints. A more detailed assessment of these areas follows.





### **3. SECOND STAGE - SITE SPECIFIC ASSESSMENT OF POTENTIAL AREAS**

#### **3.1 Torquay / Jan Juc**

Torquay is the major growth centre of the Surf Coast Shire and the relationship of potential rural residential development and the future urban growth options for Torquay were examined in the 'Torquay Jan Juc Comprehensive Strategy Plan, 1996'. The Strategy supports the principle of allowing a smaller lot size in rural residential areas in order to maximise the use of these areas for housing, provided that no major environmental or amenity reasons exist for retaining existing lot sizes and makes the following recommendations (refer Figure 5.3 of the Strategy Plan):

##### *Existing Rural Residential Areas*

- For the Torquay Heights estate, that the area be retained at its current density, but with the option for Council liaising with landowners on the possible two lot subdivision of the existing 2ha lots.
- For the Briody Drive estate, that the area be investigated for rezoning to allow urban density resubdivision. This would require sewerage of the area. It proposes that rezoning would not proceed without general support from the owners in the area.
- For the estate between Coombes Road and Deep Creek, that the area be zoned to enable resubdivision into 0.4ha lots to occur subject to investigations being carried out to demonstrate that the increase in density will not adversely affect the water quality in Deep Creek.
- In the case of Bells Boulevard, the Strategy considers that this is a location where environmental constraints exist to the implementation of increased densities. It suggests that to allow resubdivision of existing lots, many of which are 3.5ha, into 0.4ha, would result in a significant loss of native vegetation and would change the appearance of the road with many more houses being visible to passing traffic. It does suggest, however, that the larger lots could be further subdivided into two lots without impacting on the appearance of the road or the amenity of the area.



*Possible new rural residential areas*

- In the Torquay North future urban growth area, between the Surfcoast Highway and the eastern ridgeline, that low density residential (0.4 to 2.0ha) be encouraged to retain a semi-rural landscape theme at the township entrance.
- Subject to further consideration in the preparation of a Rural/Rural Residential Strategy, that the existing rural residential area be extended west to Ghazeepore Road and north to the northern ridgeline, but not beyond South Beach Road (refer figure 5.3 of the Torquay Jan Juc Strategy).
- Extension of the existing low density residential zone (0.4 ha min) at Strathmore Drive west along Great Ocean Road, but stopping short of Bells Boulevard, subject to the availability of an adequate water supply, (the provision of which is limited above the 50 metre contour), and the protection of the low density amenity fronting Bells Boulevard.

The Torquay Heights estate, located north of South Beach Road, comprises 2ha lots and is now virtually fully developed. The estate is not serviced with water or sewerage. Given it's proximity to Torquay urban area and the relatively large lot size, it may be desirable to increase development densities. This is not recommended, however, without the provision of reticulated water. This will become a possibility in the longer term with the growth of the Torquay urban area north towards the estate.

The Briody Drive estate, between Coombes and Grossmans Roads, was designated as a 'Preferred Rural Residential Node' in the 'Geelong Region Rural Residential Strategy, 1983'. This area is near fully subdivided but retains a supply level of some 15 years, based on a development rate over the 1982 to 1997 period of 2.3 houses per annum.

A reduction of the minimum lot size from 1.0 ha to 0.4ha in accord with the new Low Density Residential Zone may be warranted having regard to the location of this estate, though extensive resubdivision of small acreage lots is often difficult and requires special attention to avoid unsatisfactory lot designs and adverse impact on rural residential amenity. The suitability of increasing the density and the best means of achieving good design should be further investigated.



Investigation should also be undertaken of the portion of the estate south of Deep Creek for resubdivision into urban densities as proposed in the Torquay Jan Juc Comprehensive Plan, having regard to its prime location adjoining the proposed new State primary school and the developing community activity centre to the south. This would be subject to the area being fully serviced, and to the general support of the land owners.

Jan Juc contains three pockets of land currently zoned Residential C (minimum average lot size 0.4 hectare). The Castaway Cres area is near fully developed. The other two areas, in Strathmore Drive and off Delview Drive, are not yet developed. An outline development plan has been prepared for the Strathmore Drive area to co-ordinate the redevelopment of the existing lots.

The Bells Boulevard area comprises an undulating landscape, with a mixture of native bush and open grass/grazing land. Part of this area (as shown on Figure 3-1), comprises a Red Ironbark Sclerophyll Forest which has been rated in the report by Ecology Australia Pty Ltd on Environmental Resources of Surf Coast Shire as having biological significance in respect of the flora (regional) and the fauna (potential habitat for Swift Parrot - national). In order to protect the landscape and environmental features of the area land within the identified site of biological significance should not be more intensively subdivided or developed and the balance of the area should have a minimum lot size of not less than 1.0 hectare.



Development Data: July 1997.

Lots	Existing	Vacant	Potential	Developable (Vacant + Potential)	Total (Existing + Potential)
Torquay Heights	39	11	0	11	39
Torquay	82	31	10(1)	41	92
Jan Juc-					
Castaway Cres	50	13	0	13	50
Strathmore / Delview Dve	5	1	15(2)	16	20
Bells Blvd	75	18	20(1)	38	95
Total	251	74	45	119	296

1. Based on a minimum lot size of 1.5 hectare;
2. Based on a minimum lot size of 0.4 hectares

Development Rate: 74 existing vacant lots at 2.3 dwellings per annum = 32 years supply.

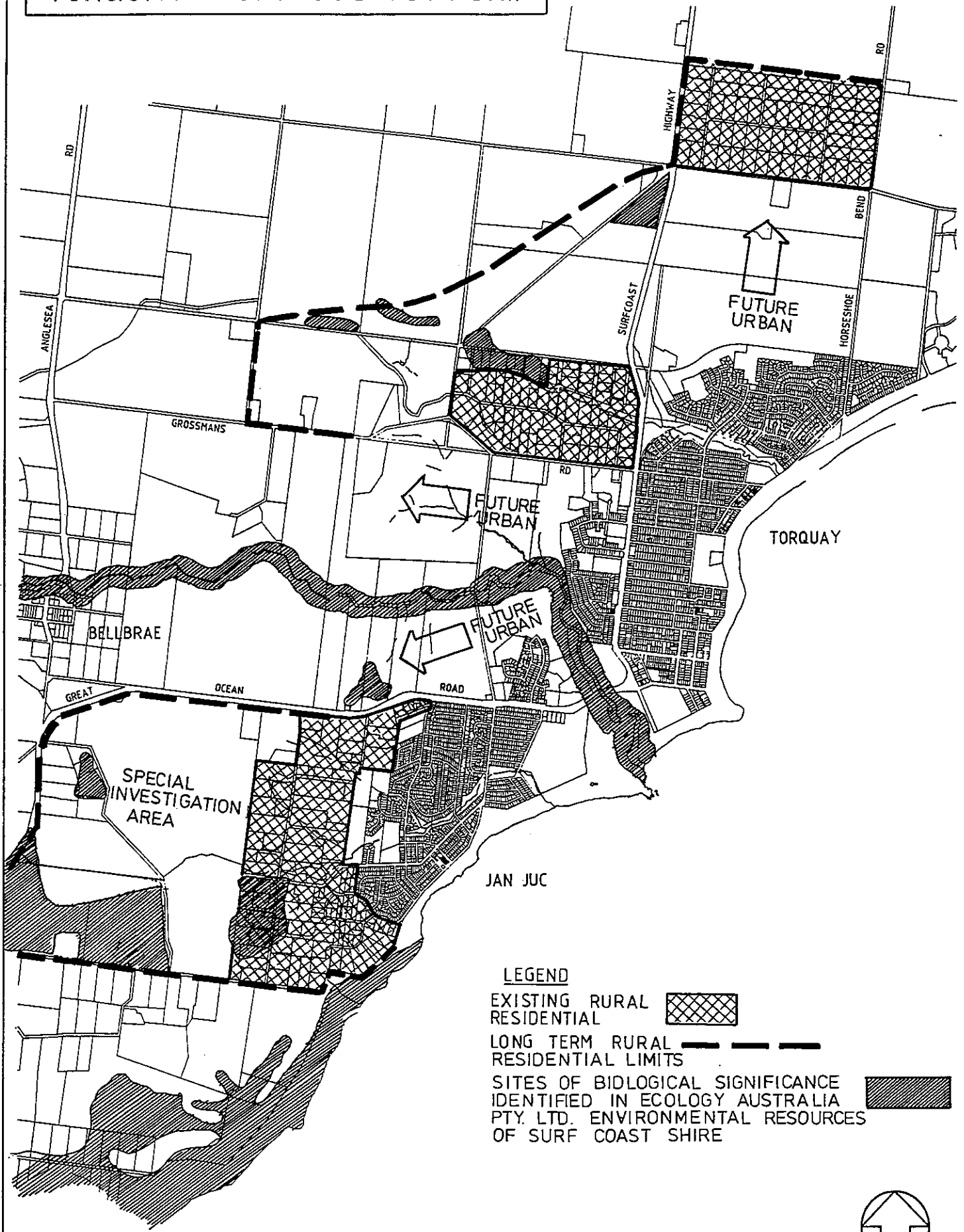
119 existing vacant and potential lots at 2.3 lots per annum = 51 years supply.

The proposed extensions to the rural residential areas as suggested in the Torquay Jan Juc Comprehensive Plan are supported, though the current land supply indicates there is no urgency in extending these areas in the short term. Detailed investigation of these areas is required in accordance with Ministerial Direction No. 6. An important consideration is that small parts of the areas have been identified as being of biological significance in the study by Ecology Australia Pty Ltd on Environmental Resources of Surf Coast Shire (refer Figure 3-1 below) and special attention is required to ensure that the values of the identified sites are protected. If rezoning is supported, development should not occur until an outline development plan has been prepared and existing supply has fallen below 10 years.




The land in the Torquay North future urban growth area, between the Surfcoast Highway and the eastern ridgeline has been designated in the 'Torquay North Outline Development Plan August 1997' for low density urban development, with lot sizes generally between

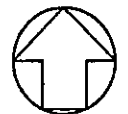


# TORQUAY - JAN JUC TOWNSHIP



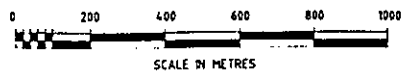
## LEGEND

- EXISTING RURAL RESIDENTIAL 
- LONG TERM RURAL RESIDENTIAL LIMITS 
- SITES OF BIOLOGICAL SIGNIFICANCE IDENTIFIED IN ECOLOGY AUSTRALIA PTY. LTD. ENVIRONMENTAL RESOURCES OF SURF COAST SHIRE 



# RURAL RESIDENTIAL STRATEGY

- GUIDELINES



0.4 to 0.6 hectares. Development of this area will be able to commence on the availability of reticulated infrastructure.

The area immediately west of Duffields Road, while having potential for rural residential or rural living development, is the most appropriate corridor for the future long term growth of Torquay Jan Juc. This is acknowledged in the 'Torquay Jan Juc Strategy Plan' and therefore is not recommended for future rural residential development.

The area west of Bells Boulevard, between Great Ocean Road and Bones Road, is identified in the landscape assessment component of the Draft Surf Coast Rural Strategy as having potential for rural living development and is recommended for special investigation. Parts of the area have, however, been recognised in the report by Ecology Australia Pty Ltd on Environmental Resources of Surf Coast Shire as being sites of biological significance for flora and fauna (refer Figure 3-1 below). Special attention should be given to ensure that the values of these sites are protected.

### **3.2 Winchelsea**

The Winchelsea Township is outside the former Geelong Region and has not been included in past regional rural residential strategies. The town has a number of established rural residential areas which contain a lot size range from 0.4ha to >2ha.

The Lauders Lane area is situated in the south east of the town on the southern boundary of the Winchelsea golf course and forms a southern edge to urban expansion of the town along the Lorne Road. The Lauders Lane subdivision comprises 0.4ha lots and has capacity for a further small subdivision.

The Karngun estate has an existing lot range from 1.2 to 2.3ha, and resubdivision opportunities may be limited having regard to the existing subdivision pattern and the siting of dwellings. General support from the land owners should be gained prior to allowing increased densities in the Karngun estate. Any increase in densities must have regard to the land capability of each particular site for effluent treatment and containment, and protection of the Barwon River. Pending further investigation, retention of the



existing densities in the Karngun estate and adjoining Richmond Lane area is recommended.

To the north of the town is a 2ha lot estate situated between the Winchelsea sewerage treatment site and the National Trust owned Barwon Mansion. The land is fairly flat and the soil is heavy and not well drained. An increase in development density is not supported in this estate due to its proximity to the sewerage treatment site, having regard to the potential residential amenity concerns associated with this, and for the purpose of retaining a relatively low development density outlook adjacent Barwon Mansion.

The east side of Winchelsea contains an area comprising 2ha. Crown Allotments adjoining Gladman, Collins and McConchy Streets. This area is flat and poorly drained and has problems dealing with drainage and effluent disposal. For these reasons, retention of the existing density is recommended.

Development Data: July 1997.

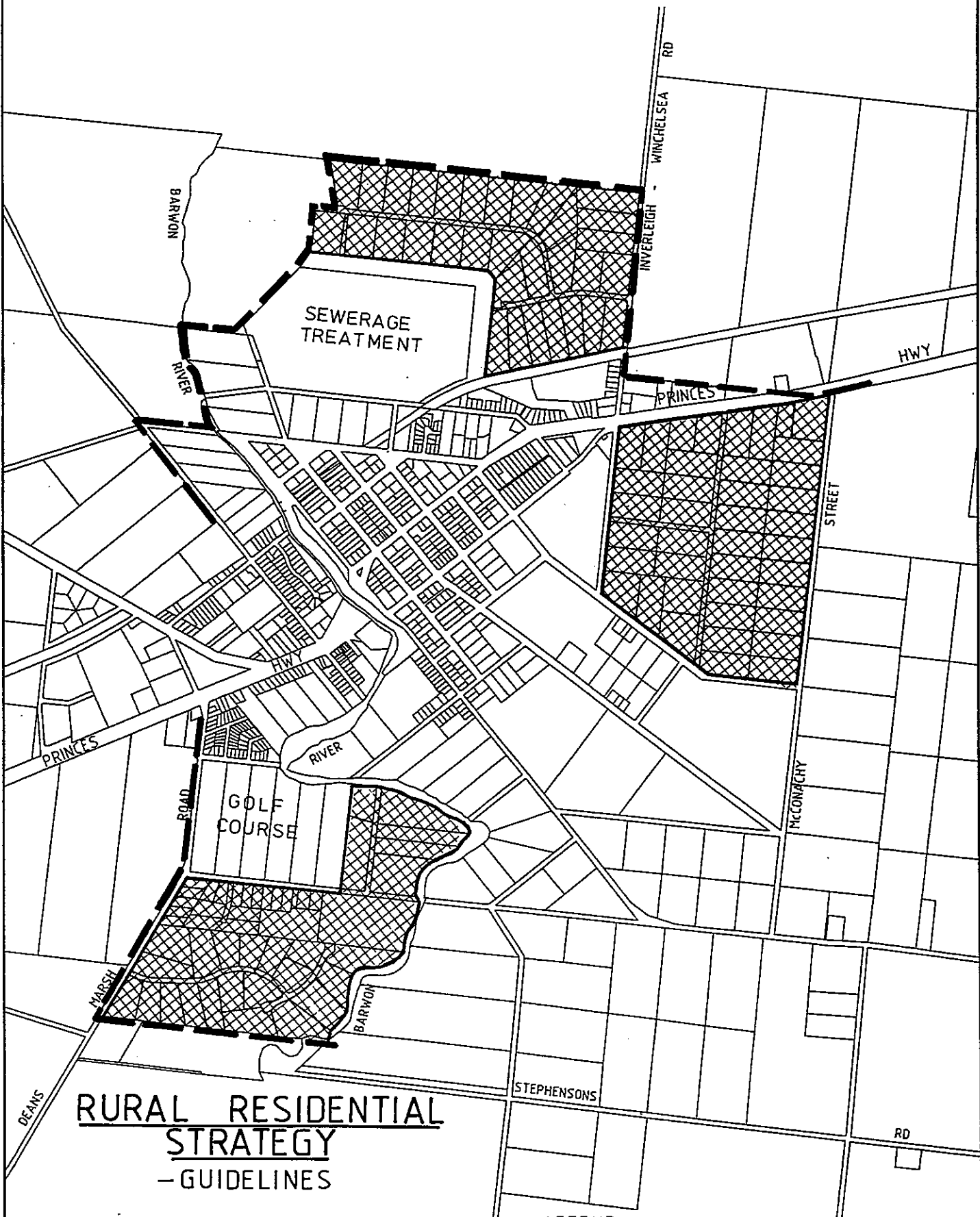
Lots	Existing	Vacant	Potential	Developable (Vacant + Potential)	Total (Existing + Potential)
Lauders Lane	20	6	3 <sup>(1)</sup>	9	23
Karngun estate / Richmond Lane	27	9	5 <sup>(2)</sup>	14	32
Inverleigh Rd	32	21	0	21	32
Gladman St area	41	10	0	10	41
Total	120	46	8	54	128

1. Based on a minimum lot size of 0.4 hectares.
2. Based on a minimum lot size of 1.0 hectare.

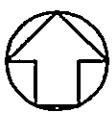
The existing rural residential areas described above have little potential, or are not suited, for expansion. However, the 'Winchelsea Structure Plan 1992' recognises the potential of the town for growth through low density residential development and suggests this be best provided on the periphery of the town, nominally on the eastern side or possibly the south-east. The town would appear to be ideally sited to provide this form of development with the advantages of the town's services and facilities, and being in commuting distance to Geelong and accessible to the coast. A well presented low density residential estate in an





# WINCHELSEA TOWNSHIP



## RURAL RESIDENTIAL STRATEGY - GUIDELINES



**LEGEND**

- EXISTING RURAL RESIDENTIAL 
- LONG TERM RURAL RESIDENTIAL LIMITS 



attractive setting could provide some growth impetus for the town and would complement the town's role as the rural business service centre to the Shire as identified in the 'Industrial Estate Strategy for the Surf Coast Shire, April 1997'.

**3.3 Moriac**

The Moriac Township was a preferred rural residential node of the Geelong Region Rural Residential Strategy. The 1992 Moriac Structure Plan proposes an extension of the rural residential area to the north side of Cape Otway Road, opposite the existing zoned area. It also delineates township growth limits which would prevent expansion westward, north of the railway line and south of the creek.

The existing rural residential area of the town is on the south-west and comprises lots of average area 1.5 ha and a cluster subdivision comprising lots of 1.0ha. and common property abutting the creek. This area is fully developed.

Development Data: July 1997.

	Existing	Vacant	Potential	Developable (Vacant + Potential)	Total (Existing + Potential)
Lots	25	0	6 (1)	6	31

1. Based on a minimum lot size of 1 hectare.

New development in the town is limited to the existing residential township lots or to the reserved residential area south of the town along Hendy Main Road. Development of this southern area has been approved at a density of 2000 sqm based on effluent disposal capabilities. Development of this area at this higher density is in accordance with the objective of this strategy to promote township extensions as a substitute for rural residential development, and has long term growth capacity.

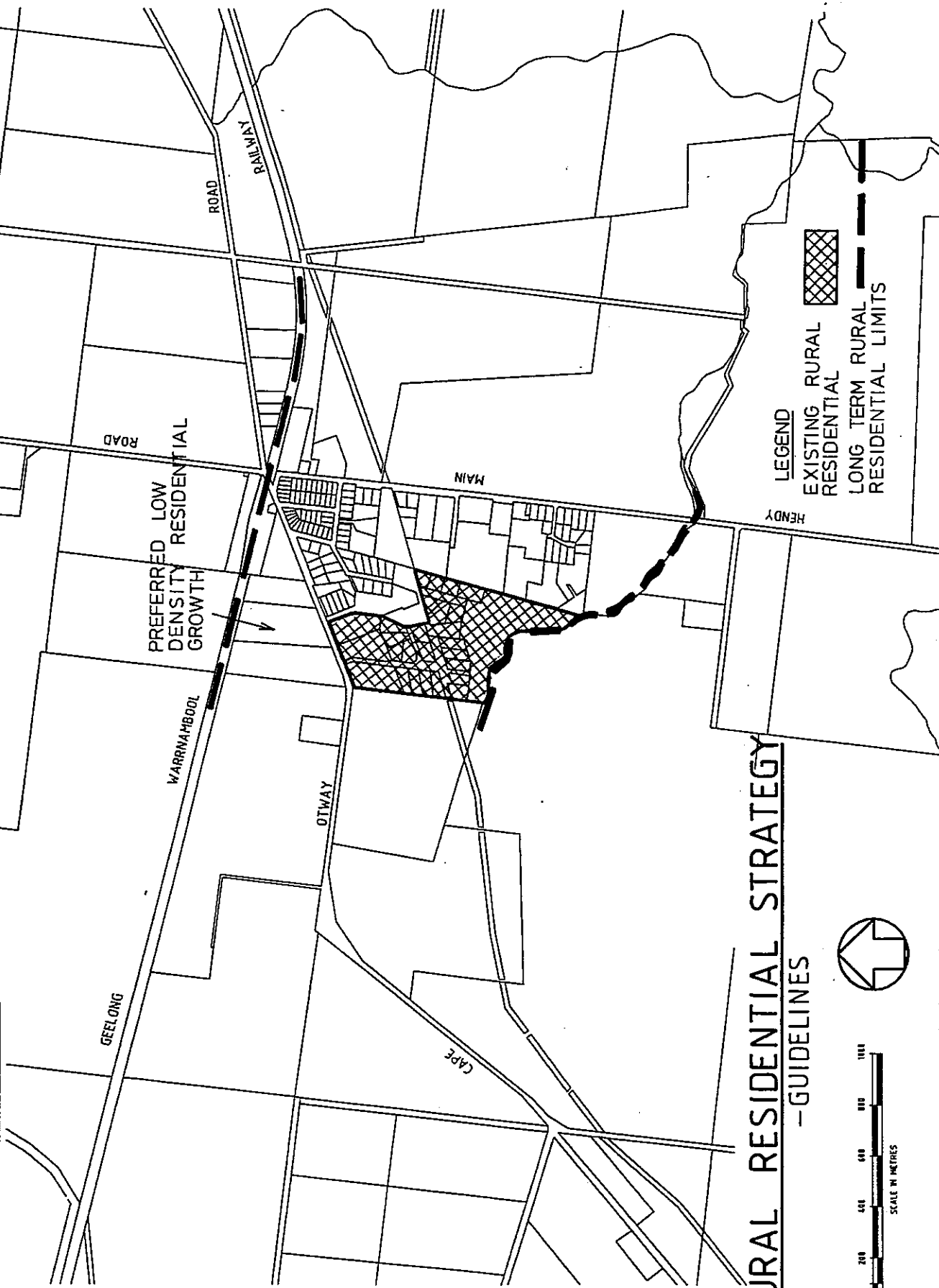
The area designated in the Structure Plan for rural residential expansion, on the north side of the highway, comprises four holdings running north-south to the railway line. On the basis of the soil capability for the south-east of the town, this area should be capable of 0.4ha. lots in accordance with the State standard low density urban zone. The area is approx 13 hectares which, at a 0.4 hectare density, could yield approximately 25 lots.



Based on a rural residential development rate of 3 dwellings per annum (1982-91 period), this would provide an eight year supply. Detailed investigation of this area is required in accordance with Ministerial Direction No. 6. Due to the available supply of lots on the southern end of Moriac there is no urgency in rezoning additional land for rural residential use.

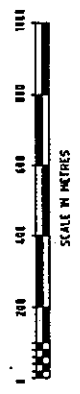


# MORIAN TOWNSHIP



## RURAL RESIDENTIAL STRATEGY -GUIDELINES

**LEGEND**  
EXISTING RURAL RESIDENTIAL  
LONG TERM RURAL RESIDENTIAL LIMITS



**APPENDIX 2**  
**RECOMMENDATIONS FOR EXISTING RURAL RESIDENTIAL AND RURAL LIVING AREAS**

The following tables include recommendations for the zoning and minimum lot sizes for the existing locations of rural residential and rural living developments throughout the Shire.

**Table 1 - Existing Development - 0.4 to 2.0 hectare range**

Locality	Recommended Zone	Min. lot size (ha)	Comments
<i>Torquay Jan Juc</i>			
• Torquay Heights	Rural Living	2.0	Increased density subject to reticulated water.
• Deep Creek / Briody Dve	Rural Living	1.5	Investigate potential for higher densities.
• Castaway Cres /Broadbeach Rd	Low Density Residential	0.4	No further expansion.
• Bells Blvd	Rural Living	1.0	No Change.
<i>Winchelsea</i>			
• Lauders Lane	Low Density Residential	0.4	Infill development.
• Karngun Estate / Richmond Lane	Rural Living	1.0	Investigate potential for higher densities.
• Inverleigh Rd	Rural Living	2.0	No change.
• Collins St area	Rural Living	2.0	No change.
<i>Moriac</i>			
• West side township	Rural Living	1.0	Maintain existing development pattern.
<i>Deans Marsh</i>			
• West side of township	Rural Living	1.0	No further expansion.
<i>Aireys Inlet</i>			
• Boundary Rd	Environmental Rural		No further subdivision.
• Ridge Rd, Fairhaven	Low Density residential	0.4	No further expansion.
• Timbara cluster, Fairhaven	Low Density residential	0.4	No further expansion.
<i>Lorne</i>			
• Three sites (Duncan St; Erskine Falls Rd; Albert St)	Environmental Rural	1.0	Investigate potential for higher densities.
<i>Thompsons Ck</i>			
• Lower Duneed	Rural Living	1.0	No further expansion.
• Connewarre	Rural Living	1.0	Infill development.
<i>Central Valleys</i>			
• Modewarre	Rural		No encouragement to be given to further subd.
<i>Bells Beach</i>			
• Addiscott Rd	Rural Living	1.0	Some resubdivision potential at higher density.
• Jarasite Rd (sth side)	Environmental Rural		No further subdivision.
<i>Otway Coastal Hinterland</i>			
• Big Hill & Cathedral Rock	Environmental Rural		No further subdivision. Limited development.



**Table 2 - Existing Development - 2.0 to 8.0 hectare range**

Locality	Recommended Zone	Min. Lot Size (ha)	Comments
<i>Winchelsea</i>			
• Dickinsons Road, south of township	Rural		Area east and south of township to be further investigated for rural residential development.
<i>Freshwater Creek</i>			
• South-west Mt Duneed and Anglesea Rds	Rural		No encouragement to be given to further subd.
• Pettavel Rd, south of Dickens Rd.	Rural		No encouragement to be given to further subd.
<i>Gherang/Bellbrae West</i>			
• Gherang	Rural Living	4.0	No expansion in the short term.
• Wensleydale	Rural Living	4.0	No expansion in the short term.
• Vickers/Portreath/Gundrys Roads	Environmental rural		No further subdivision.
<i>Bellbrae</i>			
• North and east of township	Rural Living	4ha	Investigate potential for higher densities.
<i>Central Valleys</i>			
• Barrabool Road, Gnarwarre	Rural		No encouragement to be given to further subd.
• Winchelsea South	Rural		No encouragement to be given to further subd.
• Cnr Cape Otway & Gherang Rds.	Rural		No encouragement to be given to further subd.
<i>Bells Beach</i>			
• Bells Road area	Rural		No further subdivision.
<i>Otway Coastal Hinterland</i>			
• Spence Avenue, Aireys Inlet	Environmental Rural		No further subdivision.
• Bimbadeen Drive, Fairhaven	Environmental Rural		No further subdivision.
• Erskine Falls Rd/Seascape Court	Environmental Rural		No further subdivision.

