

Urban Futures Strategy

District Profiles

July 2023



ACKNOWLEDGEMENT OF COUNTRY

Surf Coast Shire Council Acknowledges the Wadawurrung People and Eastern Maar People as the Traditional Owners of the lands our Shire spans. We pay our respects to their Ancestors and to their Elders past, present and emerging.

We recognise and respect their beliefs, customs and values, which continue to sustain their intrinsic connection with Country that has endured for more than 60,000 years.

We value the contribution their Caring for Country makes to the lands, ocean, waterways, plants, wildlife and people of Surf Coast Shire, and Acknowledge we have much to learn from the Traditional Owners, especially in changing how we think, work and act in relation to climate change.

We therefore commit to walking alongside the Traditional Owners, allowing them to guide us so that together we can have a more positive impact on our environment and communities in the Surf Coast Shire.

We embrace the spirit of Reconciliation, working towards self-determination, equity of outcomes and an equal voice for Australia's First Nations People.

Table of Contents

1. Introduction	3
2. Surf Coast Shire – A unique and special environment	3
3. District profiles	3
3.1 Torquay, Jan Juc & Bells Beach & Mount Duneed District	5
3.2 Winchelsea and Northern District / Winchelsea South District	11
3.3 Anglesea and Hinterland District	17
3.4 Aireys Inlet, Fairhaven, Moggs Creek and Eastern View District	23
3.5 Lorne and Benwerrin District	29
3.6 Moriac, Barrabool & Freshwater Creek District	35
3.7 Bellbrae District	41
3.8 Deans Marsh & Pennyroyal / Wensleydale & Boonah District	47

1. The Surf Coast Shire is located in south-western Victoria, 100 kilometres from Melbourne and 20 kilometres south of Geelong. The Shire covers an area of 1560 square kilometres and is home to a permanent population of approximately 37,700 residents.



The Shire is one of the fastest growing regional municipalities in Victoria. As visitor and permanent population numbers rise, residents are becoming increasingly concerned about impacts on their way of life and the look and feel of their townships. In responding to growth related challenges the Surf Coast Shire Council has commenced the process of developing an Urban Future Strategy.

The Urban Futures Strategy will provide a new growth framework for the Surf Coast Shire to guide the provision of future residential land supply and new housing development.

2. Surf Coast Shire – A unique and special environment

One of the defining features of the Surf Coast Shire is its natural environment, with the nationally significant Great Ocean Road traversing the spectacular coast and connecting townships such as Torquay, Anglesea, Aireys Inlet and Lorne along its route.

The Great Otway National Park forms a backdrop to the coastal townships; adding to the natural beauty of the area yet bringing with it significant bushfire risk to the settlements thereby constraining outward growth.

The hinterland areas of the Shire include productive agricultural land supported by the rural townships of Winchelsea, Deans Marsh and Moriac. The hinterland also contains important mineral resource sites and significant landscapes such as the National Trust listed Barrabool Hills.

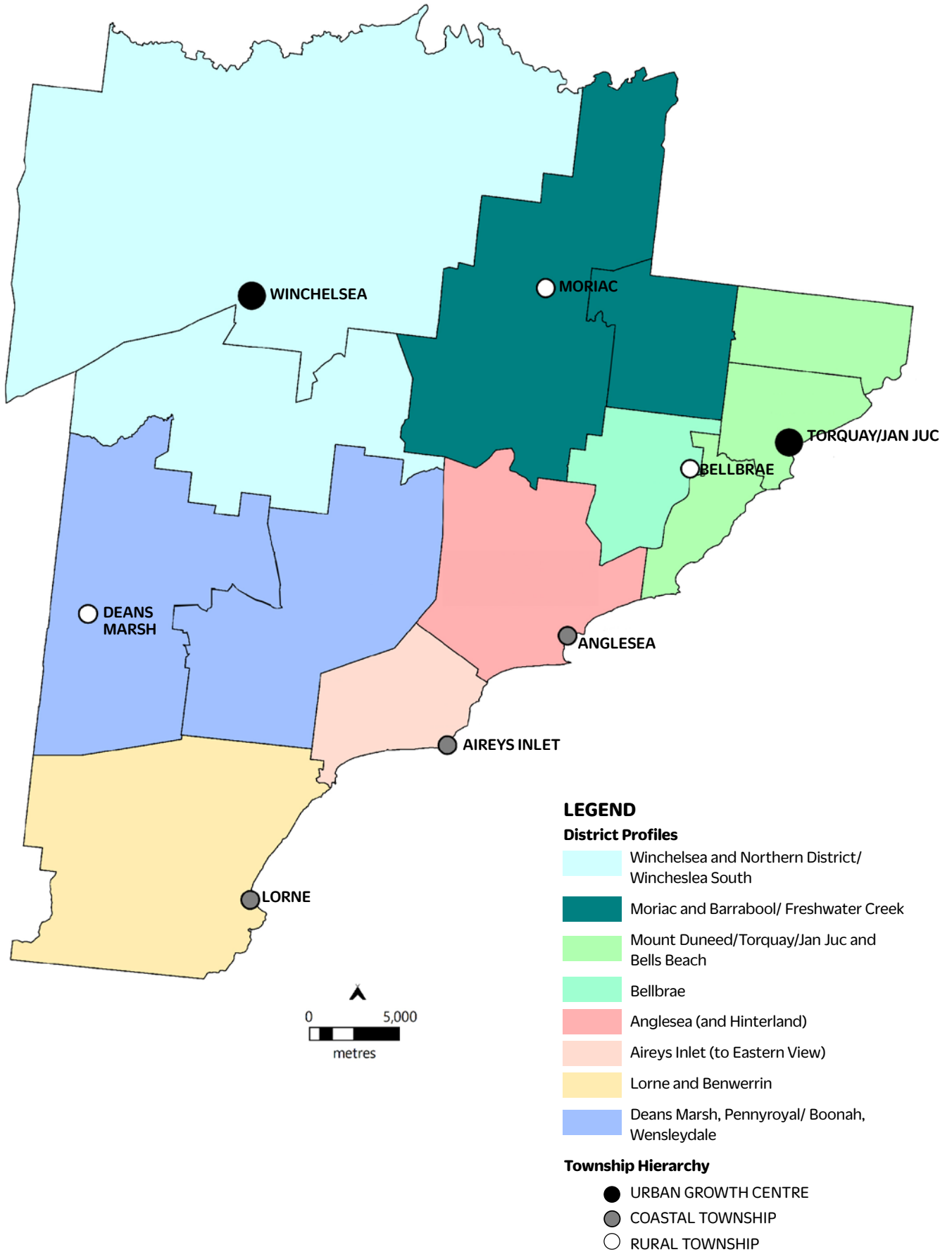
3. District profiles

This document presents eight district profiles encompassing the diverse landscapes and towns of the Surf Coast Shire. The district profiles complement the Urban Futures Strategy – Background Report and provide a reference to guide community conversations about growth related challenges at the township level.

District profiles describe the key features of landscapes (including topography and vegetation) and present a summary of established community infrastructure. The profiles also provide a snapshot of key land use and economic development activities by location.

Each district profile contains at least one urban centre, with township profiles providing a finer grain of detail and revealing some important dwelling and population characteristics.

Figure 1.1: Surf Coast Shire districts and key urban centres



3.1

Torquay, Jan Juc, Bells Beach & Mount Duneed District



Overview

The district contains the coastal towns of Torquay and Jan Juc, representing the main administrative and population centre of the Surf Coast Shire. The district also includes the rural localities of Connewarre and Mount Duneed.

The Torquay - Jan Juc district is home to Bells Beach, an internationally renowned surf break and venue for major surfing contests. It also contains large areas of significant landscapes.



Population
23,624

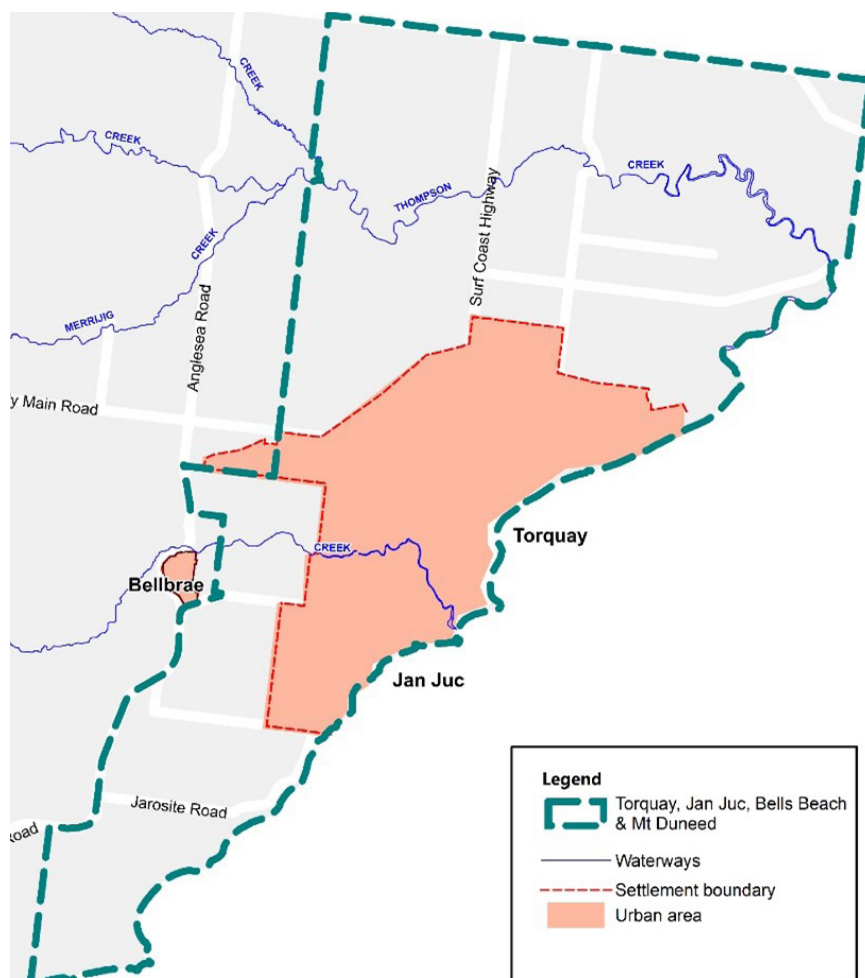


District Area:
10,199.9 Ha



The largest age cohorts:
Mount Duneed: **55-59 years**
Torquay: **40-44 years**
Jan Juc & Bells Beach: **45-49 years**

District Map



Torquay - Jan Juc Township Profile



Township role
Urban Growth Centre



Population*
22,998



Population change
2016 – 2021
+35.7%



10,449
Dwellings*



29.4%
Dwelling vacancy rate



Reticulated sewerage
Available



COMMUNITY INFRASTRUCTURE



2 Primary Schools and
2 Catholic Primary Schools
1 Secondary School



3 Kindergartens



Health and Community
Services (Planned
Community Hospital)



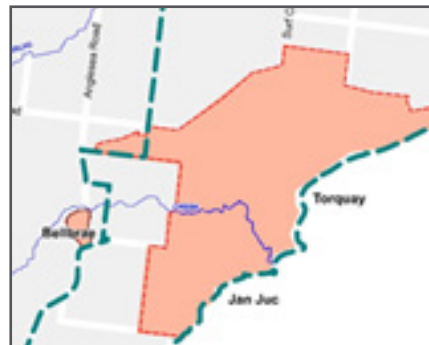
Sports Ground and
Recreation Reserves



Parks and Open Spaces



Emergency services (Police
CFA, SES, Ambulance)



UTILITIES AND SERVICES:



Bus services to Geelong and
along the Great Ocean Road
to Apollo Bay.

Context

Torquay-Jan Juc is a popular destination for surfers, tourists, young families and retirees and is valued for its coastal lifestyle. Together the two towns provide a range of retail and entertainment services for the growing local and sub-regional population. The economy of Torquay-Jan Juc is largely based on tourism and the surfing industry. The Surf City tourist precinct is a primary destination for many visitors to Torquay.

Torquay-Jan Juc is one of two towns in Surf Coast Shire designated in both regional and local planning policy as locations for substantial urban growth. In the last two decades the population of Torquay-Jan Juc has grown by almost 15,000 residents with the construction of 5500 new homes.

*(ABS 2021- urban centres & localities)

Growth potential

Over the last five financial years (2017/18 to 2021/22) Torquay-Jan Juc was the location of 83% of all residential subdivision activity across Surf Coast Shire, with residential lot construction averaging 310 lots per annum. Of this total, 77% was urban 'greenfield' (i.e. new residential subdivisions at normal suburban densities. Dwelling construction has been equally strong with an average annual growth of 385 dwellings (4.3%) per annum.

With an undeveloped capacity of around 2,400 lots, Torquay-Jan Juc currently has the largest supply of undeveloped residential land across the Surf Coast Shire. Of this supply, two thirds (1,600 lots) are already zoned for residential development and the balance is identified in the

planning scheme for future urban development.

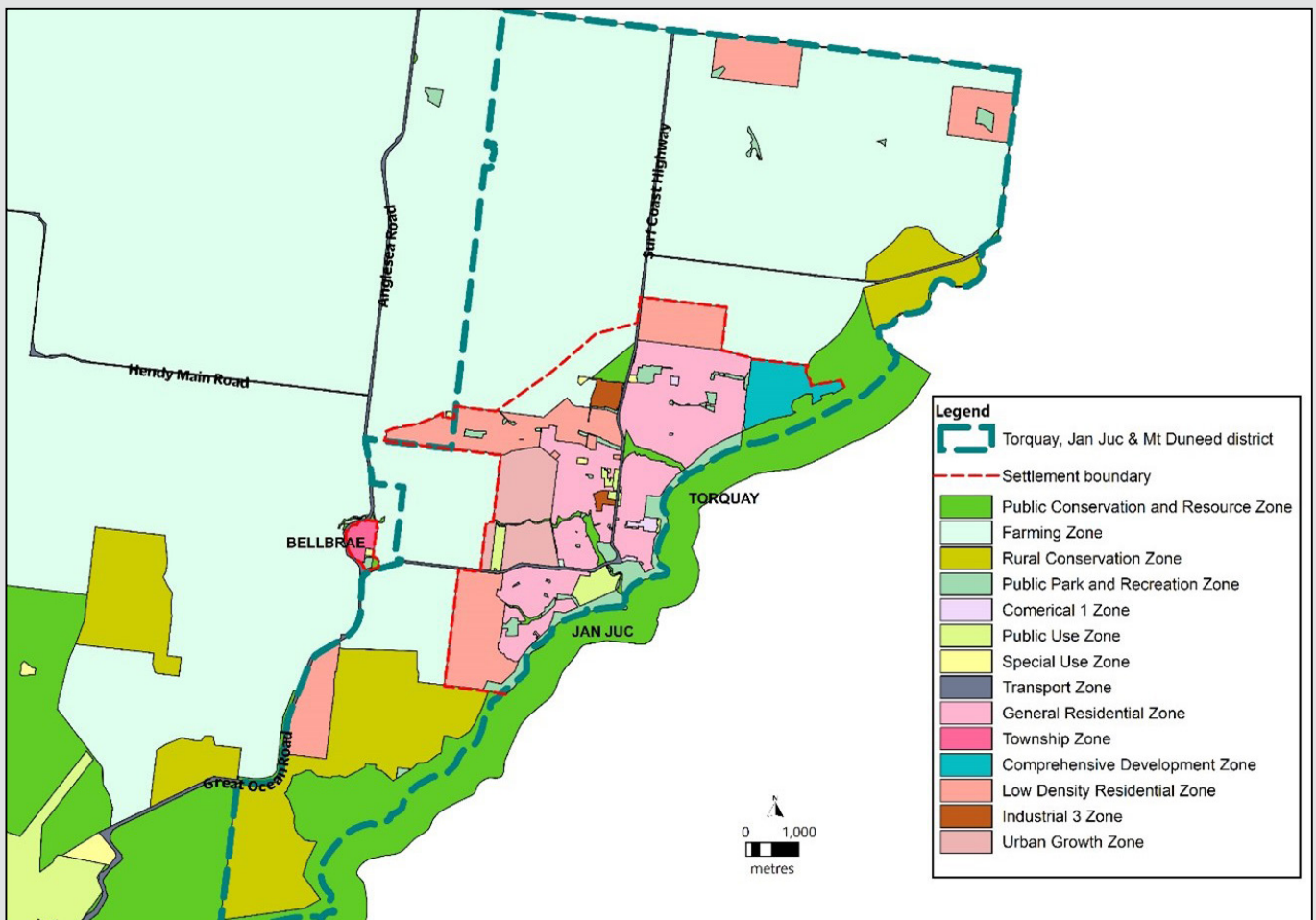
In September 2019, the north-east portion of Surf Coast Shire, which includes Connewarre, Mt Duneed and Torquay-Jan Juc, was declared a Distinctive Area and Landscape (DAL). The declaration recognised the landscape and other significant attributes of the area and a guiding framework, in the form of a Statement of Planning Policy (SPP), was developed and approved by the State Government.

The Surf Coast SPP aims to protect the declared area's outstanding landscapes and coastal landforms, unique natural environment, rich Wadawurrung living cultural heritage and historic heritage, and important infrastructure and natural resources.

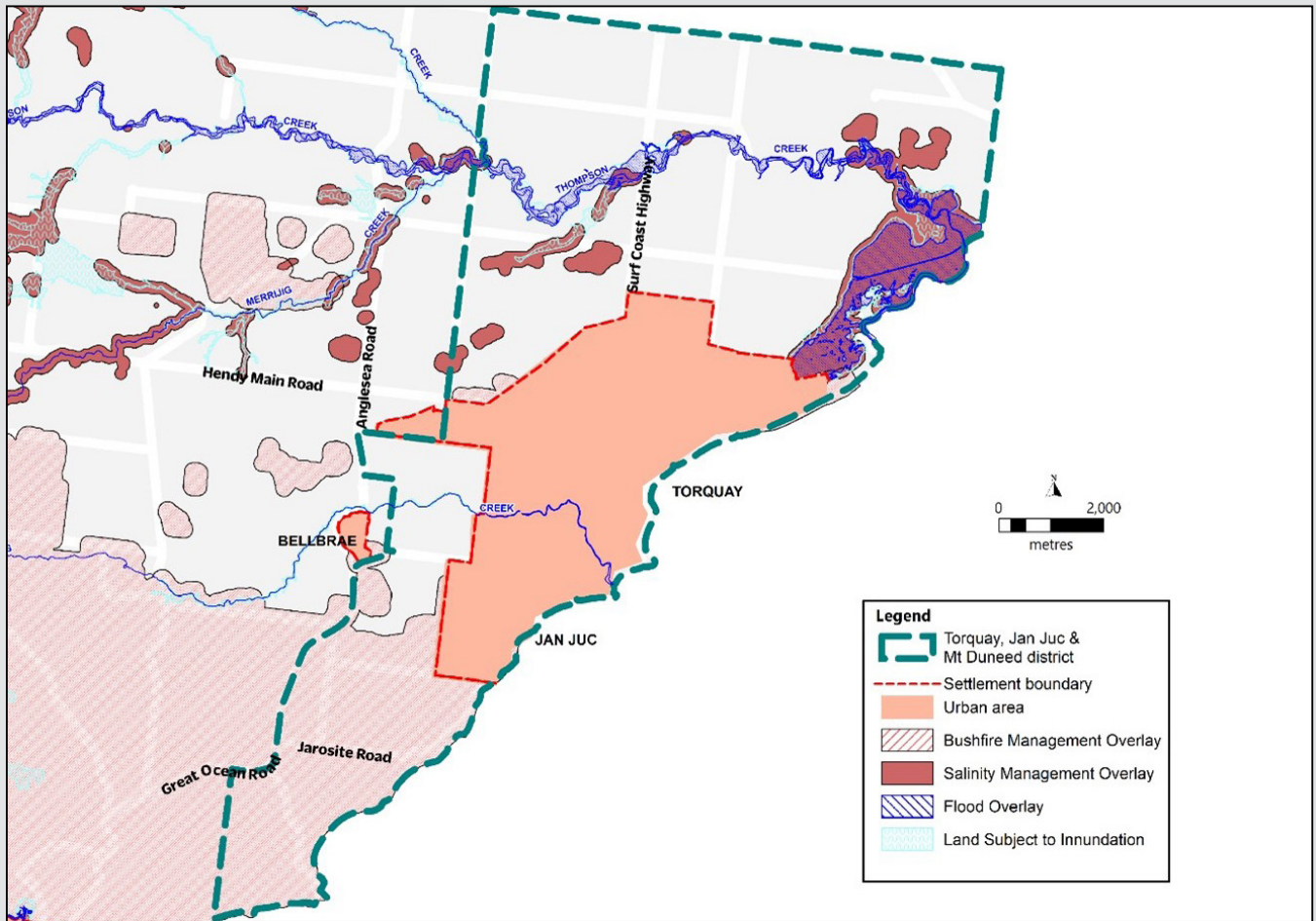
Of particular relevance to the matters to be considered in the development of the Urban Futures Strategy, the DAL project implemented protected settlement boundaries around the declared area towns thereby limiting outward growth. The declaration also brought the Torquay-Jan Juc settlement boundary back to Duffields Road, which removed Spring Creek growth area, and set expectations in relation to neighbourhood character. All of these matters have implications for the future growth potential of Torquay-Jan Juc.

Although Torquay-Jan Juc is currently identified as being Surf Coast Shire's major focus for growth, its future capacity is declining.

Zones



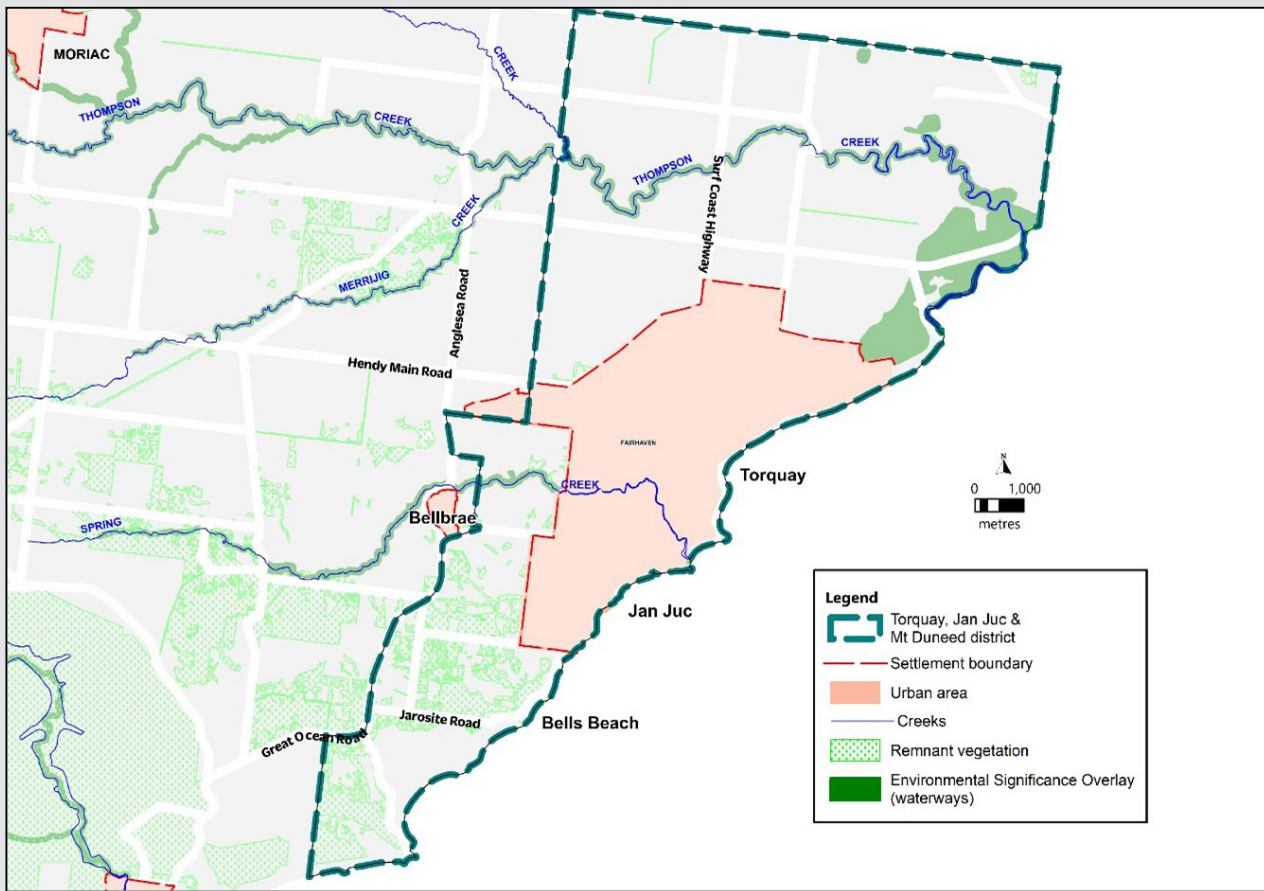
Environmental Risks



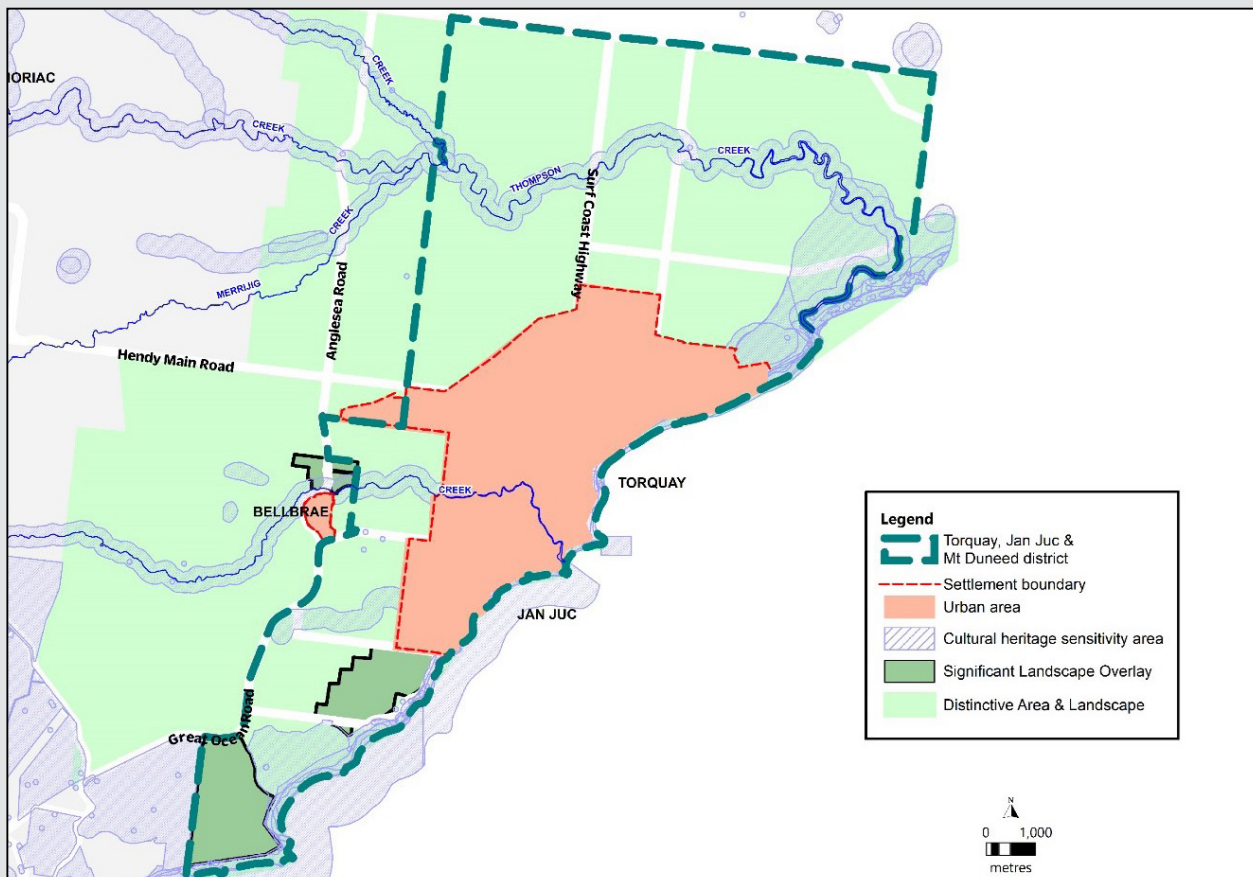
Planning Scheme Provisions

Asset	Details
Bushfire Management Overlay (BMO)	The objective of the BMO is to ensure that development of land prioritises the protection of human life and strengthens community resilience to bushfire.
Land Subject to Inundation (LSIO)	The objective of the LSIO is to ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
Salinity Management Overlay (SMO)	The objective of the SMO is to facilitate the stabilisation of areas affected by salinity, revegetate areas which contribute to salinity, encourage development to be undertaken in a manner which brings about a reduction in salinity recharge and prevent damage to buildings and infrastructure from saline discharge and high water tables.
Flood Overlay (FO)	A key purpose of the FO is to identify those areas at greatest risk and frequency of being affected by flooding and to ensure that development maintains the free passage and temporary storage of floodwater.

Environmental Assets



Landscape assets



Planning Scheme Provisions

Asset	Details
Environmental Significance Overlay Schedules 1 and 4 (ESO1 and ESO4)	The objective of ESO1 is to maintain the physical and biological integrity and functioning of aquatic systems and to enhance river health and biodiversity. ESO4 seeks to protect and enhance biodiversity assets in Torquay-Jan Juc.
Cultural Heritage Sensitivity areas	Areas of cultural heritage sensitivity are defined in the Aboriginal Heritage Regulations 2018 and relate to landforms and soil types where Aboriginal places are more likely to be located. These include land within 200m of named waterways and land within 50m of registered Aboriginal cultural heritage places.
Significant Landscape Overlay, schedules 1 and 6 (SLO 1 and SLO6)	The purpose of the SLO is to identify significant landscapes and conserve and enhance the character of those landscapes. SLO1 seeks to preserve and enhance the scenic landscape values and environmental qualities within viewsheds of the Great Ocean Road, Bells Beach and coastal environs. SLO 6 seeks to achieve landscape character objectives in Central Torquay and Jan Juc residential areas.

3.2

Winchelsea and Northern District / Winchelsea South



Overview

This predominantly rural district contains the township of Winchelsea, the largest inland town in the Surf Coast Shire and an important service centre for the surrounding farming community.

The Princes Highway traverses the district with a dual carriageway available from Geelong to Colac.

Extending to the northern Shire boundary the landscape is defined by the generally flat topography of the Winchelsea Plains. The north-east of the district contains the Barrabool Hills, a distinctive upland ridge that slopes steeply down to the Barwon River on the northern side and more gently

southward to the Princes Highway.

The Winchelsea district has an active tourism industry with wineries, berry farms, restaurants, cafes and accommodation. Intensive agricultural industries and hobby farming are features of the agricultural landscape, with intensive animal production focused mainly north of the Princes Highway.

District map



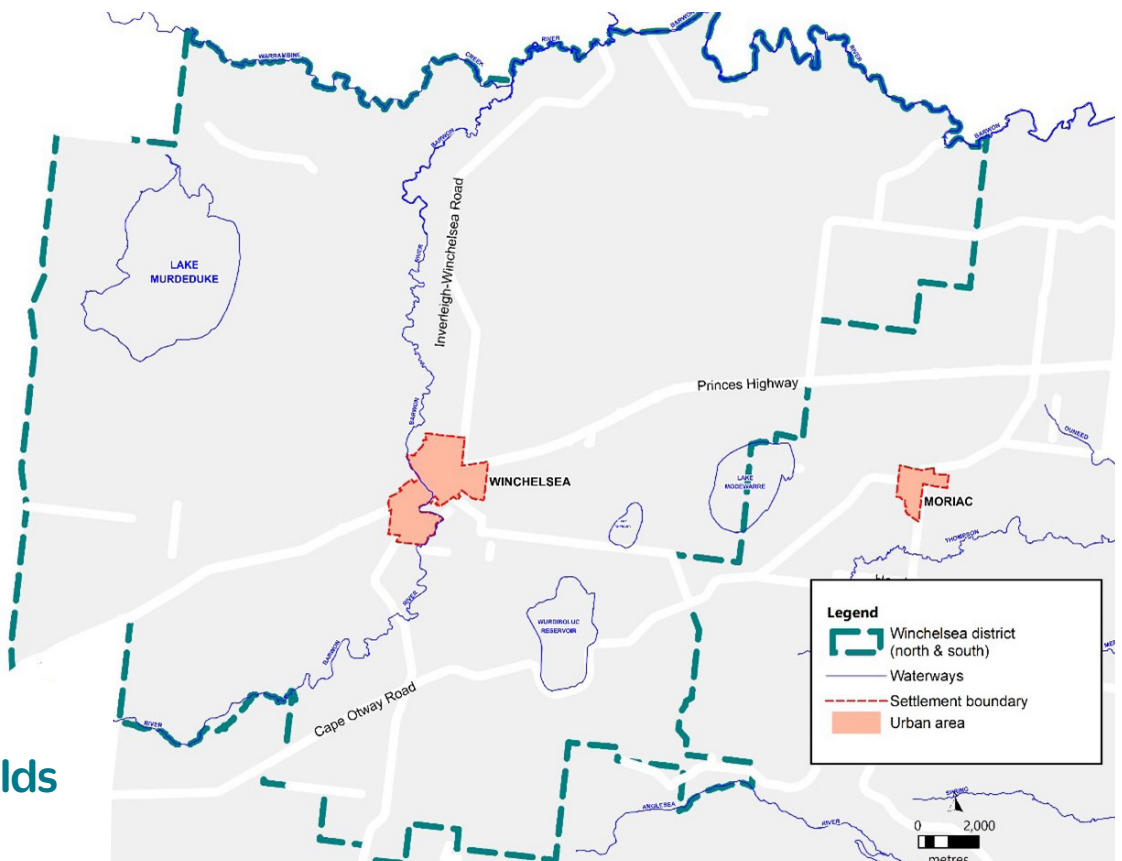
District Area:
57,683 ha



Population
3,513



The largest age cohort
55-59 year olds



Winchelsea Township Profile



Township role
Urban Growth Centre



Population*
1586 in 2016 to 2032 in 2021



Population change
2016 – 2021
+28.12%



919
Dwellings*



7.6%
Dwelling vacancy rate



Reticulated sewerage
Available

COMMUNITY INFRASTRUCTURE



1 Primary Schools



1 kindergarten



Health and Community Services (including hospital)



Sports Ground and Recreation Reserves



Parks and Open Spaces



Emergency services (Fire station, Ambulance station, Police, SES)

UTILITIES AND SERVICES:



Train services to Melbourne, Geelong and Warrnambool.



Coach services to Geelong and Melbourne

*(ABS 2021- urban centres & localities)



Context

Winchelsea township is located on the Princes Highway, 37 kilometres west of the regional city of Geelong and 37 kilometres east of Colac. The township is situated on the banks of the Barwon River and surrounded by open farmland. The Barwon River flows through the town in a northern direction and provides a focal point for a range of recreational activities. The town is intersected by the Geelong to Warrnambool rail line and has an active railway station.

Winchelsea is one of only two urban centres in Surf Coast Shire identified for substantial growth in both the G21 Regional Growth Plan and Surf Coast Planning Scheme local policy. Over the past two decades the population of Winchelsea has grown by 1,200 people and 560 dwellings.

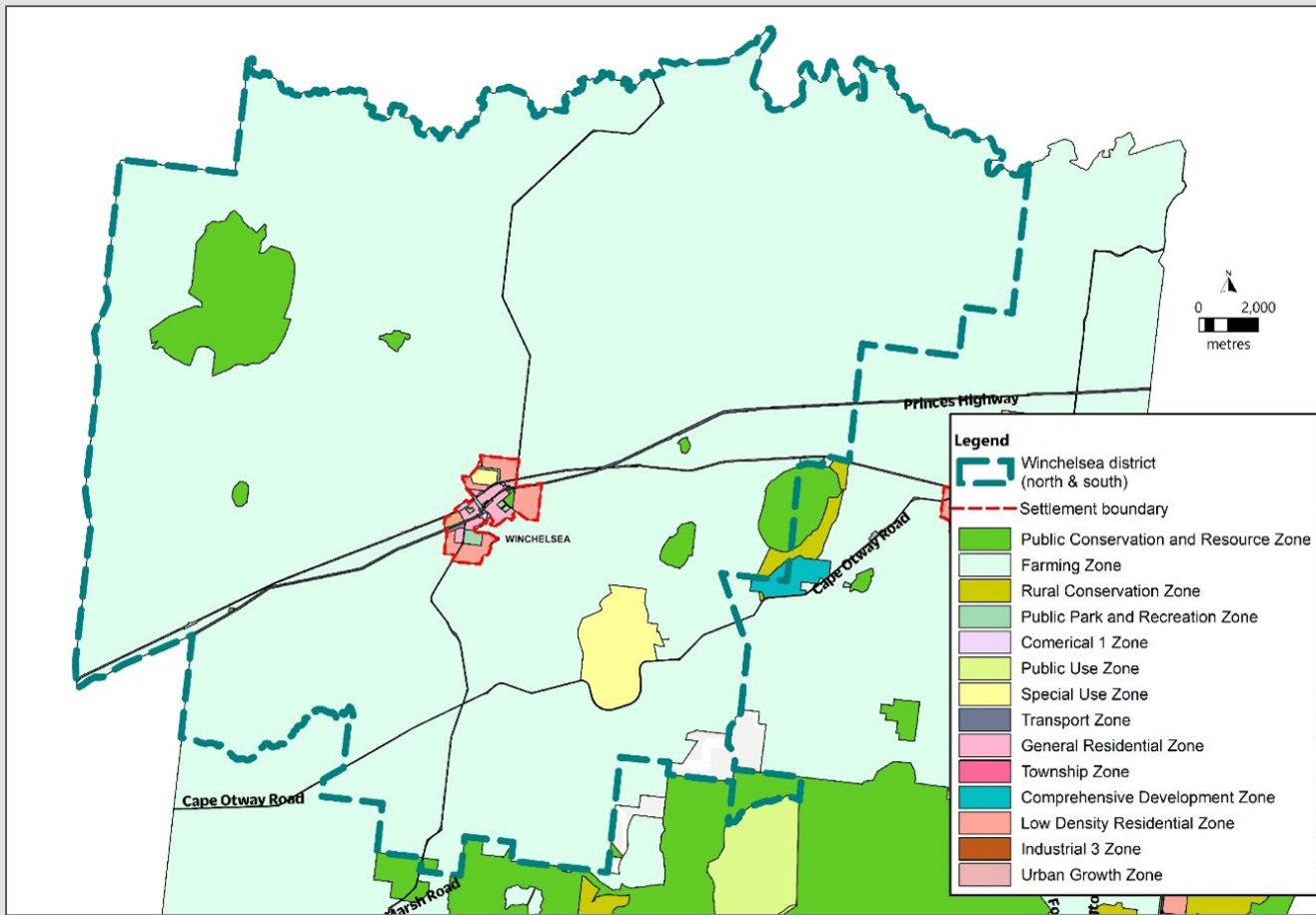
Winchelsea township has a country village character and a wealth of heritage buildings. Winchelsea's heritage and environmental assets provide an opportunity for further tourism growth in the town.

Growth potential

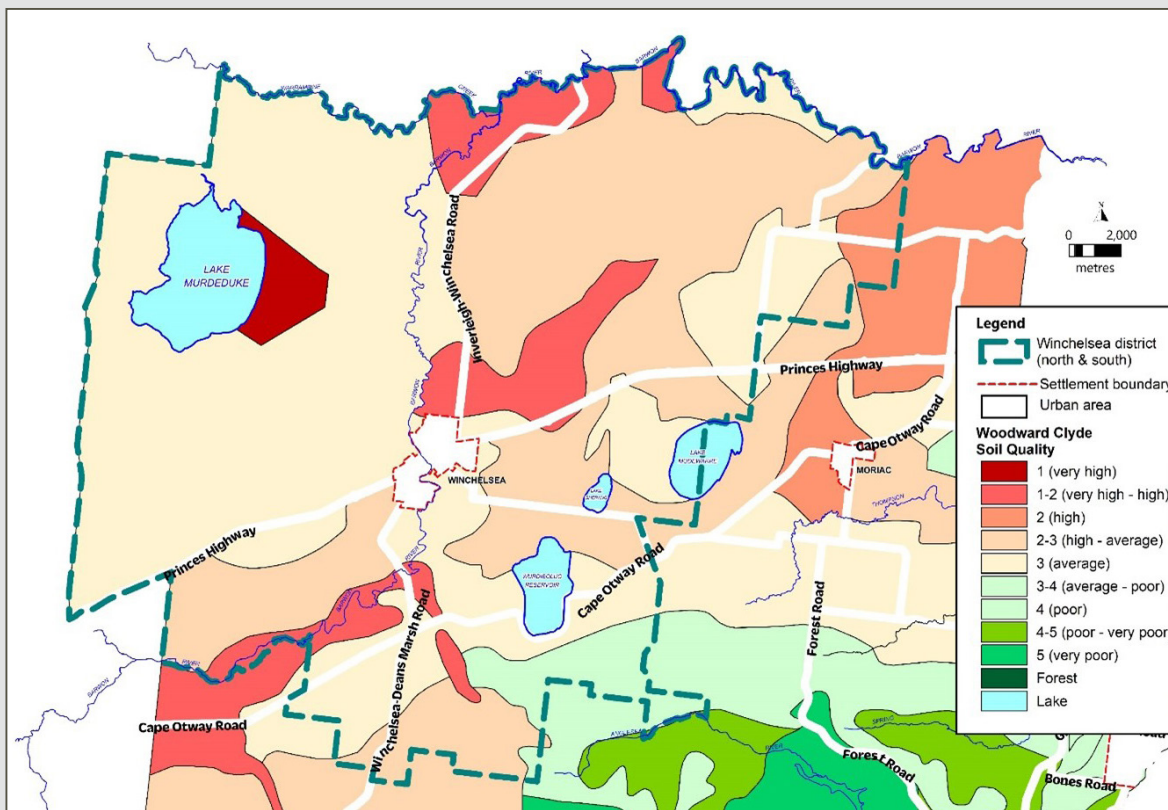
In recent years Winchelsea has seen steady growth with significant residential subdivision and housing construction activity. Council's Growing Winchelsea strategy noted that the town had seen annual population growth averaging 2.2% between 2006 and 2011 and concluded that: "it is likely that (future) growth will occur at a similar, and potentially greater rate, than is currently the case." The G21 regional strategy contained an aspirational target for Winchelsea to grow to 10,000 people by 2050.

Winchelsea has a significant supply of undeveloped residential land and is likely to continue to see strong housing growth. Before planning for future growth proceeds it will be important to ensure that Traditional Owner cultural values are properly understood and taken into account.

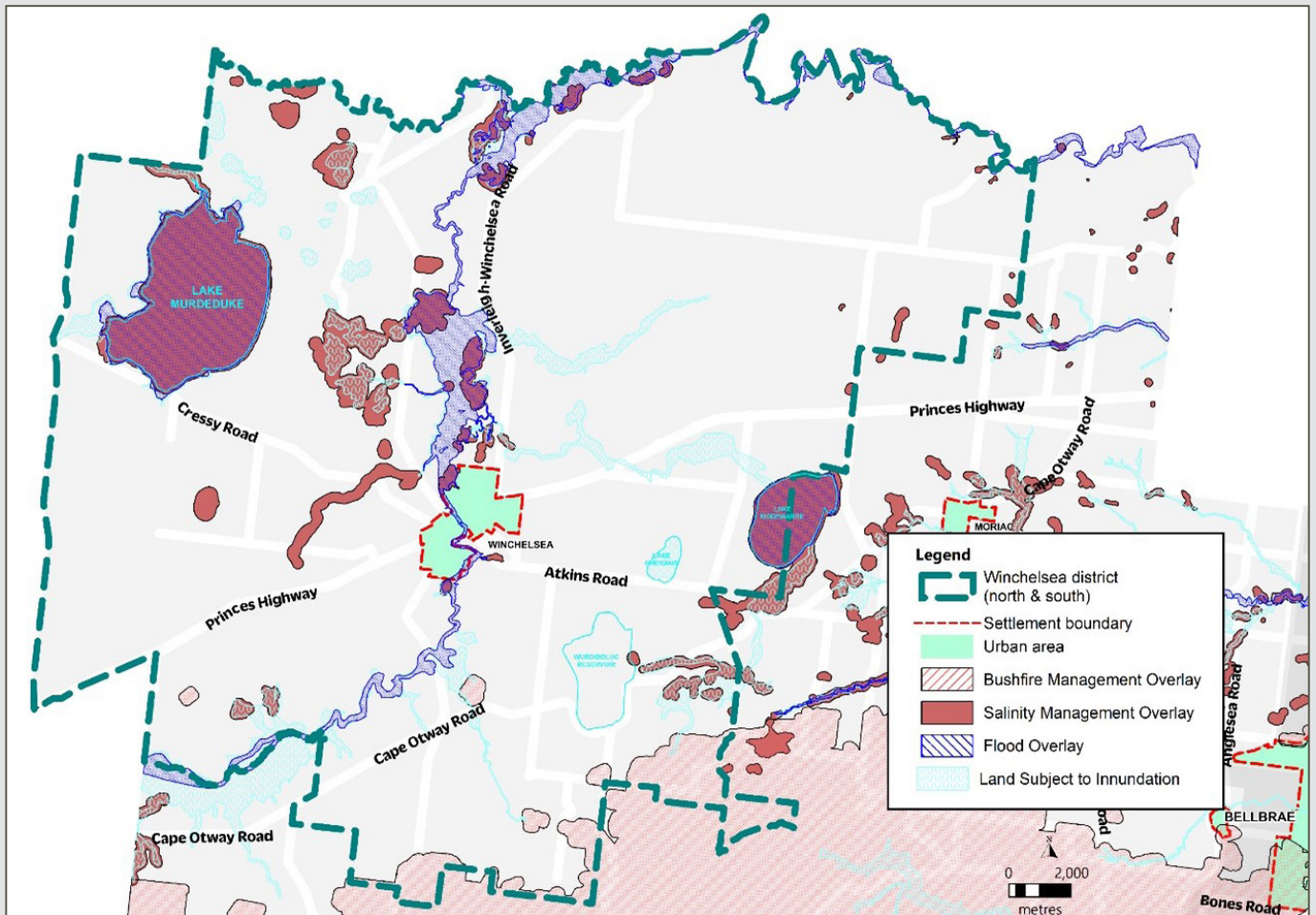
Zones



Agricultural Soil Quality



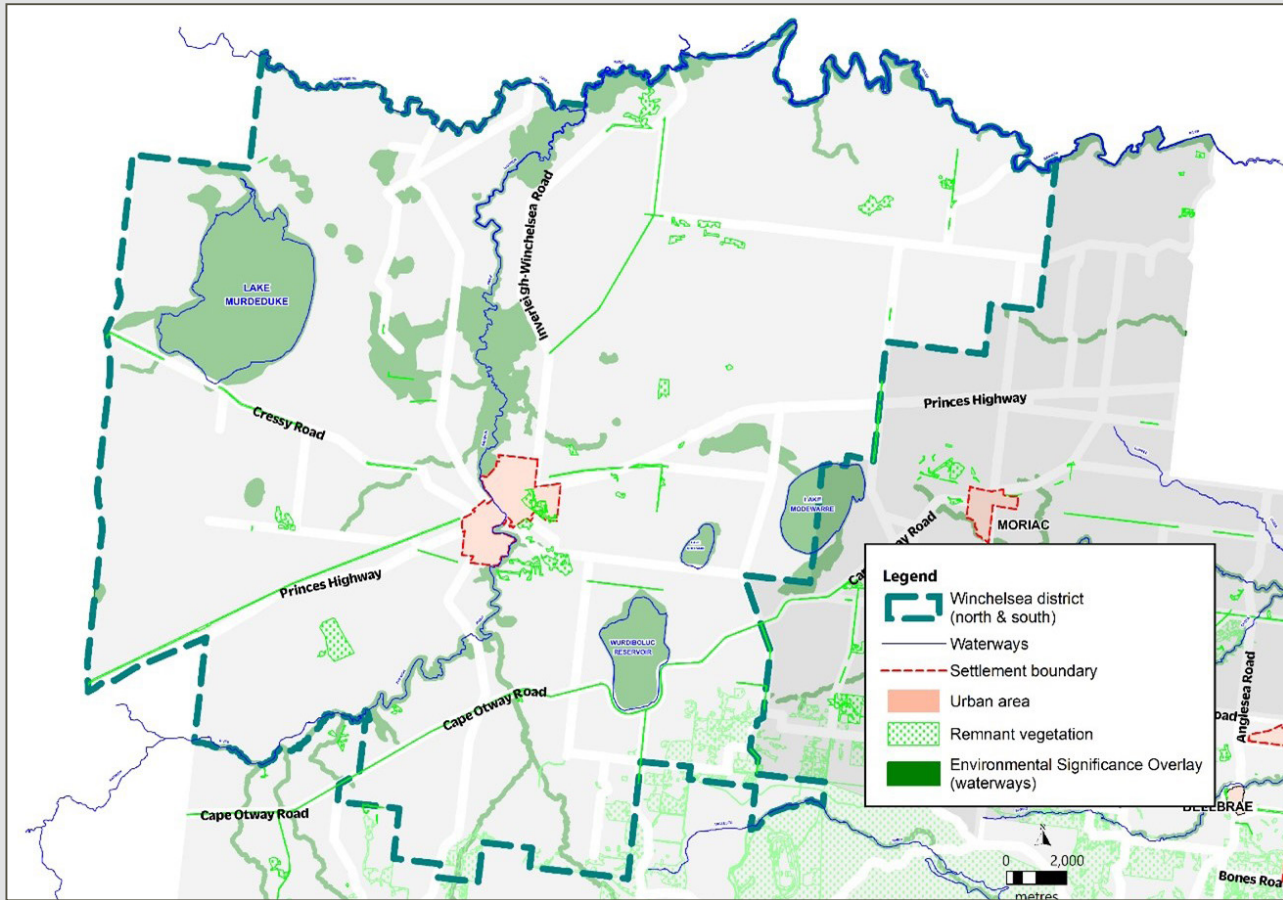
Environmental Risks



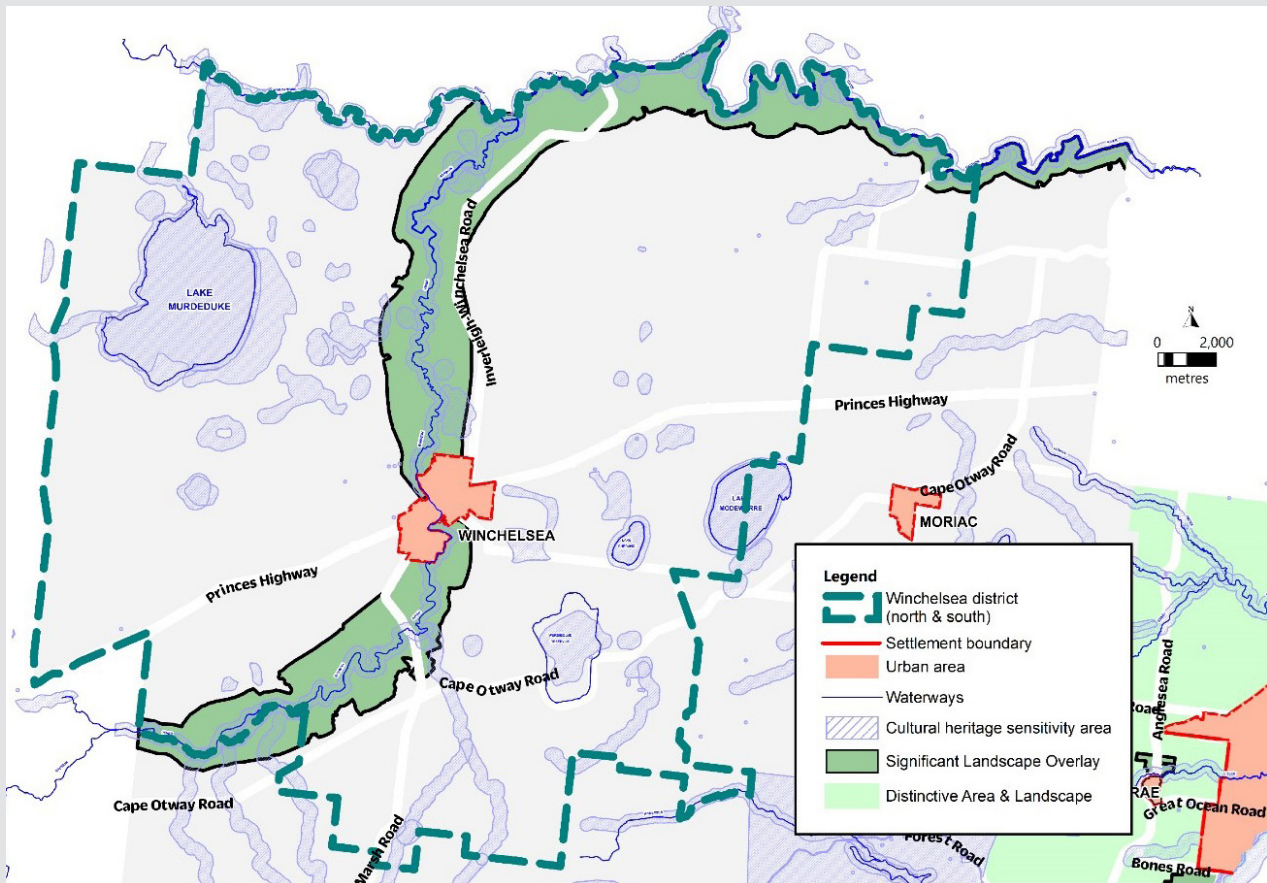
Planning Scheme Provisions

Risk	Details
Bushfire Management Overlay (BMO)	The objective of the BMO is to ensure that development of land prioritises the protection of human life and strengthens community resilience to bushfire.
Land Subject to Inundation (LSIO)	The objective of the LSIO is to ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
Salinity Management Overlay (SMO)	The objective of the SMO is to facilitate the stabilisation of areas affected by salinity, revegetate areas which contribute to salinity, encourage development to be undertaken in a manner which brings about a reduction in salinity recharge and prevent damage to buildings and infrastructure from saline discharge and high water tables.
Flood Overlay (FO)	A key purpose of the FO is to identify those areas at greatest risk and frequency of being affected by flooding and to ensure that development maintains the free passage and temporary storage of floodwater.

Environmental Assets



Landscape Assets



Planning Scheme Provisions

Asset	Details
Environmental Significance Overlay Schedules 1 (ESO1)	The objective of ESO1 is to maintain the physical and biological integrity and functioning of aquatic systems and to enhance river health and biodiversity.
Cultural Heritage Sensitivity areas	Areas of cultural heritage sensitivity are defined in the Aboriginal Heritage Regulations 2018 and relate to landforms and soil types where Aboriginal places are more likely to be located. These include land within 200m of named waterways and land within 50m of registered Aboriginal cultural heritage places.
Significant Landscape Overlay, schedules 5 and 8 (SLO 5 and SLO8)	The purpose of the SLO is to identify significant landscapes and conserve and enhance the character of those landscapes. SLO 5 applies to the Barwon River environs and seeks to ensure that the development of land adjoining the Barwon River Reserve within the township maintains and enhances the scenic landscape values of the Barwon River. SLO8 also applies to the Barwon River Corridor Environs and seeks to to enhance the continuous riparian corridor landscape, to retain canopy trees as a dominant landscape feature and to ensure buildings and works are not visually dominant when viewed from the waterway corridor and avoid overshadowing and visual intrusion within the landscape.

3.3

Anglesea and Hinterland District



Overview

This district contains the coastal township of Anglesea, located on the Great Ocean Road, and the hinterland beyond comprising the Anglesea Northern Hinterland and the Great Otway National Park. A significant area of the Northern Hinterland was previously developed with a power station and associated coal mine (Alcoa land).

The Great Otway National Park surrounds the township and incorporates the Anglesea Heath. The heathland is recognised as one of the most biodiverse areas of Victoria (listed on the Register of the National Estate), and borders the urban area of Anglesea to the north and west. The surrounding landscape consists largely of dense forest in hilly terrain edged with low coastal heathlands.



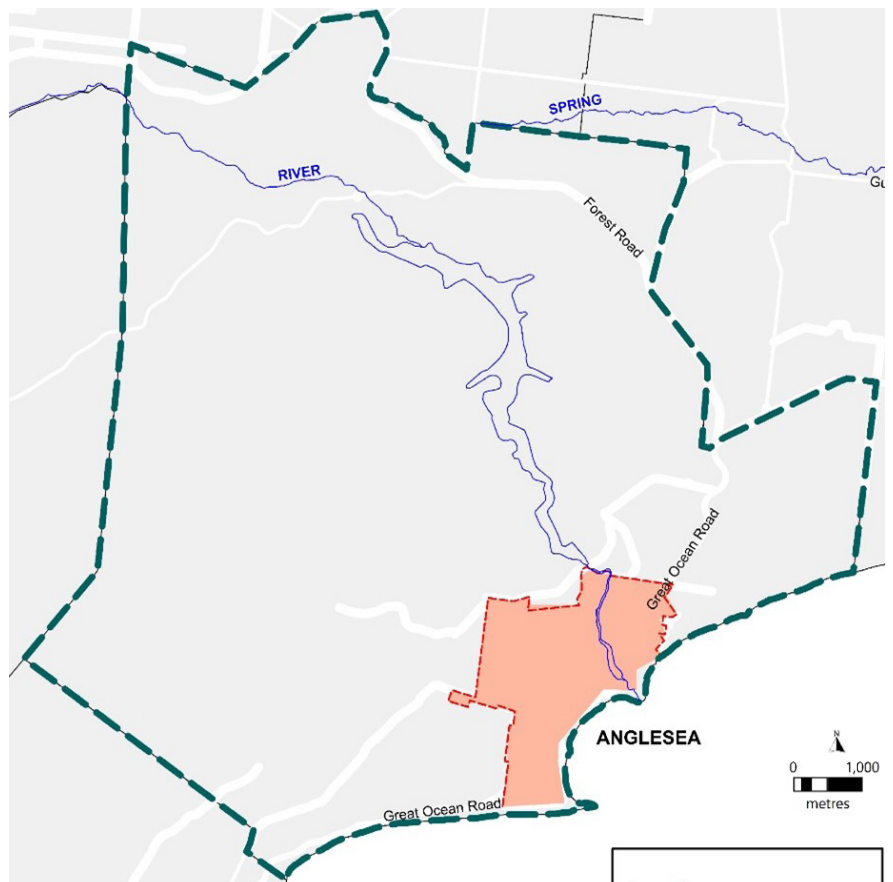
District Area:
9,676 Ha



Population
3,210



The largest age cohort
65-69 year olds



Legend

- Anglesea district
- Waterways
- Settlement boundary
- Urban area

Anglesea Township Profile



Township role
Coastal



Population*
3,191



Population change
2016 – 2021
+25.7%



3,004
Dwellings*



57%
Dwelling vacancy rate



Reticulated sewerage
Available



COMMUNITY INFRASTRUCTURE



1 Primary School



1 Kindergarten



Health and Community
Services



Sports Ground and
Recreation Reserves



Parks and Open Spaces



1 Emergency services
(Ambulance station,
CFA)



1 Police Station

UTILITIES AND SERVICES:



Public transport services
are limited to one regular
bus service.

*(ABS 2021- urban centres & localities)



Context

Anglesea is a scenic coastal township located between Torquay (18 kilometres to the north east) and Aireys Inlet (10 kilometres to the south west) on the Great Ocean Road. The town is split by the Anglesea River which flows from north to south towards the ocean and forms a dominant natural spine through the centre of the urban area. The town has a non-suburban coastal/bush village character with significant native vegetation cover.

Anglesea is a popular stopping point for many visitors travelling to other places along the Great Ocean Road such as Apollo Bay and the Twelve Apostles. Anglesea is also a popular holiday destination in its own right and tourism is a vital component of the local economy. A significant proportion of dwellings in the coastal towns are not permanently occupied, with a dwelling vacancy rate of 57 % recorded at the 2021 census.

The town provides local convenience and tourism-related retailing services across three Activity Centres.

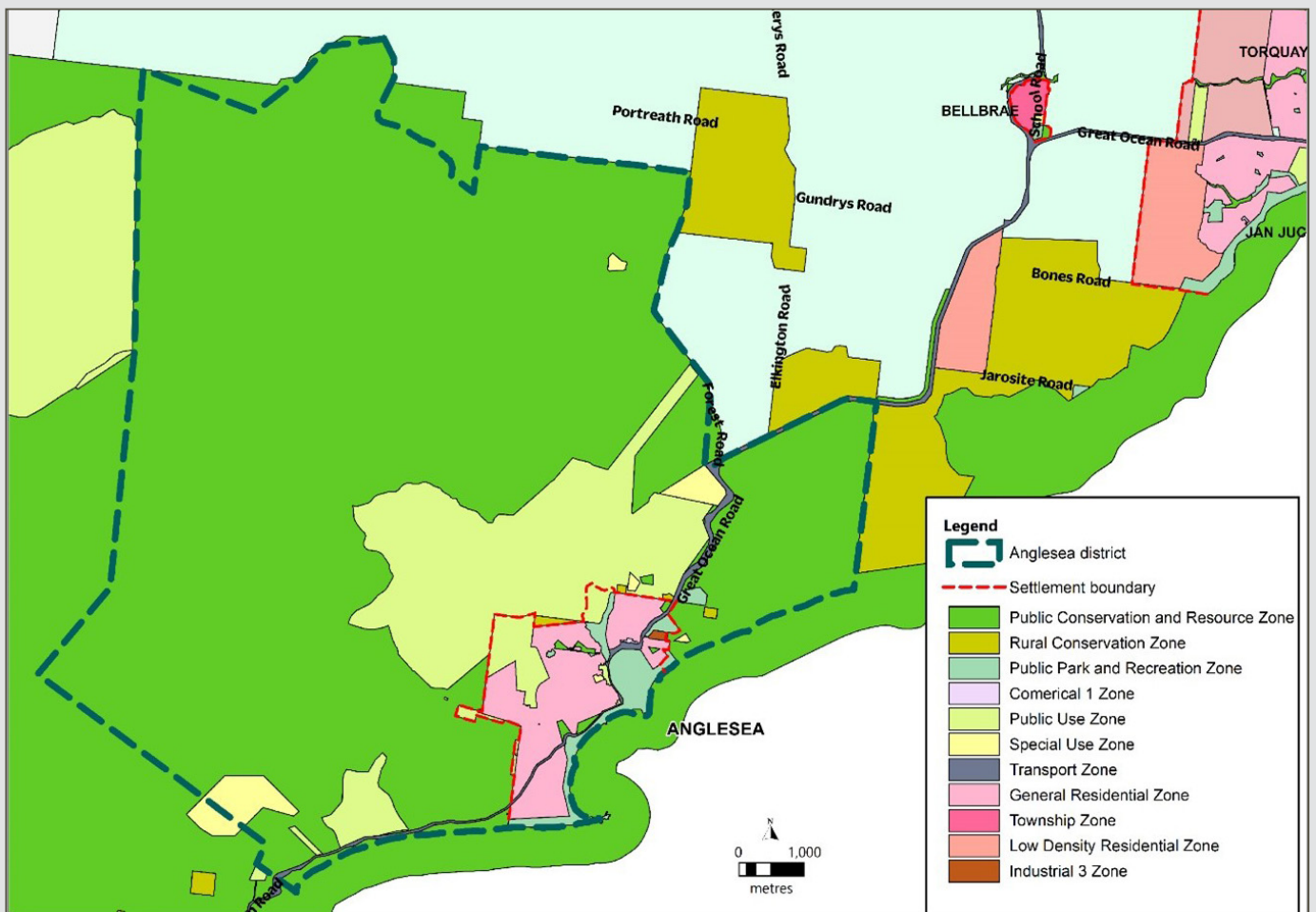
Growth potential

There has been a relatively low level of residential subdivision activity in Anglesea over the last five years (an average of three lots per annum), and the township has no significant undeveloped residential land supply. The majority of sites for future housing development will essentially be provided through the re-subdivision of existing allotments within the established urban area.

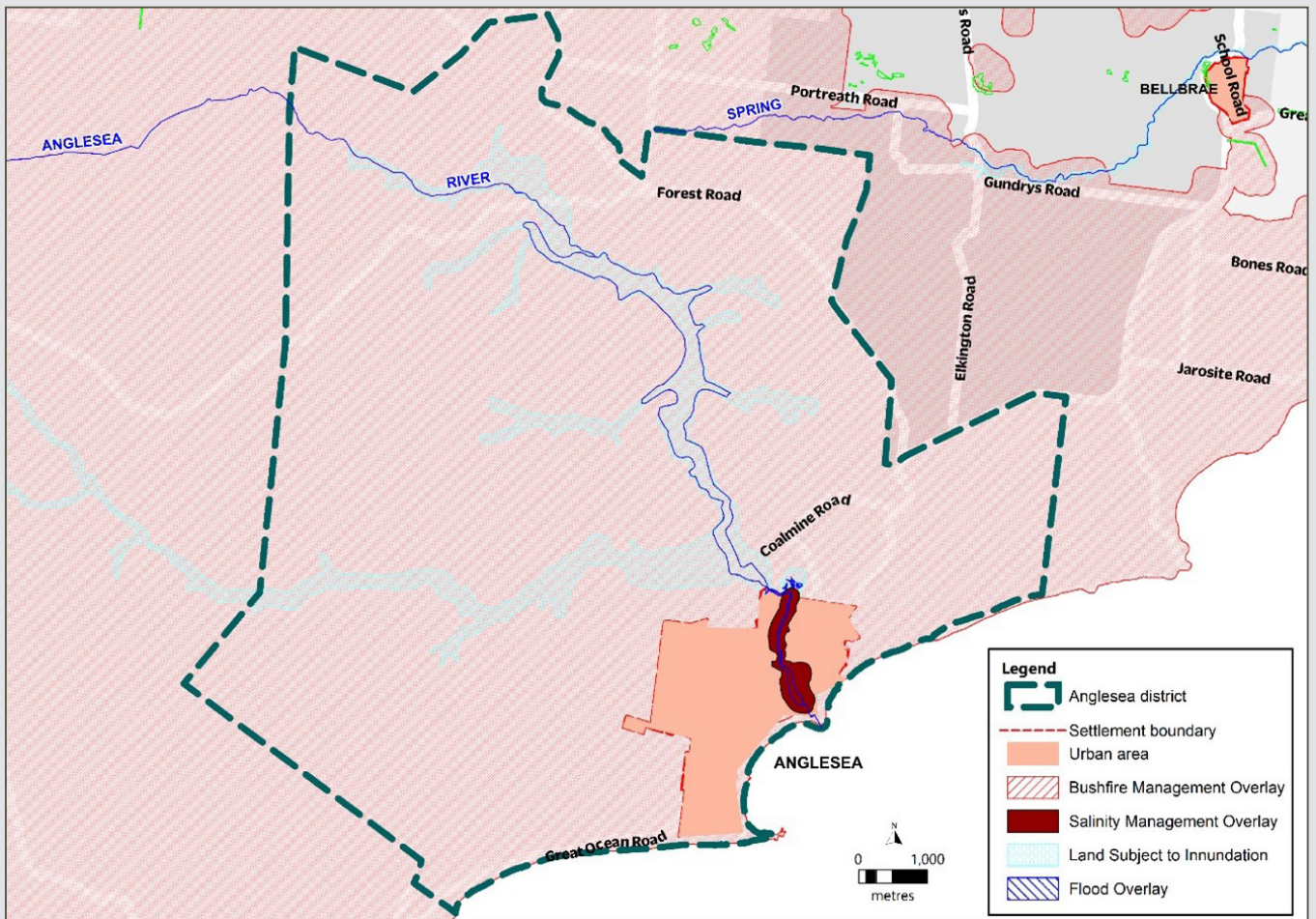
The Great Otway National Park effectively surrounds the township and limits the capacity for additional growth. Furthermore, the town has been assessed as being subject to high bushfire risk. The former Alcoa leased land will primarily be managed for a combination of conservation and 'bush tourism' purposes.

Overall there is very limited capacity for future growth in Anglesea.

Zones



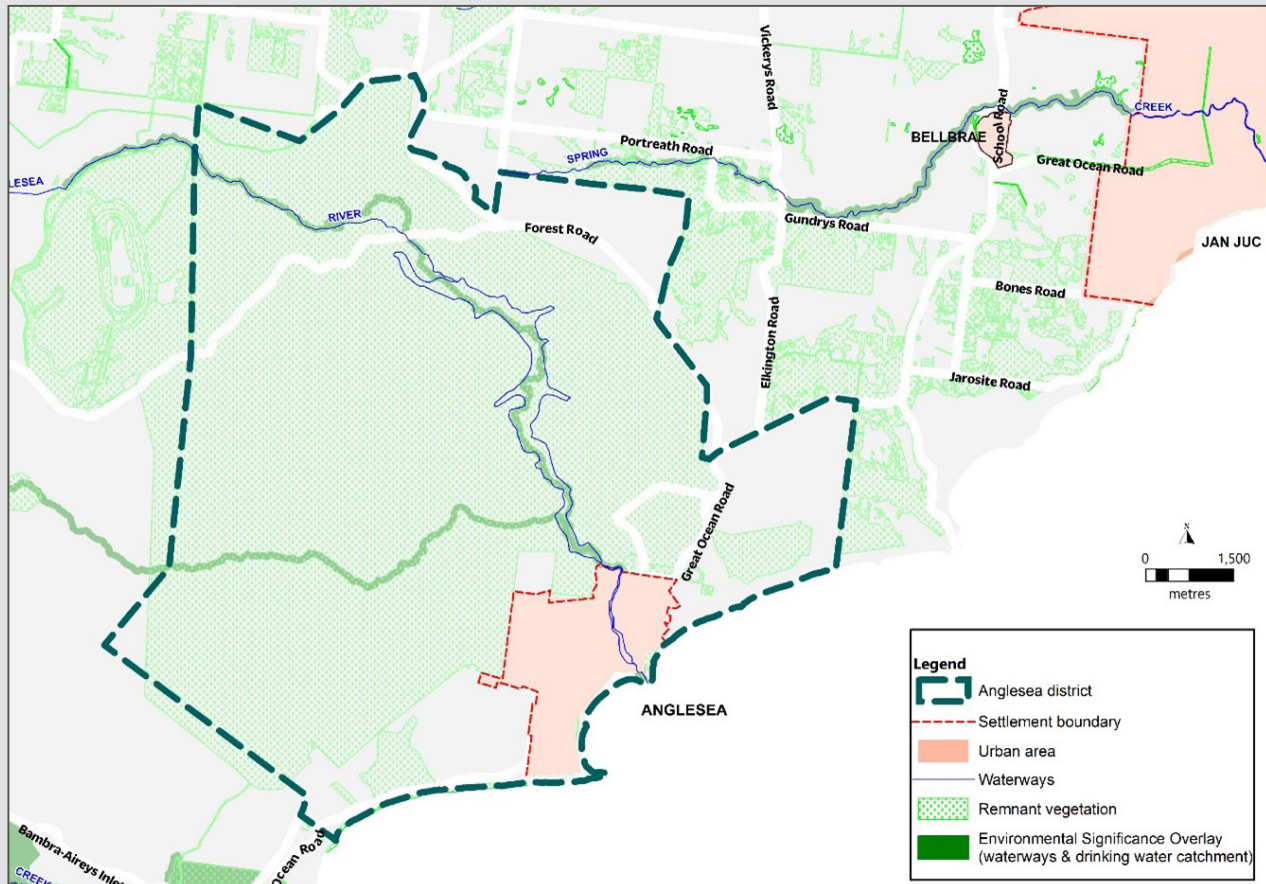
Environmental Risks



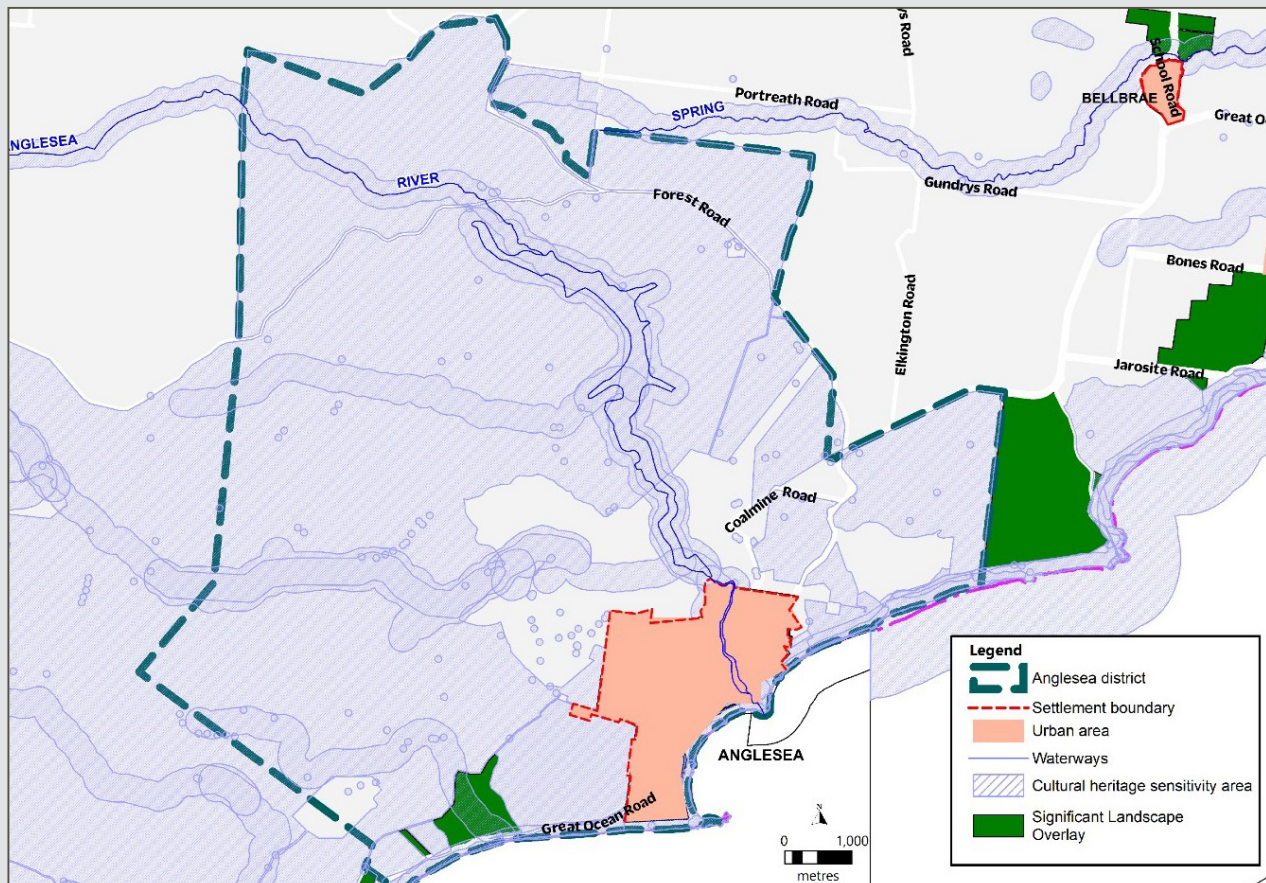
Planning Scheme Provisions

Asset	Details
Bushfire Management Overlay (BMO)	The objective of the BMO is to ensure that development of land prioritises the protection of human life and strengthens community resilience to bushfire.
Land Subject to Inundation (LSIO)	The objective of the LSIO is to ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
Salinity Management Overlay (SMO)	The objective of the SMO is to facilitate the stabilisation of areas affected by salinity, revegetate areas which contribute to salinity, encourage development to be undertaken in a manner which brings about a reduction in salinity recharge and prevent damage to buildings and infrastructure from saline discharge and high water tables.
Flood Overlay (FO)	A key purpose of the FO is to identify those areas at greatest risk and frequency of being affected by flooding and to ensure that development maintains the free passage and temporary storage of floodwater.

Environmental Assets



Landscape assets



Planning Scheme Provisions

Asset	Details
Environmental Significance Overlay, Schedule 1 (ESO1 & ESO4)	<p>The objective of ESO1 is to maintain the physical and biological integrity and functioning of aquatic systems and to enhance river health and biodiversity.</p> <p>The objective of ESO4 is to recognise the important contribution that biodiversity makes to the overall character and identity of the settlements and to protect and enhance all biodiversity assets.</p>
Cultural Heritage Sensitivity areas	<p>Areas of cultural heritage sensitivity are defined in the Aboriginal Heritage Regulations 2018 and relate to landforms and soil types where Aboriginal places are more likely to be located. These include land within 200m of named waterways and land within 50m of registered Aboriginal cultural heritage places.</p>
Significant Landscape Overlay (SLO1 and SLO3)	<p>The purpose of the SLO is to identify significant landscapes and conserve and enhance the character of those landscapes. The SLO1 relates to the Great Ocean Road and Coastal Environs and seeks preserve and enhance the scenic landscape values and environmental qualities within view sheds of the Great Ocean Road, Bells Beach and coastal environs. SLO3 relates to Anglesea.</p>

3.4

Aireys Inlet, Fairhaven, Moggs Creek And Eastern View District



Overview

This district contains a cluster of small coastal settlements including Aireys Inlet, Fairhaven, Moggs Creek and Eastern View. The four settlements extend along an eight kilometre stretch of the Great Ocean Road, located between the larger townships of Lorne and Anglesea. At its widest point the urban footprint of the coastal strip extends approximately one and a half kilometres inland, while in Eastern View the line of development is a single allotment width deep.

The four settlements effectively form an urban enclave surrounded by the forest environment of the Great Otway National Park which extends beyond the settlements to the northern boundary of the district.

The district incorporates the open valley landscape of the Painkalac Creek and associated wetlands, separating the settlements of Aireys Inlet and Fairhaven. The Painkalac Creek is recognised for its significant environmental and geomorphological values.



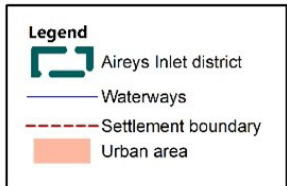
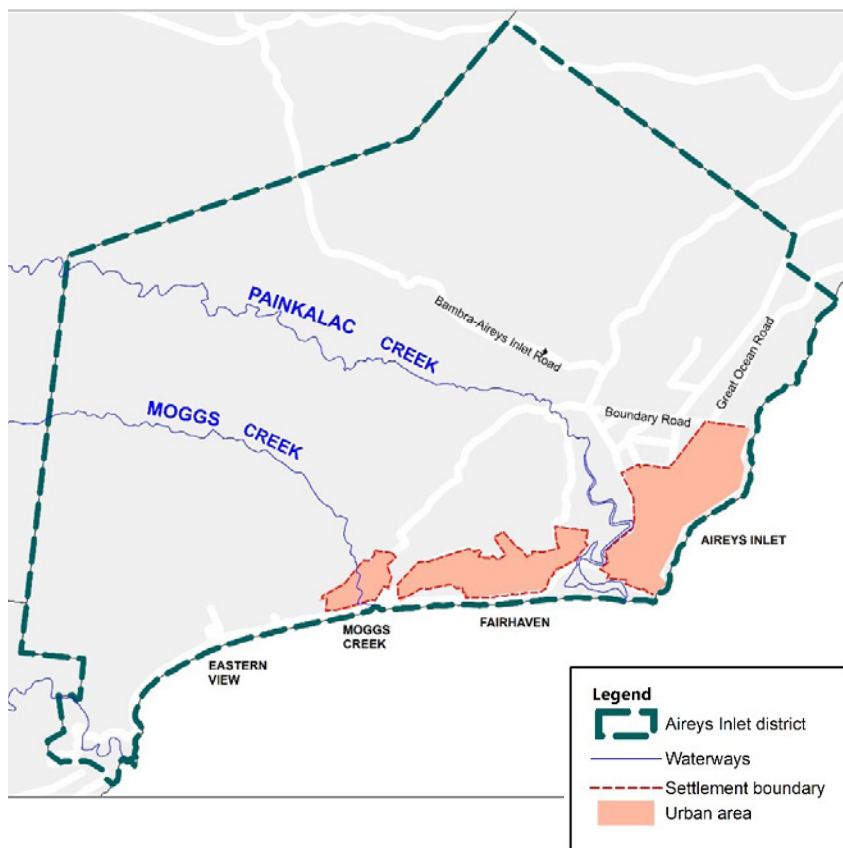
District Area:
4,872 Ha



Population
1,541



The largest age cohort
65-69 year olds



Aireys Inlet & Fairhaven Township Profile



Township role
Coastal



Population*
1,395



Population change
2016 – 2021
+25%



1,759
Dwellings*



64.3%
Dwelling vacancy rate



Reticulated sewerage
Available

COMMUNITY INFRASTRUCTURE



1 Primary School



Health and Community
Services



Sports Ground and
Recreation Reserves



Parks and Open Spaces



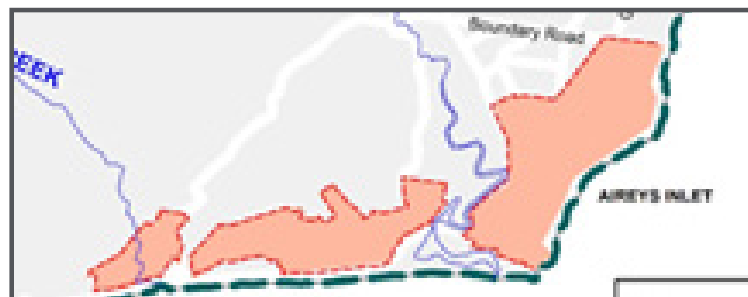
1 Emergency services
(CFA)

UTILITIES AND SERVICES:



Public transport services
are limited to one regular
bus service between
Geelong and Apollo Bay.

*(ABS 2021- urban centres & localities)



Context

The coastal township of Aireys Inlet is situated between Anglesea (10 kilometres to the north-east) and Lorne (18 kilometres to the south-west) on the Great Ocean Road, with the smaller settlement of Fairhaven located immediately adjacent to the west. The two settlements are separated by the Painkalac Valley.

Aireys Inlet and Fairhaven share a distinctive non-suburban coastal character, defined by a low density built form and the visual dominance of indigenous vegetation. Views of surrounding natural landscape features, including dramatic coastal cliff faces are commonplace from both public and private realms.

Both settlements have a small permanent population and are popular holiday and retirement destinations. A significant proportion of dwellings in the coastal towns are not permanently occupied and there is a dwelling vacancy rate of 64.3% in the Aireys Inlet – Fairhaven profile. Aireys Inlet has two identified activity centres providing services to local residents and visitors.

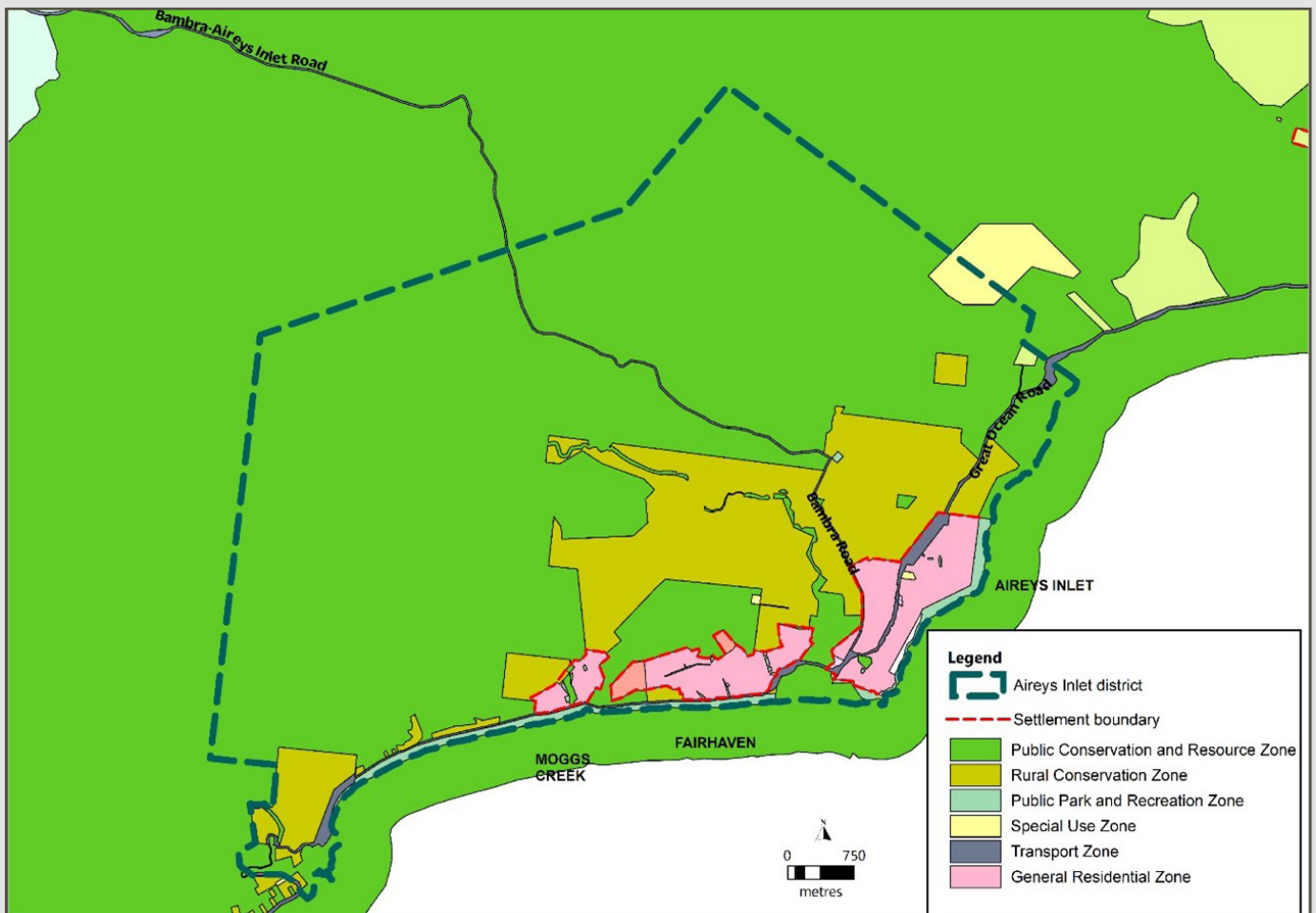
Growth potential

The settlements of Aireys Inlet, Fairhaven, Moggs Creek and Eastern View have experienced very limited recent development with an average of five additional residential lots created per year over the last five year period. There is very limited capacity for future growth and additional housing development. The vegetation communities of the Great Otway National Park present an extreme fire risk, limiting the capacity for additional urban growth on the

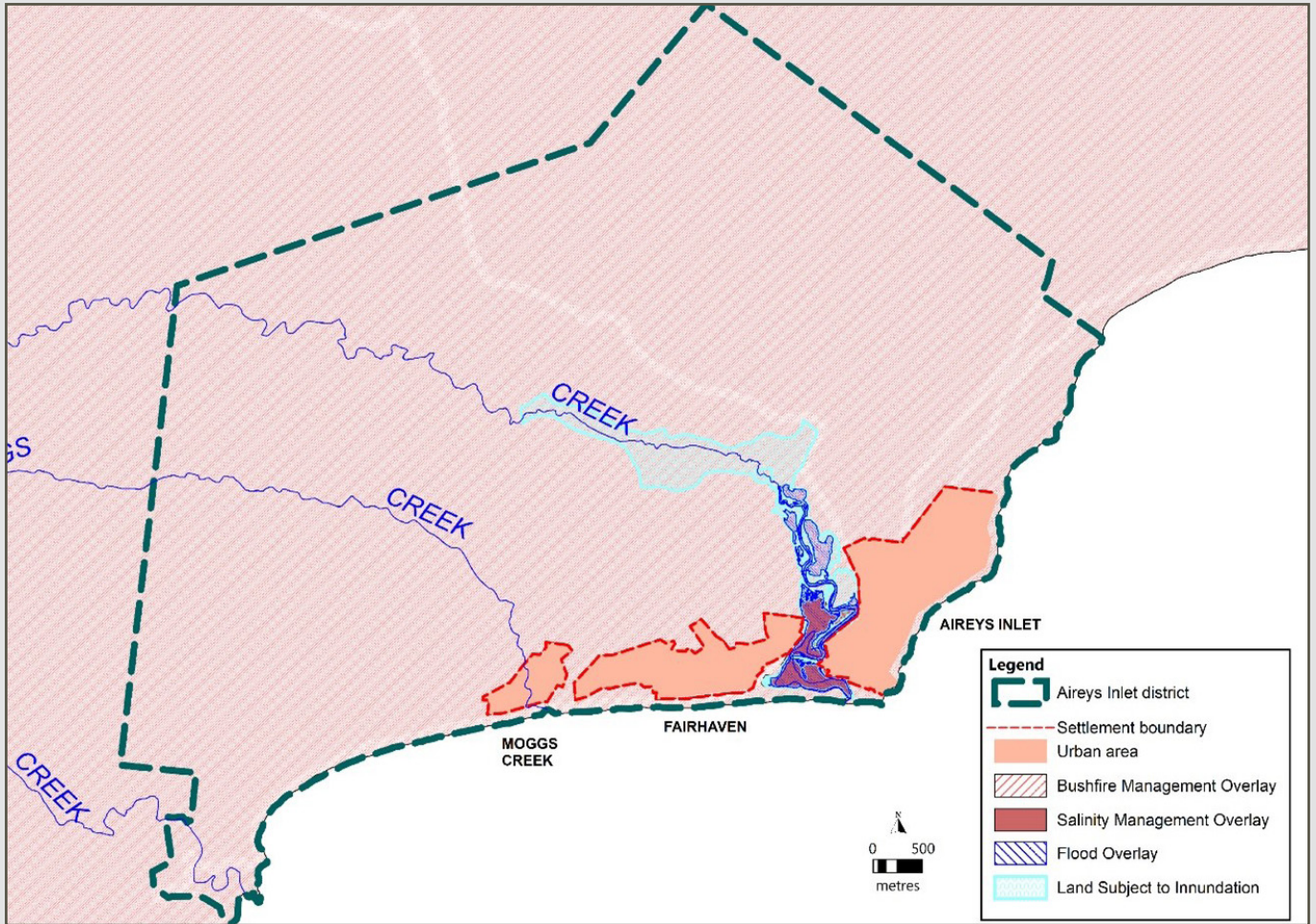
periphery of the townships. There is no significant undeveloped residential land supply and therefore new sites for future housing are most likely to be achieved through the re-subdivision of existing allotments within the established urban area.

Future development will be contained within the existing township boundaries.

Zones



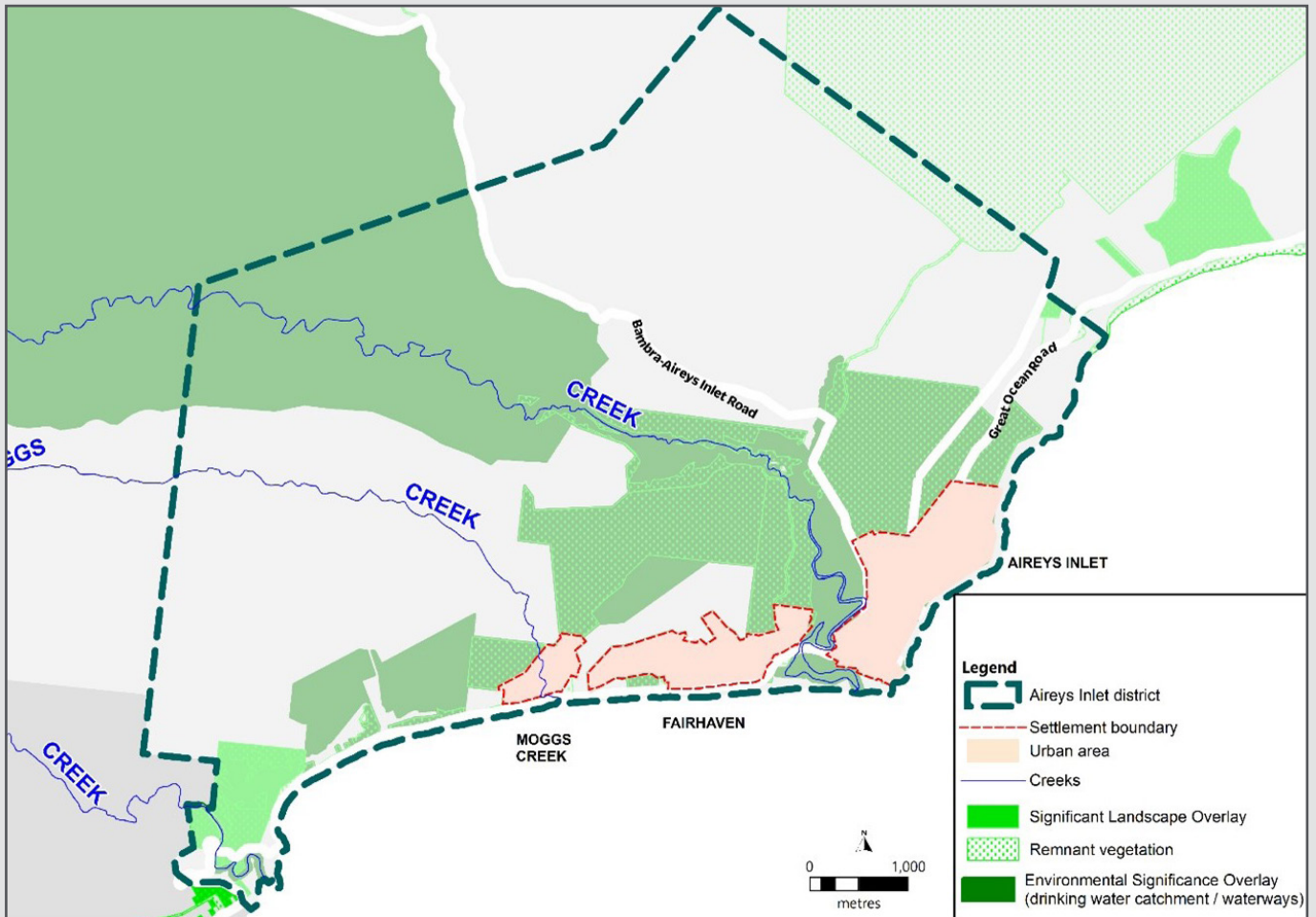
Environmental Risks



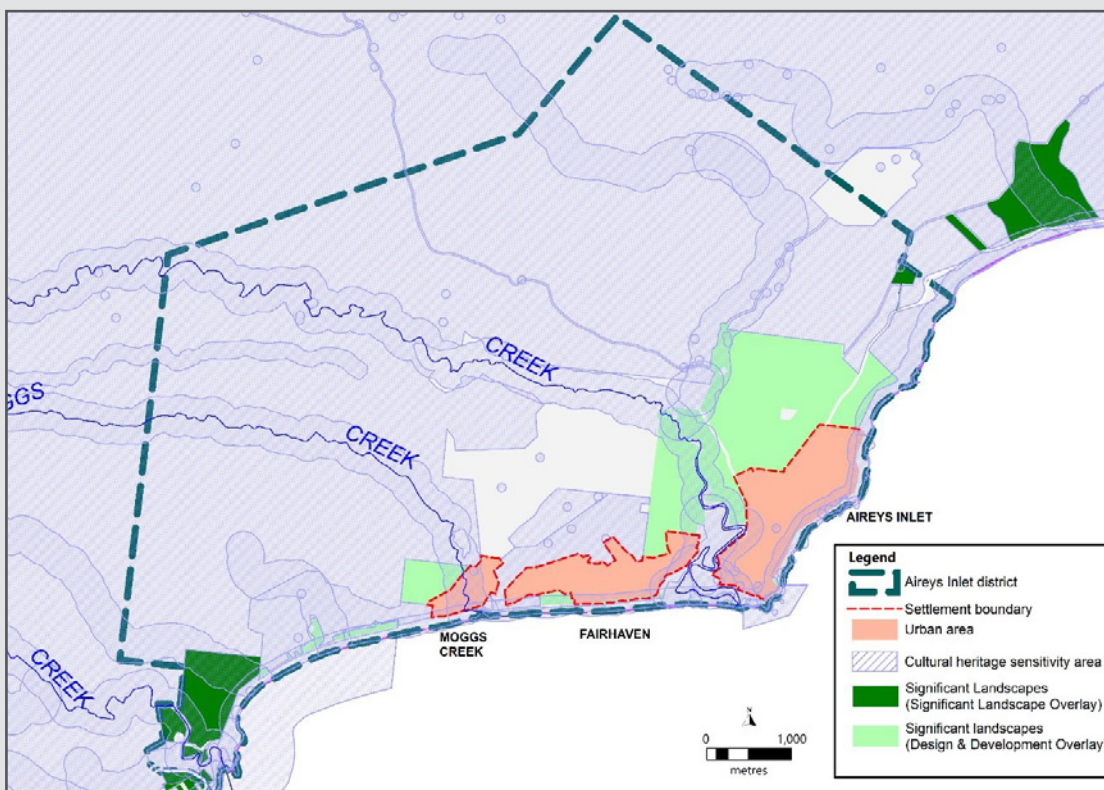
Planning Scheme Provisions

Risk	Details
Bushfire Management Overlay (BMO)	The objective of the BMO is to ensure that development of land prioritises the protection of human life and strengthens community resilience to bushfire.
Land Subject to Inundation (LSIO)	The objective of the LSIO is to ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
Salinity Management Overlay (SMO)	The objective of the SMO is to facilitate the stabilisation of areas affected by salinity, revegetate areas which contribute to salinity, encourage development to be undertaken in a manner which brings about a reduction in salinity recharge and prevent damage to buildings and infrastructure from saline discharge and high water tables.
Flood Overlay (FO)	A key purpose of the FO is to identify those areas at greatest risk and frequency of being affected by flooding and to ensure that development maintains the free passage and temporary storage of floodwater.

Environmental Assets



Landscape Assets



Planning Scheme Provisions

Asset	Details
Environmental Significance Overlay Schedules 1, 4 and 5 (ESO1, ESO4 & ESO5)	<p>The objective of ESO1 is to maintain the physical and biological integrity and functioning of aquatic systems and to enhance river health and biodiversity.</p> <p>The objective of ESO4 is to recognise the important contribution that biodiversity makes to the overall character and identity of the settlements and to protect and enhance all biodiversity assets. The objective of ESO5 seeks to protect and enhance the major conservation and ecological resource of the settlements and hinterland of Aireys Inlet to Eastern View.</p>
Cultural Heritage Sensitivity areas	<p>Areas of cultural heritage sensitivity are defined in the Aboriginal Heritage Regulations 2018 and relate to landforms and soil types where Aboriginal places are more likely to be located. These include land within 200m of named waterways and land within 50m of registered Aboriginal cultural heritage places.</p>
Significant Landscape Overlay, schedule 1 (SLO1)	<p>The purpose of the SLO is to identify significant landscapes and conserve and enhance the character of those landscapes. The SLO1 relates to the Great Ocean Road and Coastal Environs and seeks to preserve and enhance the scenic landscape values and environmental qualities within viewsheds of the Great Ocean Road, Bells Beach and coastal environs. SLO3 relates to Anglesea.</p>
Design and Development Overlays, schedules 10 and 11 (DDO10 and DDO11)	<p>DDO10 refers to the settlements of Aireys Inlet, Fairhaven and Moggs Creeks and seeks to preserve and enhance the low density, low scale, vegetated character of the settlements. (amongst other objectives). DDO11 seeks to preserve scenic landscapes and enhance the low scale, low density, vegetated character from Aireys Inlet to Eastern View.</p>

3.5 Lorne and Benwerrin District



Overview

The district contains the scenic coastal township of Lorne on the Great Ocean Road, the most southerly of the coastal townships in Surf Coast Shire. The majority of the district is contained within the Great Otway National Park which is characterised by dense forest and hilly terrain. Benwerrin is located in the north of the district on the Benwerrin-Mt Sabine Road.



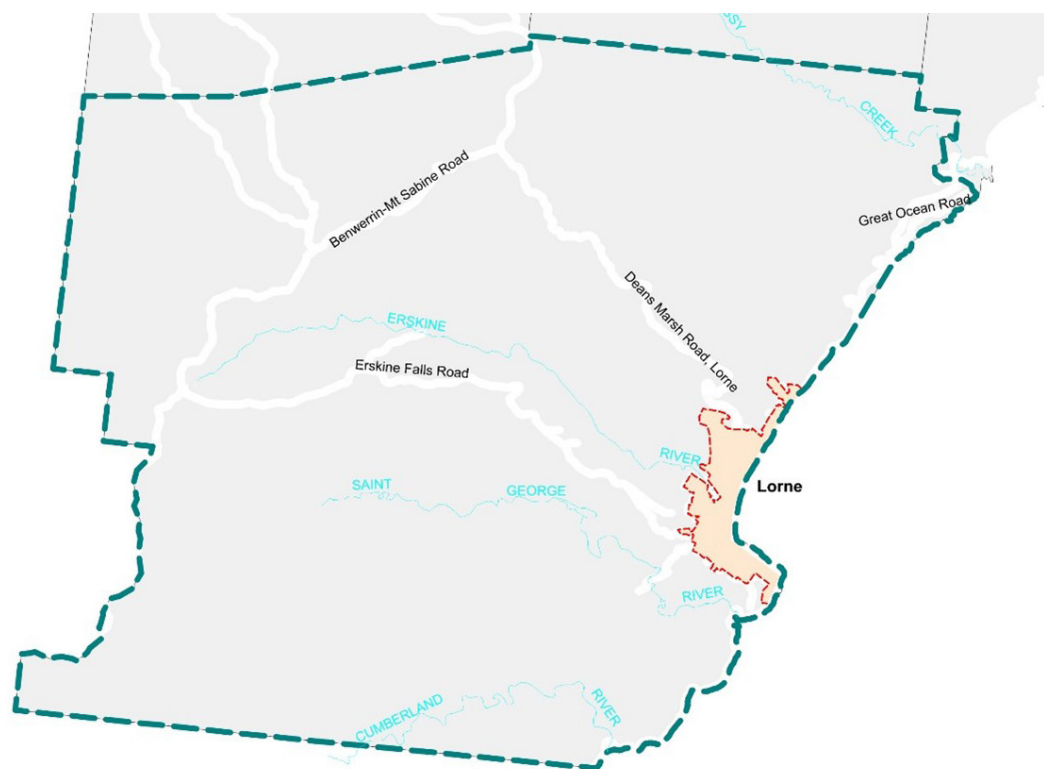
District Area:
16,539.480
hectares



Population
1,368



The largest age cohort
65-69 year olds



Lorne Township Profile



Township role
Coastal



Population*
1,248



Population change
2016 – 2021
+21.6%



1724
Dwellings*



69%
Dwelling vacancy rate



Reticulated sewerage
Available

COMMUNITY INFRASTRUCTURE



1 P-12 Public school



1 Kindergarten



Health and Community
Services including a
hospital



Sports Ground and
Recreation Reserves



Parks and Open Spaces



Emergency services
(Police Station, CFA and
SES)

UTILITIES AND SERVICES:



Public transport services
are limited to one regular
bus service between
Geelong and Apollo Bay.

*(ABS 2021- urban centres & localities)



Context

The coastal township of Lorne is situated between Aireys Inlet (18 kilometres to the north-east) and Apollo Bay (44 kilometres to the south-west) on the Great Ocean Road.

Lorne is one of Victoria’s most well-known holiday and tourism destinations largely owing to its outstanding coastal and bushland setting.

Lorne has a relatively small permanent population of approximately 1200 residents, however the population can increase to as many as 15,000 during peak holiday periods. A significant proportion of dwellings in the coastal towns are not permanently occupied and there is a dwelling vacancy rate of 69% in Lorne.

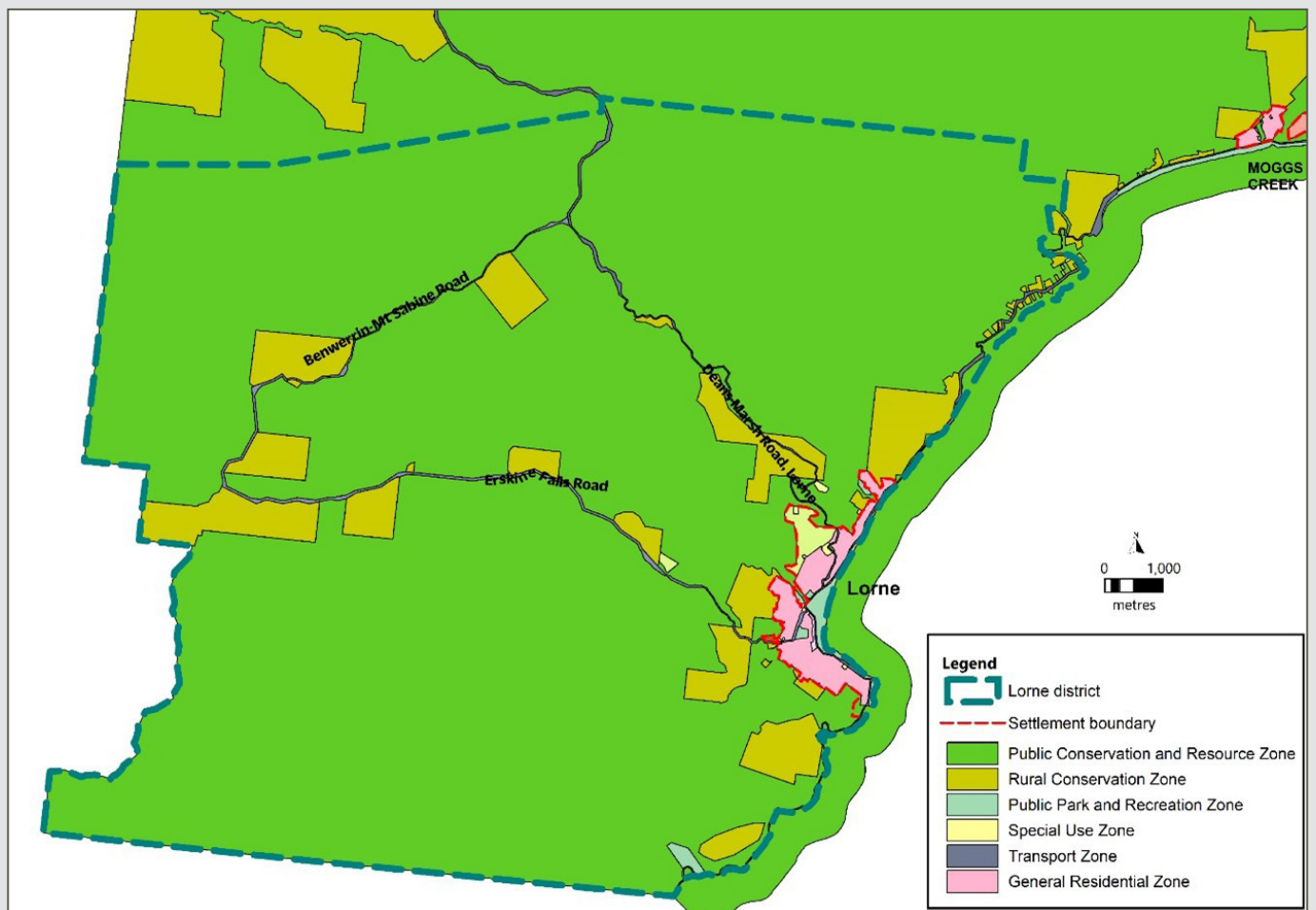
Lorne is located within a natural amphitheatre that sweeps around Louttit Bay. The tall indigenous tree canopy is of particular importance to the appearance of the landscape and is dominated by Messmate and Mountain Grey Gum. The Erskine River divides the urban footprint of Lorne, flowing in an eastern direction from the Otways to the ocean.

Lorne has three identified commercial and tourist accommodation precincts which provide a range of services to local residents and visitors. Lorne provides a range of tourist activities and accommodation, and serves as the gateway to other tourism businesses in the Otways.

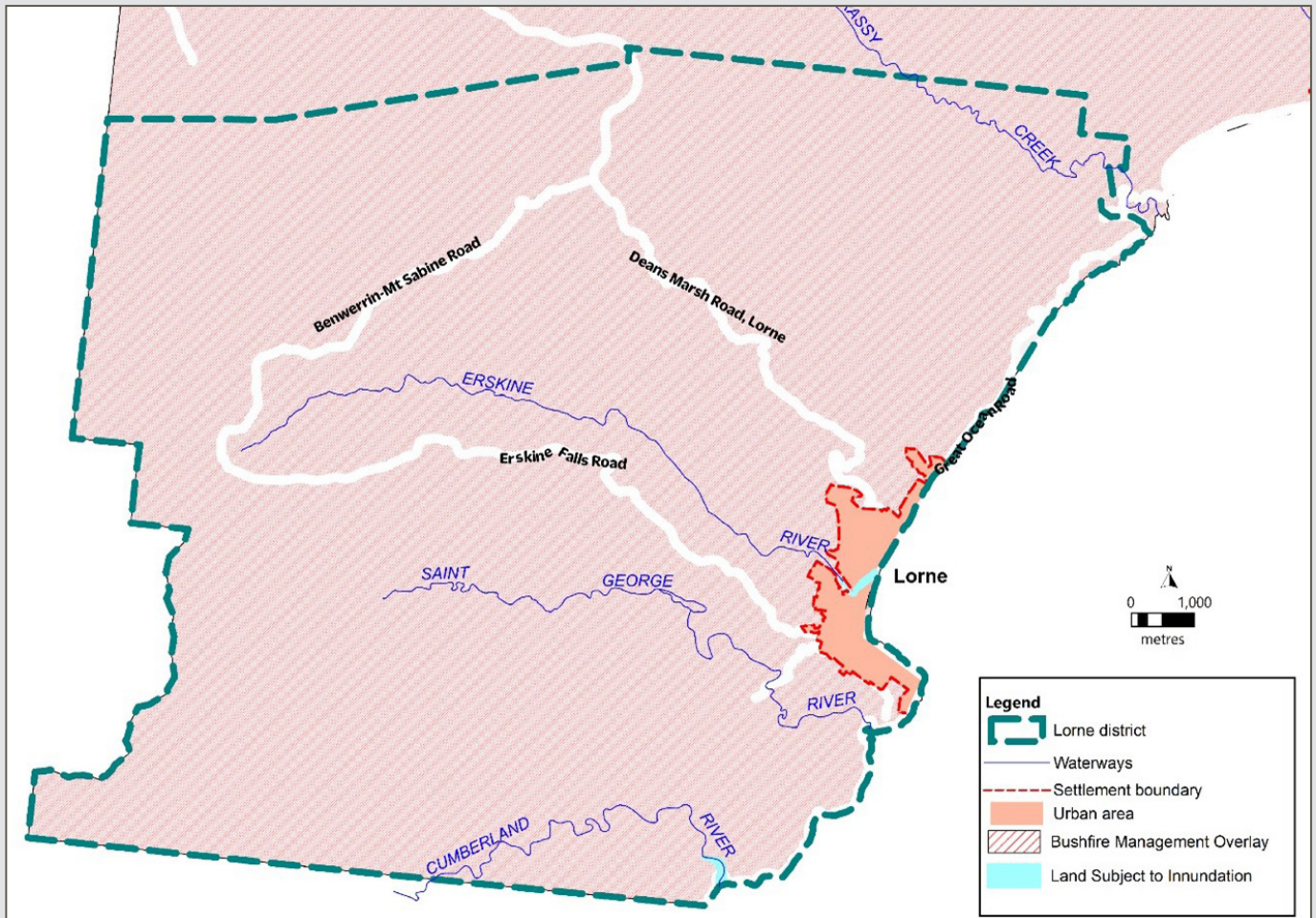
Growth potential

Lorne’s capacity for further urban growth is limited due to the steep terrain, the surrounding Great Otway National Park and coastal reserves, the high environmental and landscape values both within and adjacent to the township, and the associated extreme bushfire risk. The town has no significant undeveloped residential land supply. Land for future housing development will be sourced from the re-subdivision of existing allotments within the established urban area. There has been no significant residential subdivision activity in Lorne since 2018/19.

Zones



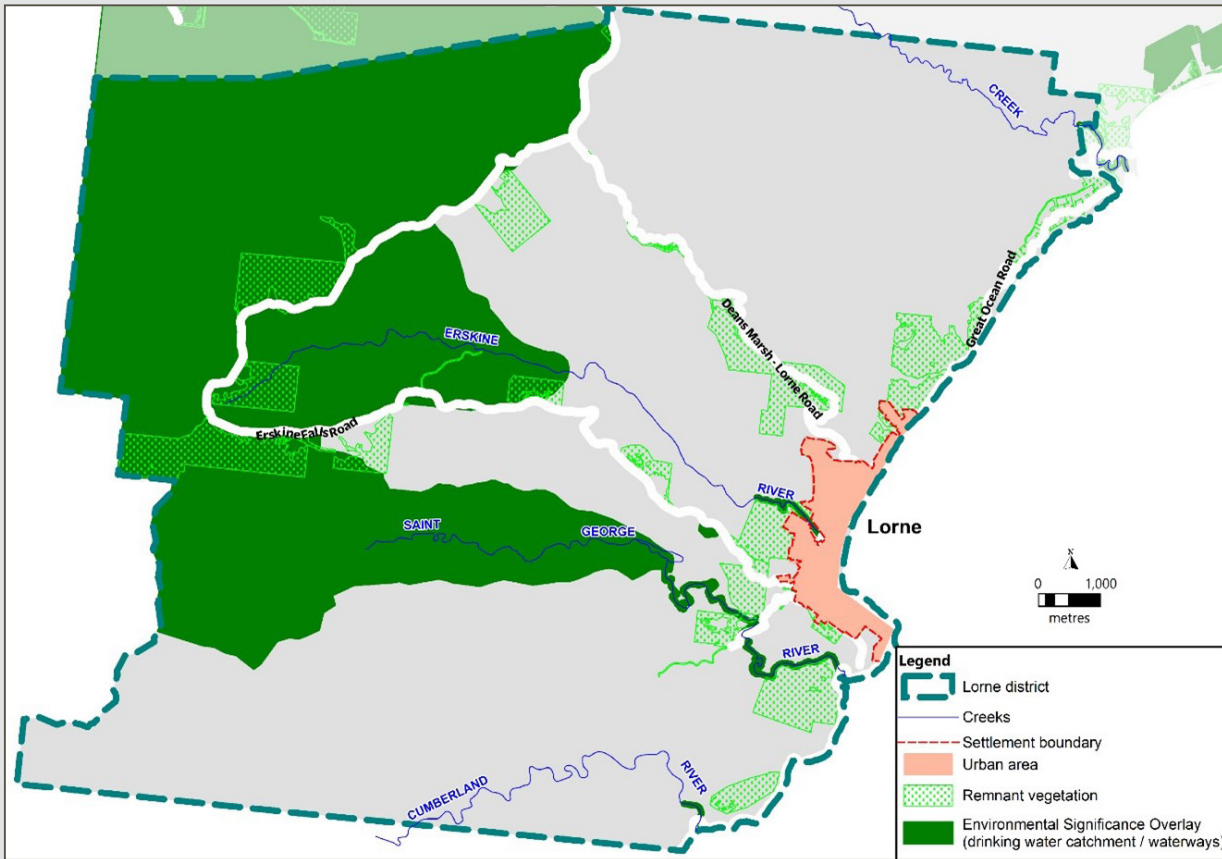
Environmental Risks



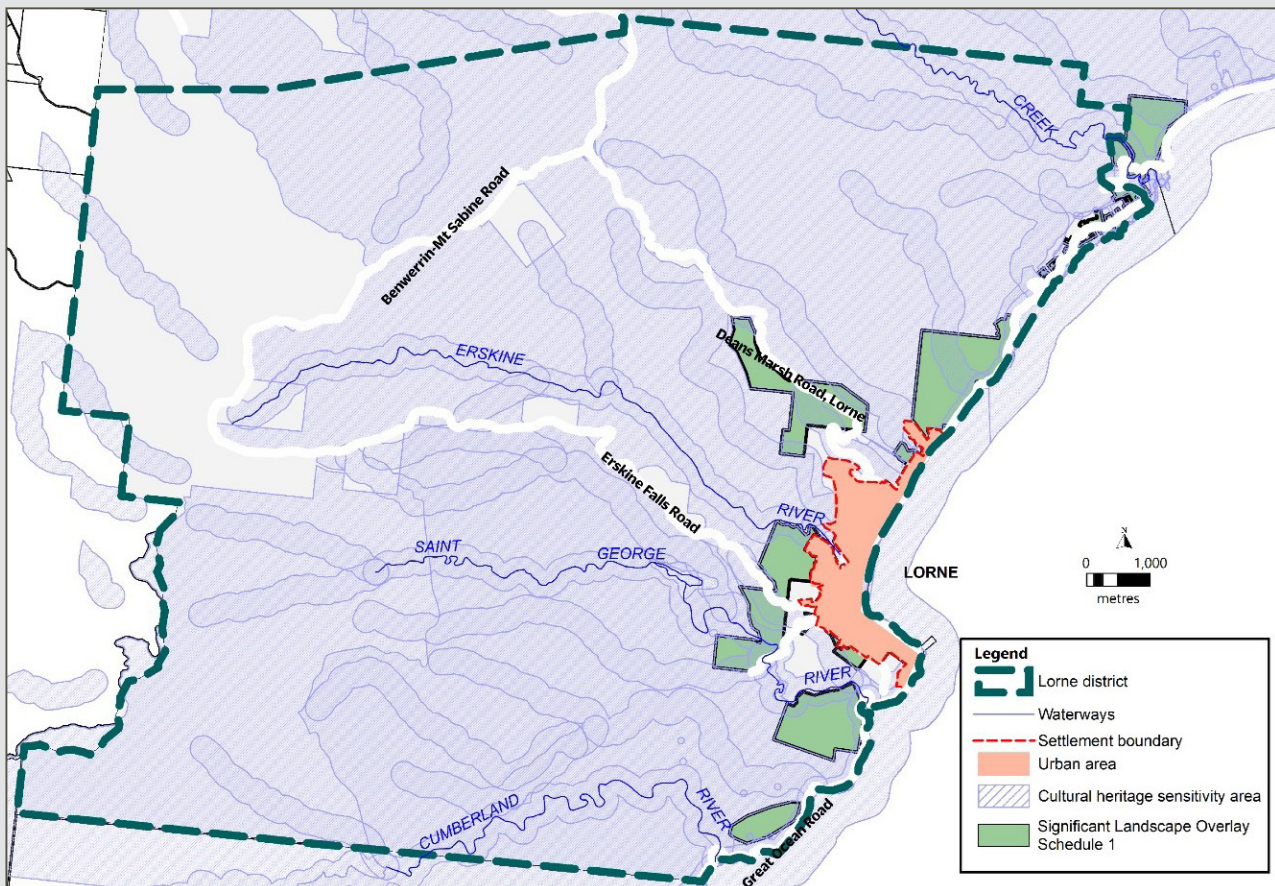
Planning Scheme Provisions

Risk	Details
Bushfire Management Overlay (BMO)	The objective of the BMO is to ensure that development of land prioritises the protection of human life and strengthens community resilience to bushfire.
Land Subject to Inundation (LSIO)	The objective of the LSIO is to ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.

Environmental Assets



Landscape Assets



Planning Scheme Provisions

Asset	Details
<p>Environmental Significance Overlay Schedules 1, 2 and 4 (ESO1, ESO2 & ESO4)</p>	<p>The objective of ESO1 is to maintain the physical and biological integrity and functioning of aquatic systems and to enhance river health and biodiversity. The objective of ESO2 is to protect and maintain water quality and water yields in the catchments, and to ensure that subdivision, land use and development meets the requirements of the land use determinations for the catchment. The objective of ESO4 is to recognise the important contribution that biodiversity makes to the overall character and identity of the settlements and to protect and enhance all biodiversity assets.</p>
<p>Cultural Heritage Sensitivity areas</p>	<p>Areas of cultural heritage sensitivity are defined in the Aboriginal Heritage Regulations 2018 and relate to landforms and soil types where Aboriginal places are more likely to be located. These include land within 200m of named waterways and land within 50m of registered Aboriginal cultural heritage places.</p>
<p>Significant Landscape Overlay, schedules 1 and 4 (SLO1 & SLO4)</p>	<p>The purpose of the SLO is to identify significant landscapes and conserve and enhance the character of those landscapes. The SLO1 relates to the Great Ocean Road and Coastal Environs and seeks to preserve and enhance the scenic landscape values and environmental qualities within view sheds of the Great Ocean Road, Bells Beach and coastal environs. SLO4 seeks to maintain and enhance the vegetated landscape quality of significant public vistas, especially as viewed from the Great Ocean Road and the coast in the Lorne Residential Areas.</p>

3.6

Moriac, Barrabool and Freshwater Creek District



Overview

The Moriac, Barrabool and Freshwater Creek district contains predominantly rural land in the north of the Shire, extending to the northern boundary of the Surf Coast municipality and down to the northern boundary of the Cape Otway National Park. Moriac represents the only significant urban area and is located in the centre of the district.

This district is an agri-tourism focus area where farm or nature-based tourism and other complementary uses and development are encouraged. A portion of land in the east of the district is located within the declared Distinctive Area and Landscape (DAL). The DAL incorporates land along the Anglesea Road and Freshwater Creek, containing undulated topography and remnant native vegetation corridors.

The north of the district consists of the Barrabool Hills, a distinctive upland ridge that slopes steeply down to the Barwon River on the northern side and more gently southward to the Princes Highway. Mount Moriac (Morrorok), represents the highest relief in the Shire and is a place of cultural significance to the Wadawurrung Traditional Owners. The south of the district consists of undulating open farm land bordering dense bushland.



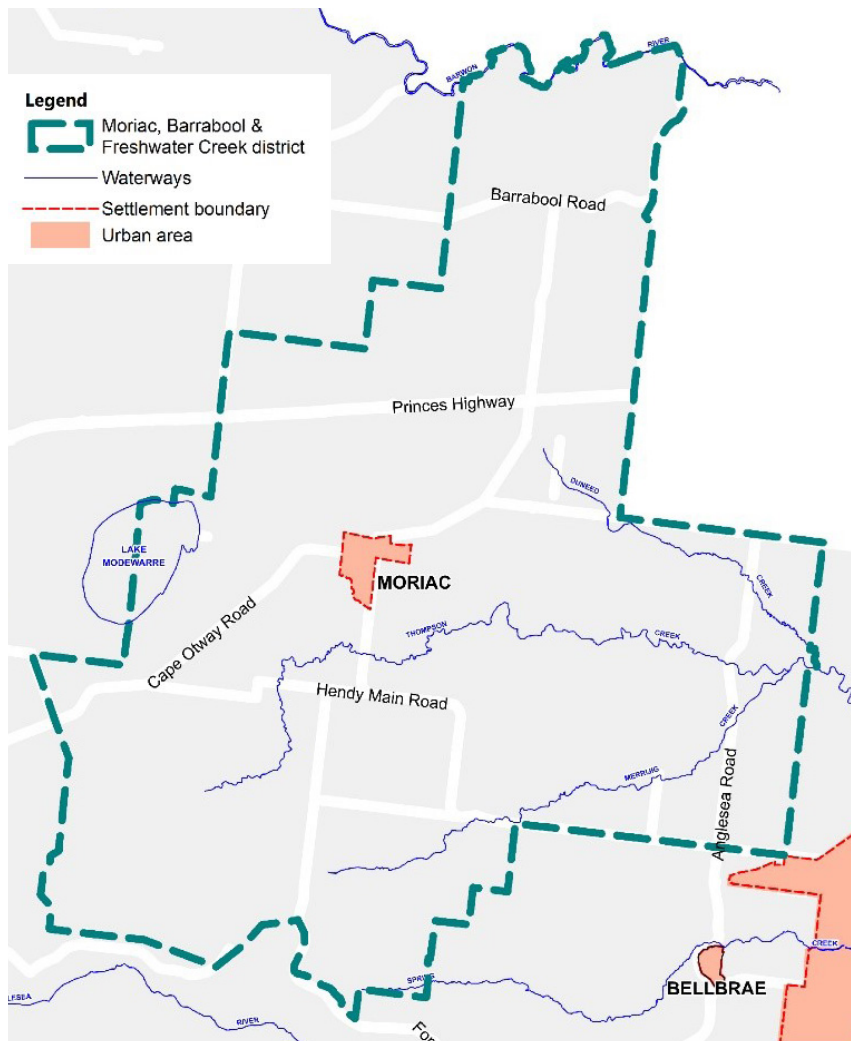
District Area:
23,317
hectares



Population
2497



The largest age cohort
50-54 year olds



Moriac Township Profile



Township role
Rural



Population*
691



Population change
2016 – 2021
+2.2%



238
Dwellings*



5.7%
Dwelling vacancy rate



Reticulated sewerage
Na

COMMUNITY INFRASTRUCTURE



1 Primary School



1 Recreation Reserve



1 Community hall



1 Emergency services (CFA)



Health services (Medical centre, Pharmacy)

UTILITIES AND SERVICES:



There are no public transport services available to Moriac residents.

*(ABS 2021- urban centres & localities)



Context

Moriac is a small rural township with a population of less than 1,000 residents. Moriac is located immediately south of the Geelong-Warrnambool rail line and a little more than a half-hours drive from both Geelong and Torquay-Jan Juc.

The Geelong - Warrnambool railway line provides a physical barrier along much of the northern boundary of the township, and Thompson Creek forms a natural growth boundary to the south of the town. The town is surrounded by farmland, which supports grazing and cropping activities. The majority of Moriac residents travel to larger population centres for work. Moriac provides limited services to the local community. The Moriac General Store, is located on Cape Otway Road and represents the social centre of the town.

Since 2020/21 a total of 56 residential lots have been constructed, all of which were zoned Low Density Residential. A total of 31 dwellings were constructed within the township from 2016 to 2021.

Constraints

Moriac is located in an area of low bushfire risk and is predominately bordered by open farming land. Successive structure plans have emphasised the importance of containing the settlement within the one catchment area and as such, the outward expansion of the town is limited by a combination of built and natural features including the convergence of the Salt Creek and the Geelong-Warrnambool Railway line to the west, the Thompson Creek to the south and Ravens Creek to the east.

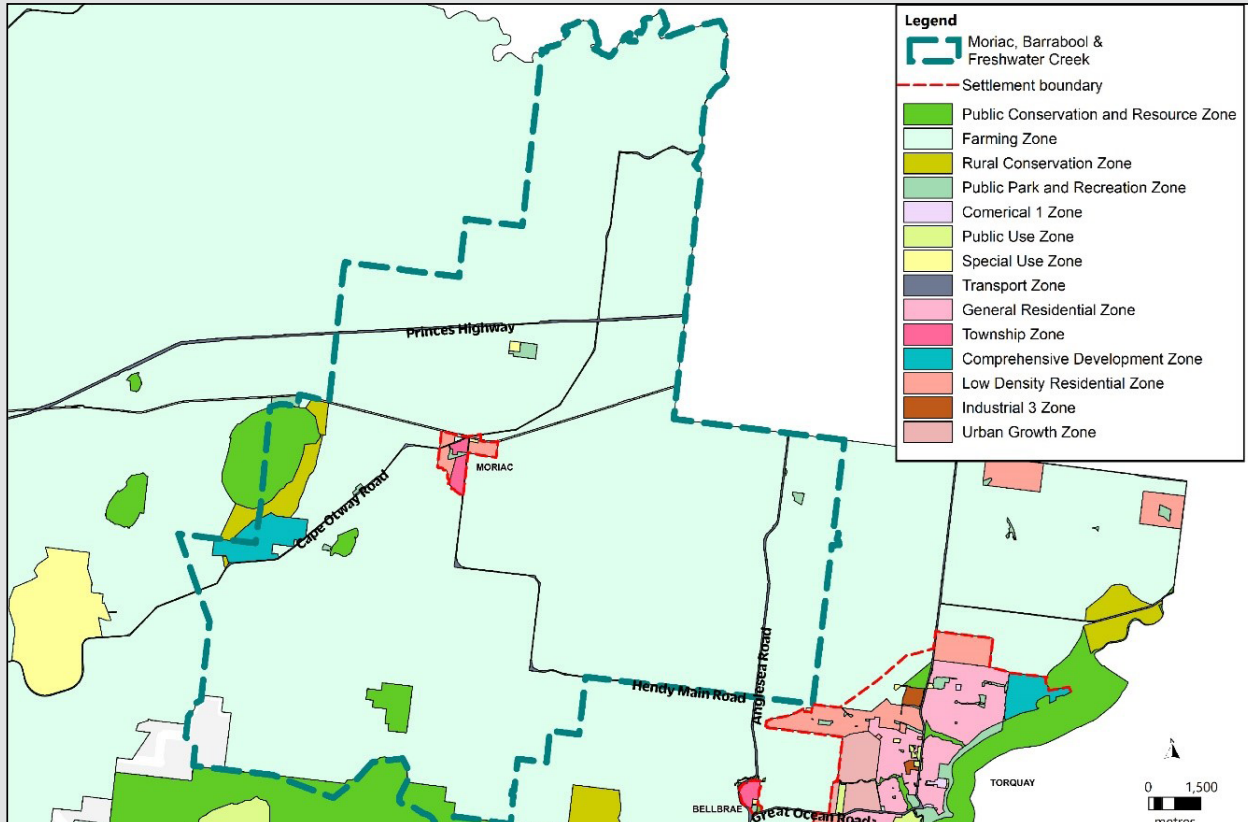
There are relatively small areas along creek lines both north and south of the township which are subject to inundation and an area north-east of the township that is covered by a salinity management overlay.

Growth potential

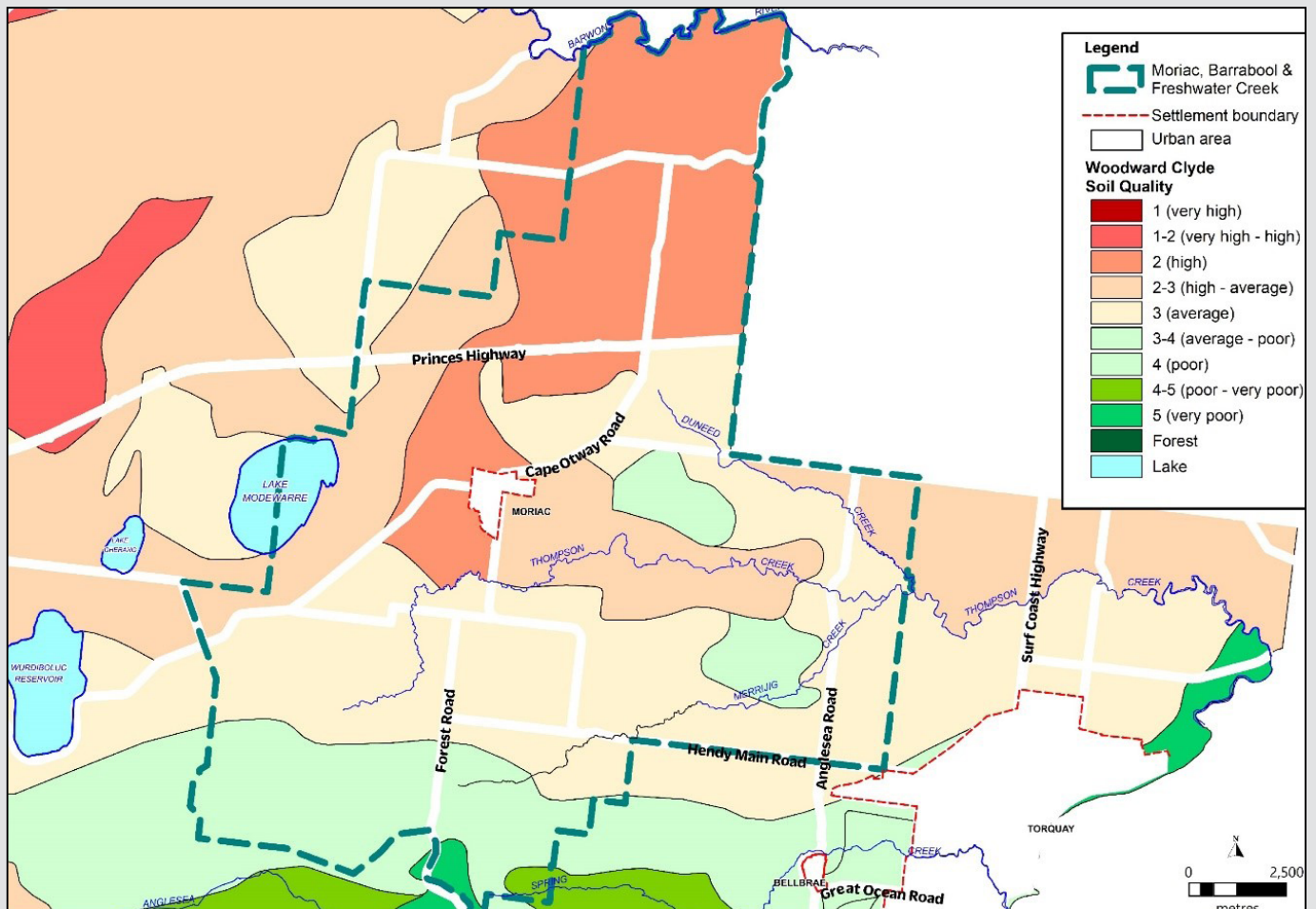
Moriac township is not sewered and is not identified as a location for significant urban growth in current Surf Coast and regional planning. The Surf Coast Planning Scheme identifies Moriac as having some potential for future rural residential development. The Surf Coast Planning Scheme identifies land in Moriac for Low Density Residential Development.

In 2022 Council commenced development of a new Moriac Structure to guide land use and development decisions for the next 10 years. The Plan seeks to ensure that future incremental growth is responsive to the constraints of the landscape and respectful of the rural character of the town plan.

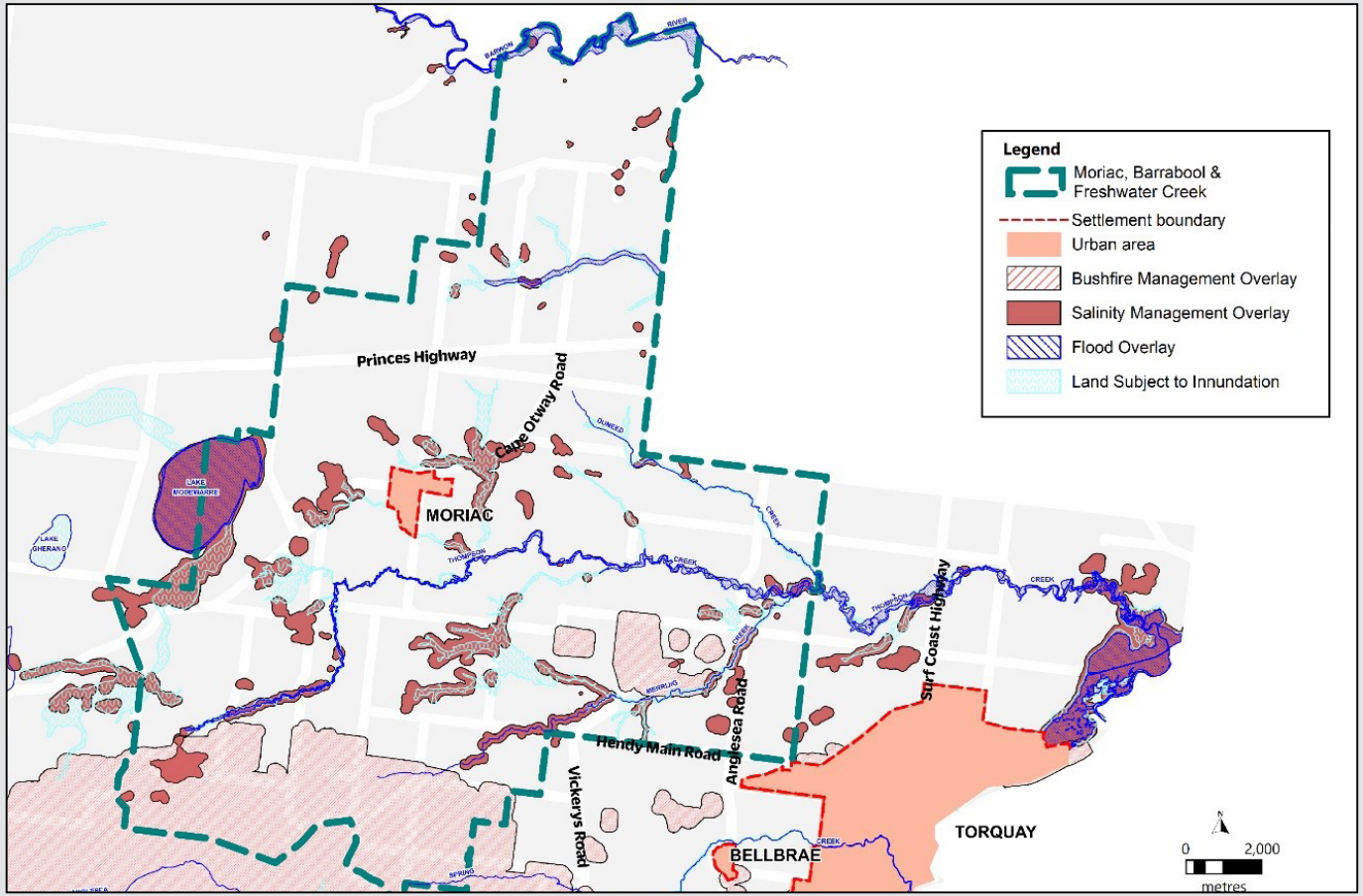
Zones



Agricultural Soil Quality



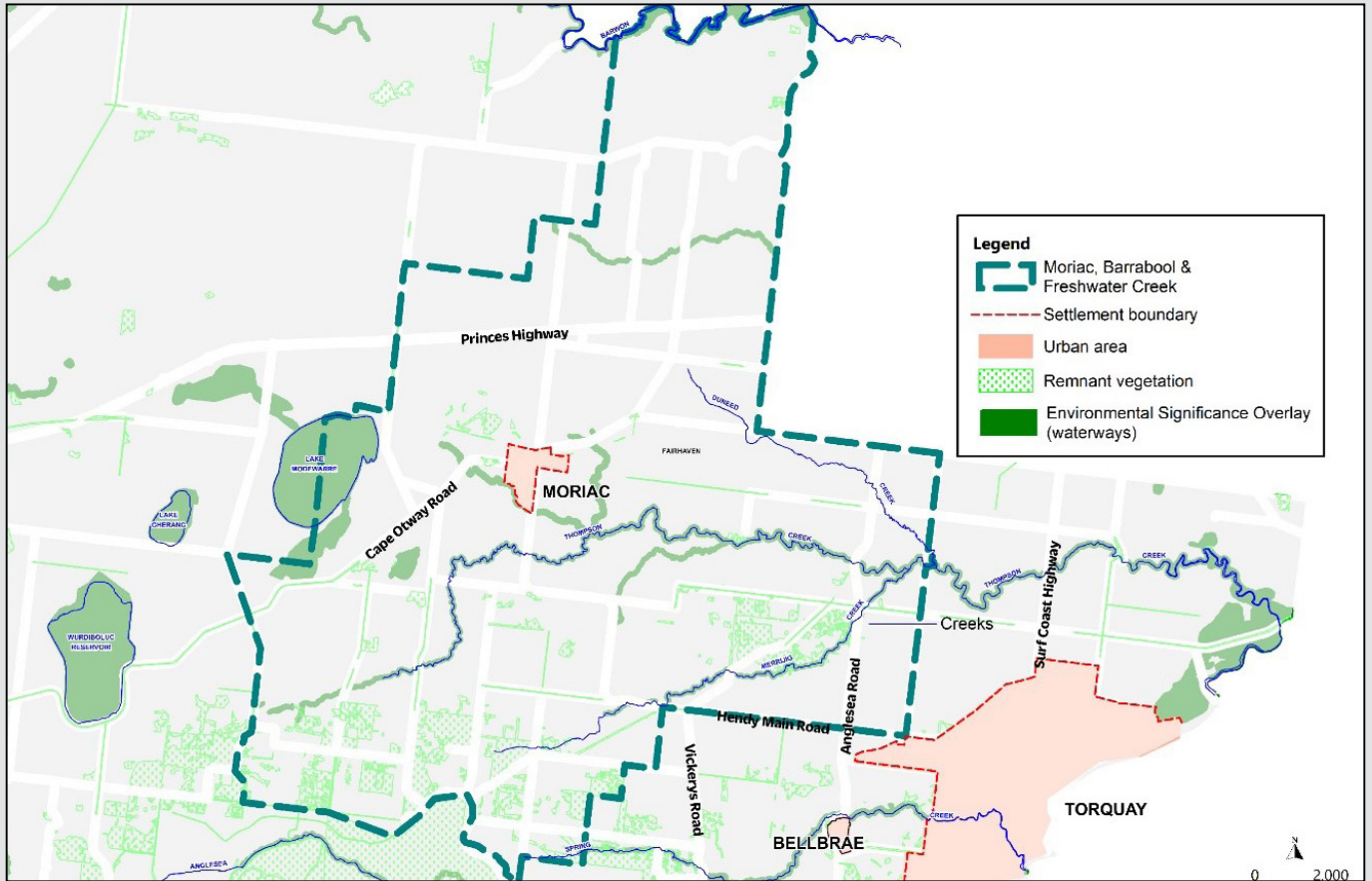
Environmental Risks



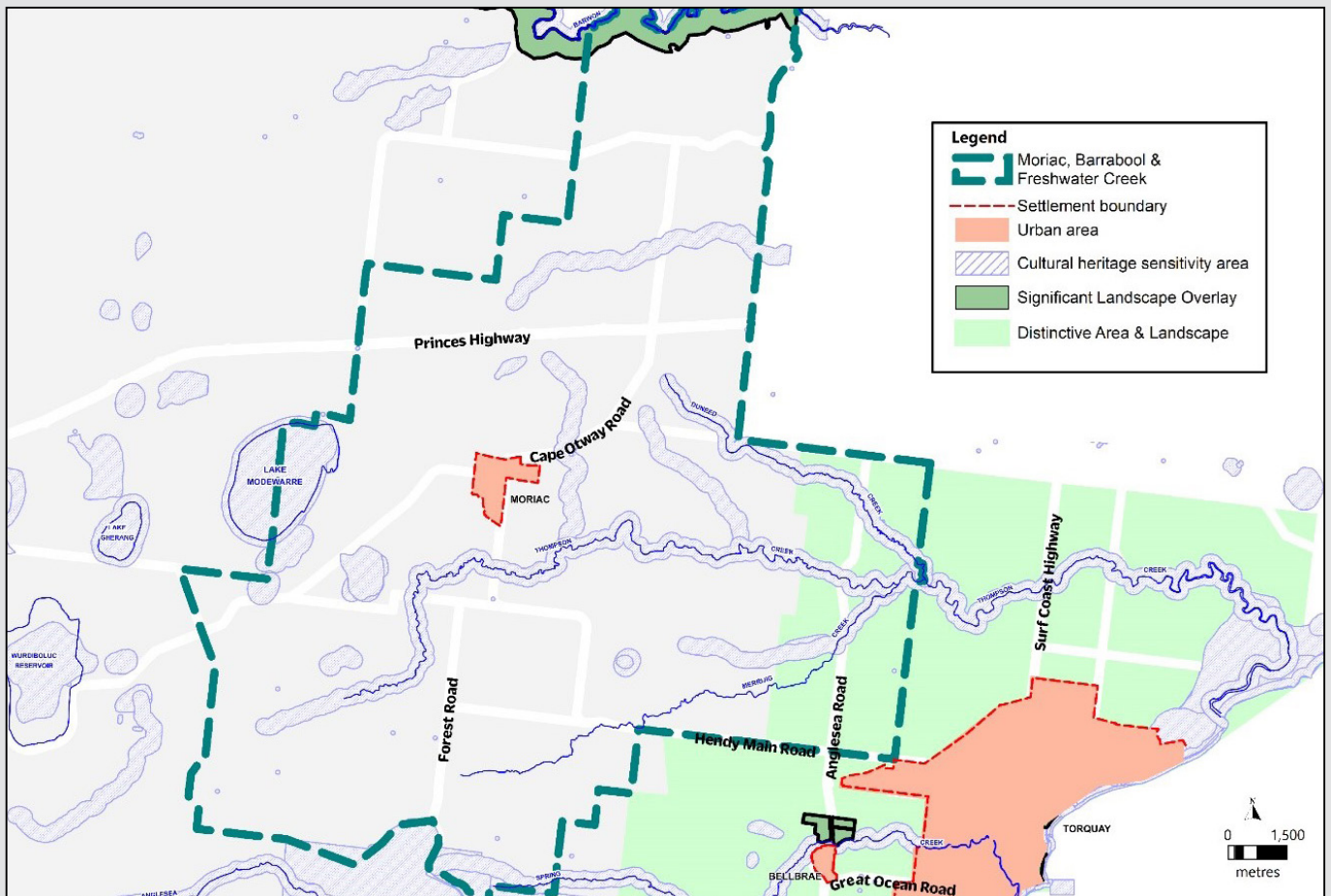
Planning Scheme Provisions

Risk	Details
Bushfire Management Overlay (BMO)	The objective of the BMO is to ensure that development of land prioritises the protection of human life and strengthens community resilience to bushfire.
Land Subject to Inundation (LSIO)	The objective of the LSIO is to ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
Salinity Management Overlay (SMO)	The objective of the SMO is to facilitate the stabilisation of areas affected by salinity, revegetate areas which contribute to salinity, encourage development to be undertaken in a manner which brings about a reduction in salinity recharge and prevent damage to buildings and infrastructure from saline discharge and high water tables.

Environmental Assets



Landscape Assets



Planning Scheme Provisions

Asset	Details
Environmental Significance Overlay, Schedule 1 (ESO1)	The objective of ESO1 is to maintain the physical and biological integrity and functioning of aquatic systems and to enhance river health and biodiversity.
Cultural Heritage Sensitivity areas	Areas of cultural heritage sensitivity are defined in the Aboriginal Heritage Regulations 2018 and relate to landforms and soil types where Aboriginal places are more likely to be located. These include land within 200m of named waterways and land within 50m of registered Aboriginal cultural heritage places.

3.7 Bellbrae District



Overview

The Bellbrae district is predominantly rural, encompassing farming land located to the north and east of the Otway Ranges and the township of Bellbrae.

The rural land surrounding Bellbrae supports grazing and grain farming activities. The Bellbrae locality has become increasingly attractive to lifestyle and hobby farmers. The district contains State significant landscapes.

The Great Ocean Road, a major tourist and transportation route runs through the district, linking Torquay to Anglesea and the coast beyond. The Anglesea Road connects Geelong to the coast and joins the Great Ocean Road adjacent to the Bellbrae township.

Land in the south of the district is well suited to agriculture, agri-tourism, nature-based recreation and natural resource related land uses.



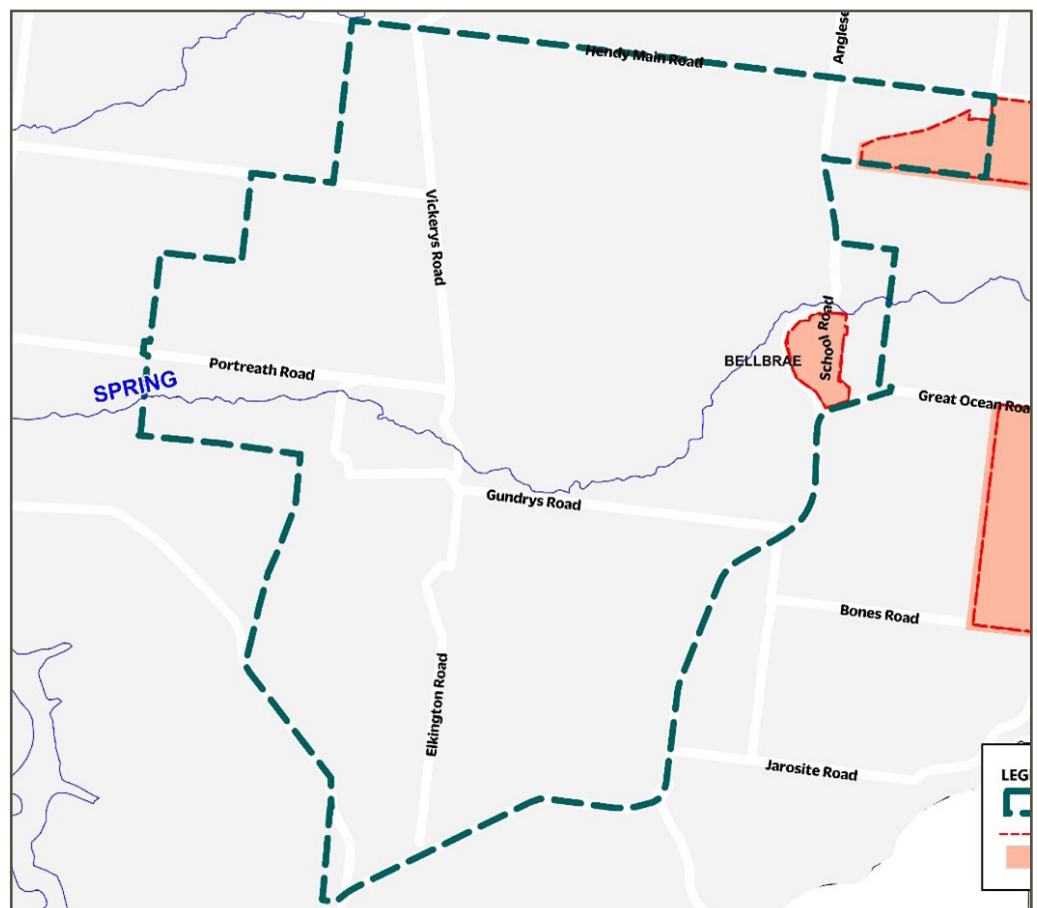
District Area:
4,226.6 Ha



Population
1,170



The largest age cohort
70-79 year olds



Bellbrae Township Profile



Township role
Rural



Population (district)*
1,170



Population change
2016 – 2021
+28.28%



506
Dwellings (district)*



17%
Dwelling vacancy rate



Reticulated sewerage
NA

COMMUNITY INFRASTRUCTURE



1 Primary School



Sports Ground and
Recreation Reserves



Community Hall



Emergency services (CFA)

UTILITIES AND SERVICES:



Public transport services
are limited to one regular
bus service between
Geelong and Apollo Bay.



Context

Bellbrae is a small rural township located approximately 7 kilometres west of the Torquay town centre and 23 kilometres south-west of Geelong. The majority of Bellbrae residents commute to larger towns for employment opportunities and choose to live in the township for its rural residential lifestyle.

Growth potential

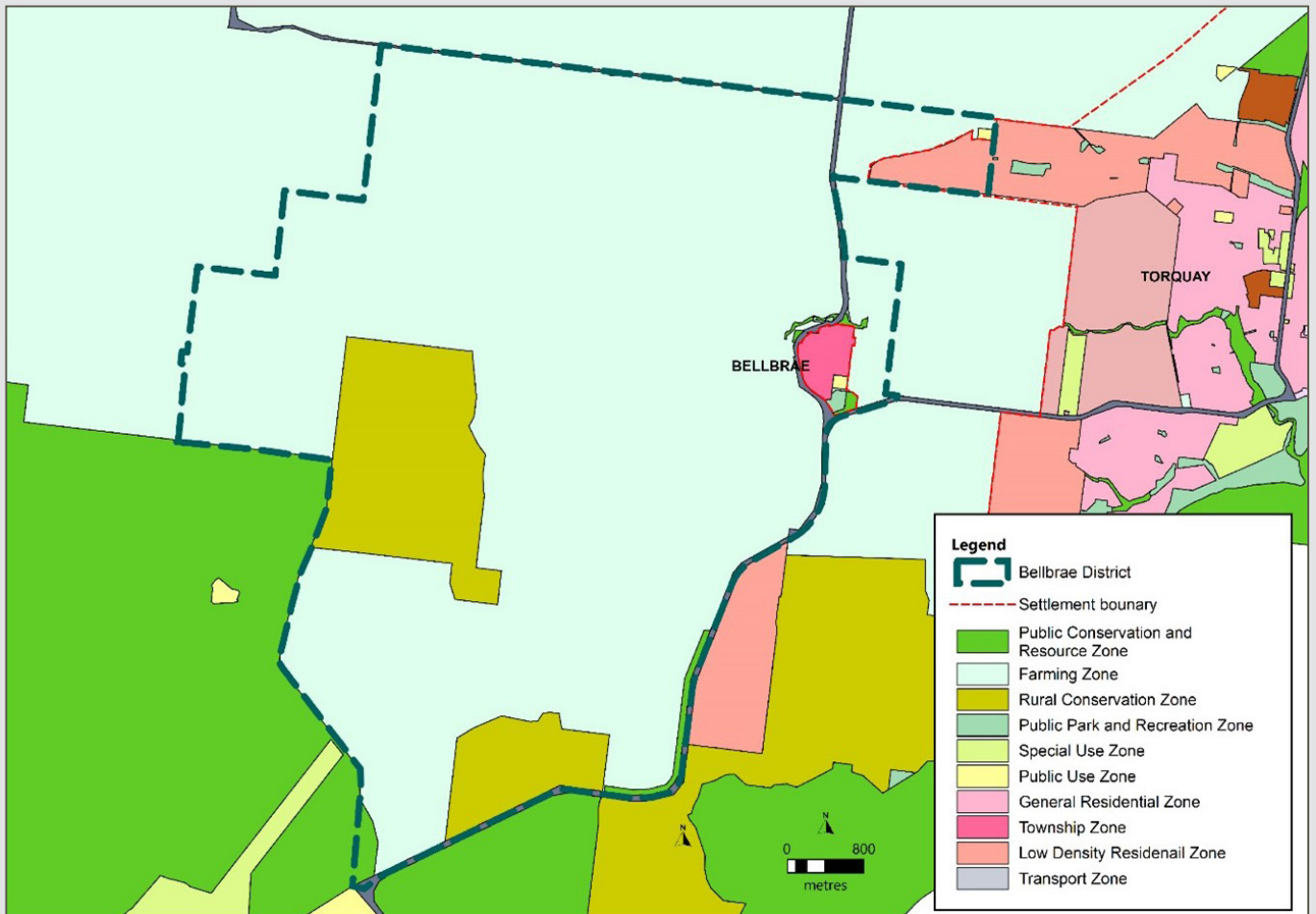
There has been minimal residential subdivision activity in Bellbrae over the last five years and there is no significant capacity for additional residential subdivision. Between 2016 and 2021 ten dwellings were constructed on legacy vacant lots. A small increase in dwellings may be possible.

Local strategic policy provides for limited infill residential development within the settlement boundary with minimal additional growth proposed. The district is located within the area declared as a Distinctive Area and Landscape (DAL) in the Surf Coast Shire. The DAL Statement of Planning Policy (DALSP) established a protected settlement boundary for the township which limits the capacity for longer term housing growth in Bellbrae.

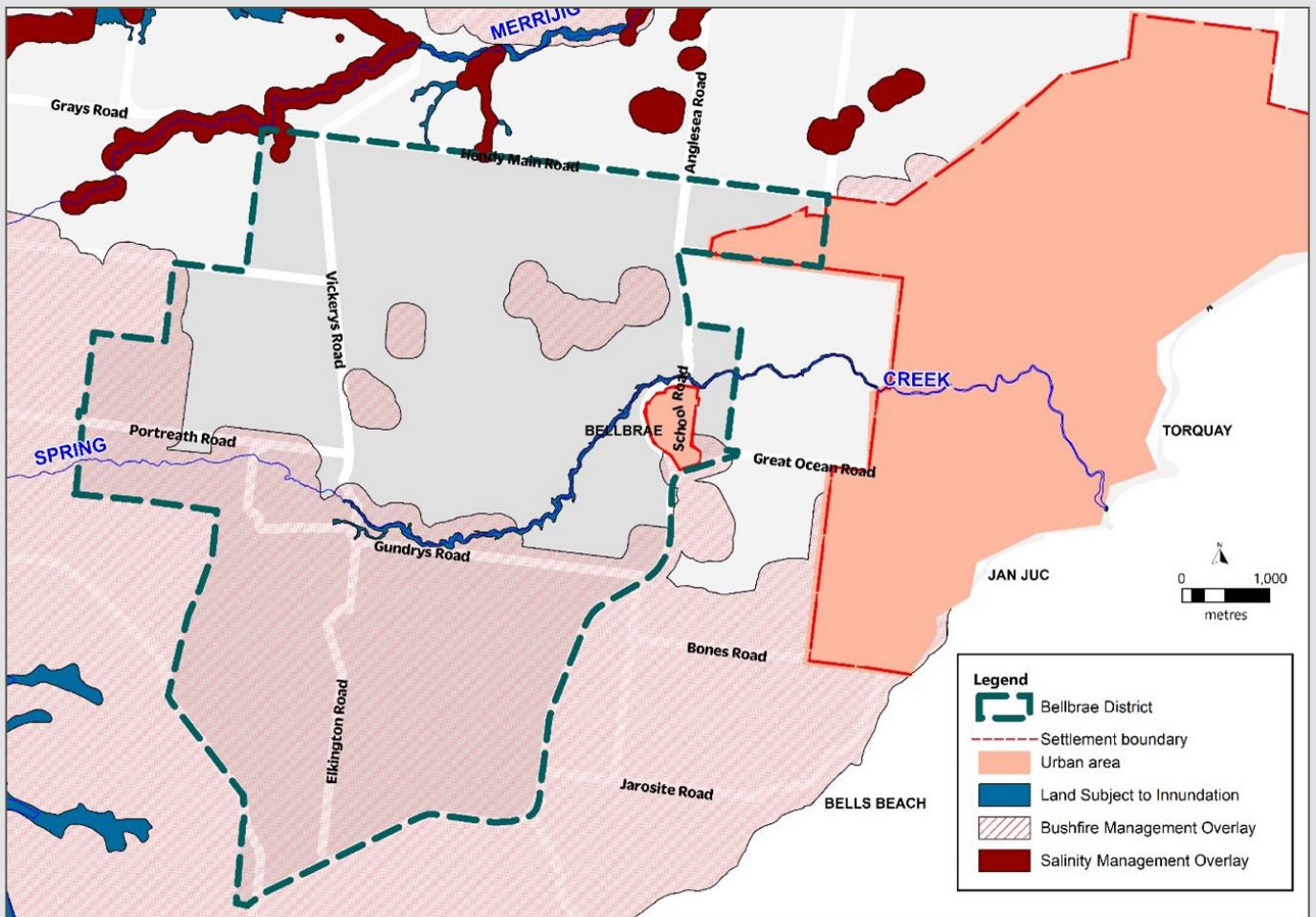
Additionally, the Anglesea Road provides an effective barrier to expansion of the township to the west. There is an area of significant native vegetation to the south and an area covered by a Significant Landscape Overlay to the north. Land to the immediate south of the town is subject to a Bushfire Management Overlay.

*(Source: Remplan)

Zones



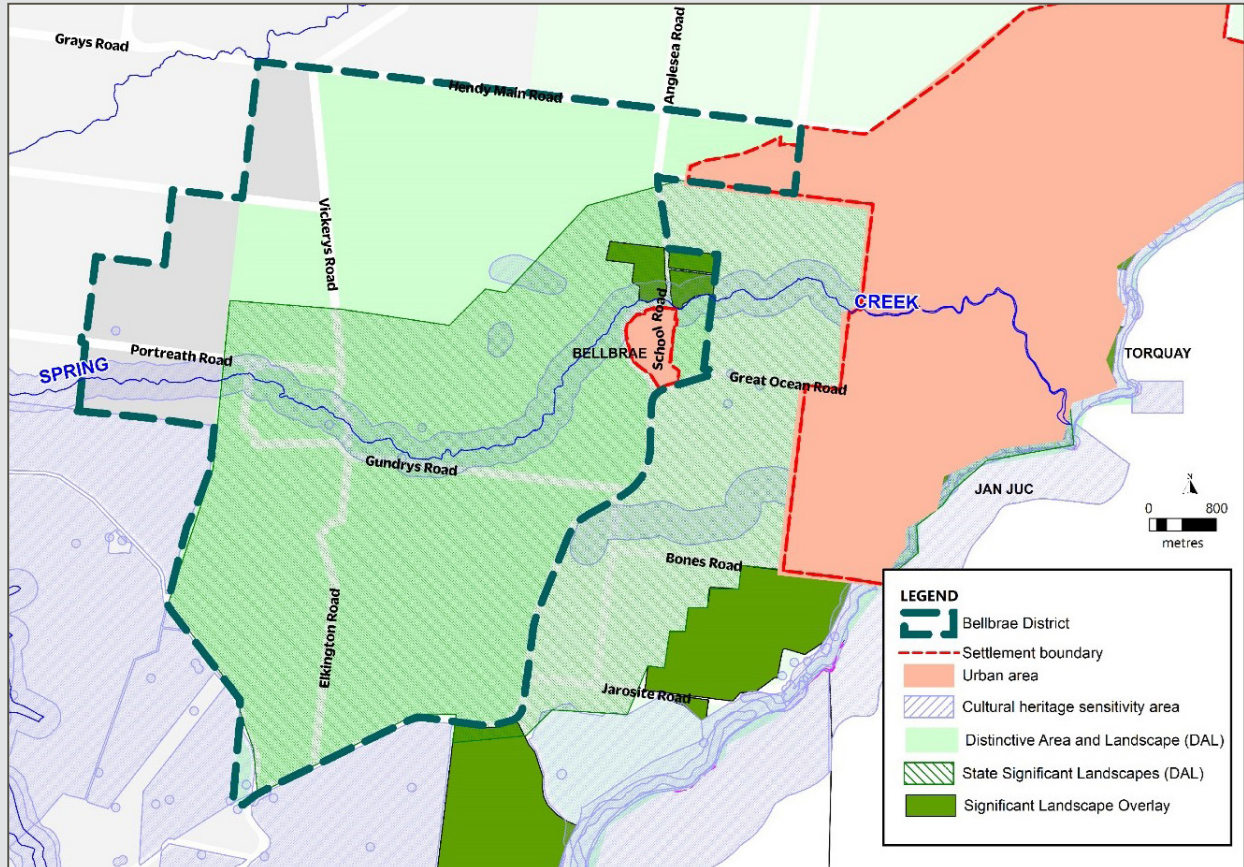
Environmental Risks



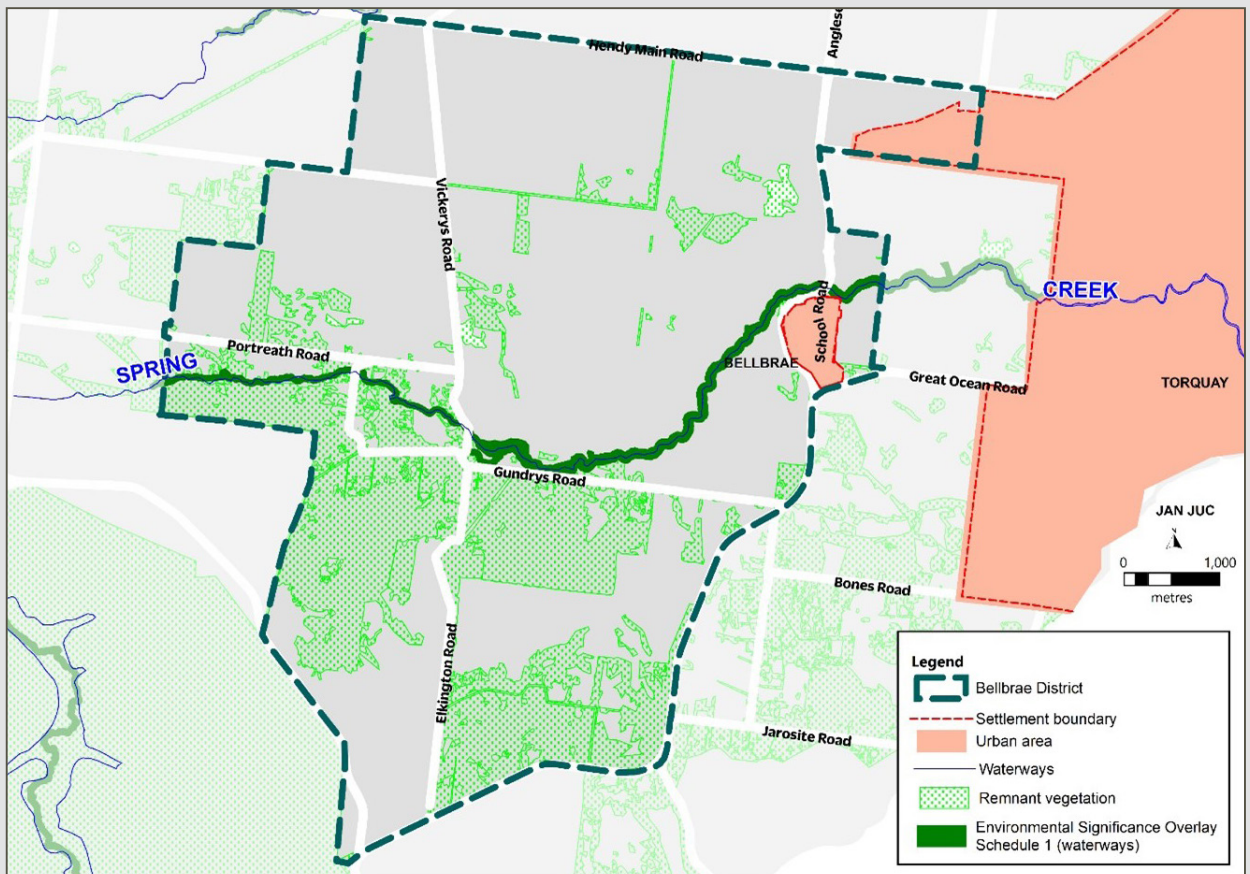
Planning Scheme Provisions

Risk	Details
Bushfire Management Overlay (BMO)	The objective of the BMO is to ensure that development of land prioritises the protection of human life and strengthens community resilience to bushfire.
Land Subject to Inundation (LSIO)	The objective of the LSIO is to ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
Salinity Management Overlay (SMO)	The objective of the SMO is to facilitate the stabilisation of areas affected by salinity, revegetate areas which contribute to salinity, encourage development to be undertaken in a manner which brings about a reduction in salinity recharge and prevent damage to buildings and infrastructure from saline discharge and high water tables.

Environmental Assets



Landscape Assets



Planning Scheme Provisions

Asset	Details
Environmental Significance Overlay, Schedule 1 (ESO1)	The objective of ESO1 is maintain the physical and biological integrity and functioning of aquatic systems and to enhance river health and biodiversity.
Cultural Heritage Sensitivity areas	Areas of cultural heritage sensitivity are defined in the Aboriginal Heritage Regulations 2018 and relate to landforms and soil types where Aboriginal places are more likely to be located. These include land within 200m of named waterways and land within 50m of registered Aboriginal cultural heritage places.
Significant Landscape Overlay (SLO7)	The purpose of the SLO is to identify significant landscapes and to conserve and enhance the character of those landscapes. The SLO7 relates to the Bellbrae Township and seeks to protect the open rural landscape setting of the northern entry into the town.

3.8

Deans Marsh & Pennyroyal / Boonah & Wensleydale District



Overview

This district includes large areas of rural land and the inland township of Deans Marsh. The rural areas of the district have historically been focussed on dairy farming, agro-forestry, olives, grapes and tourist accommodation.

Land in Pennyroyal, includes high value agricultural land and significant landscapes, its picturesque setting making it a popular tourist destination.

The localities of Wensleydale and Boonah are more rural in nature, with larger farm holdings and more steeply sloping terrain. The heavily vegetated northern extent of the Otway Ranges is an area of high landscape value.



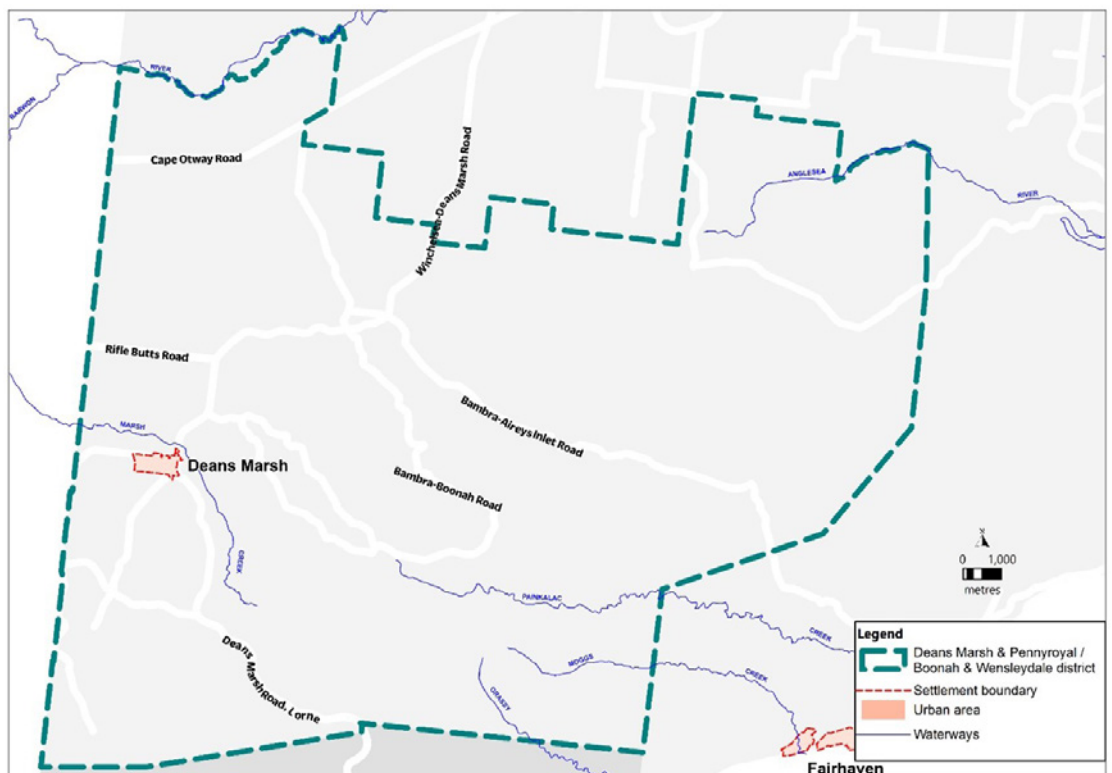
District Area:
28,779
hectares



Population
744



The largest age cohort in the Deans Marsh and Pennyroyal district are the **60-64 year olds**, and in Boonah and Wensleydale district the **55-59 year olds**.



Deans Marsh Township Profile



Township role
Rural



Population (district)*
744



Population change
2016 – 2021
+24.6%



369
Dwellings (district)*



28.5%
Dwelling vacancy rate



Reticulated sewerage
Na

COMMUNITY INFRASTRUCTURE



1 Primary School



1 Recreation Reserve



1 Community hall



1 Emergency services
(CFA)

UTILITIES AND SERVICES:



There are no public
transport services in
Dean Marsh.

*(Source: Remplan)



Context

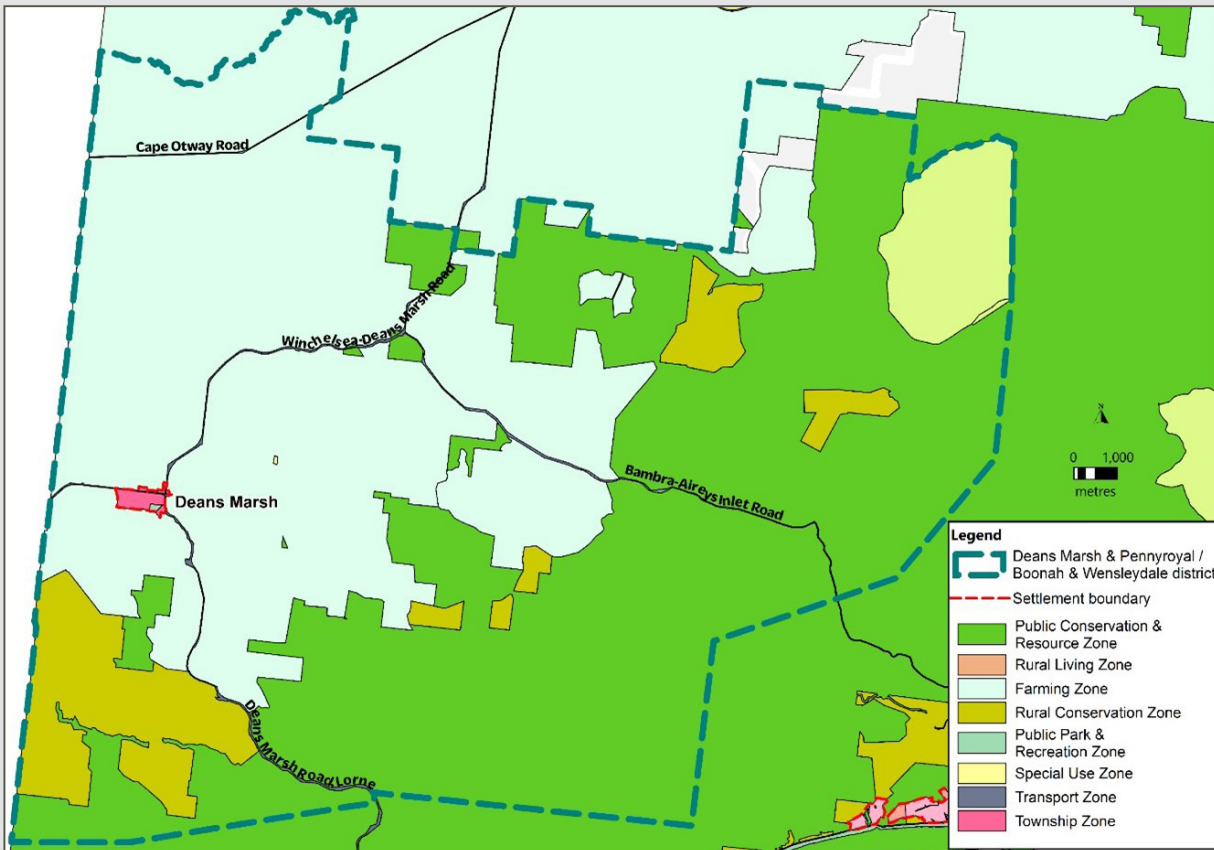
Deans Marsh is a small, hinterland settlement located midway between Lorne and Winchelsea on the northern foothills of the Otway Ranges. The Winchelsea – Dean Marsh / Deans Marsh – Lorne Road w passes through the town and connects the Great Ocean Road at Lorne and the Princes Highway at Winchelsea. Once a thriving rural service centre for the surrounding agricultural community, the town now provides limited services to a smaller community. The history of the Deans Marsh is strongly reflected in numerous buildings and sites both within the town and in the surrounding rural hinterland, adding to its attraction as a stopping place for visitors.

Growth potential

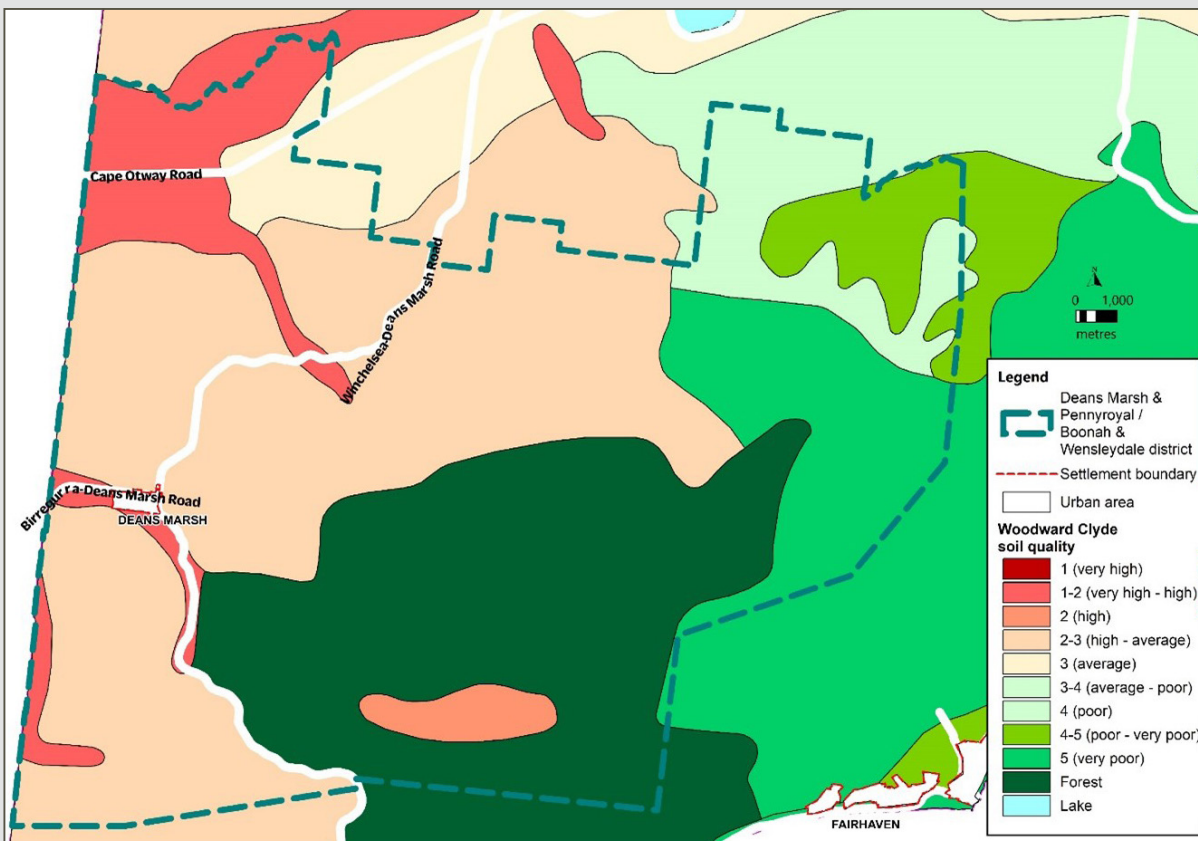
There is a limited supply of undeveloped residential land in Deans Marsh. A review of the existing lot configuration identified capacity for approximately 30 additional dwellings. There have been no residential lots created by subdivision in the last five year period. There were four dwellings constructed in Deans Marsh between 2016 to 2021. The Surf Coast Planning Scheme does not identify Deans Marsh for significant growth.

The town has been assessed as being subject to high bushfire risk. A lack of reticulated sewerage infrastructure also restricts development in the town. It is envisaged that the township of Deans Marsh will continue to facilitate limited growth with opportunities to develop further tourism related activities.

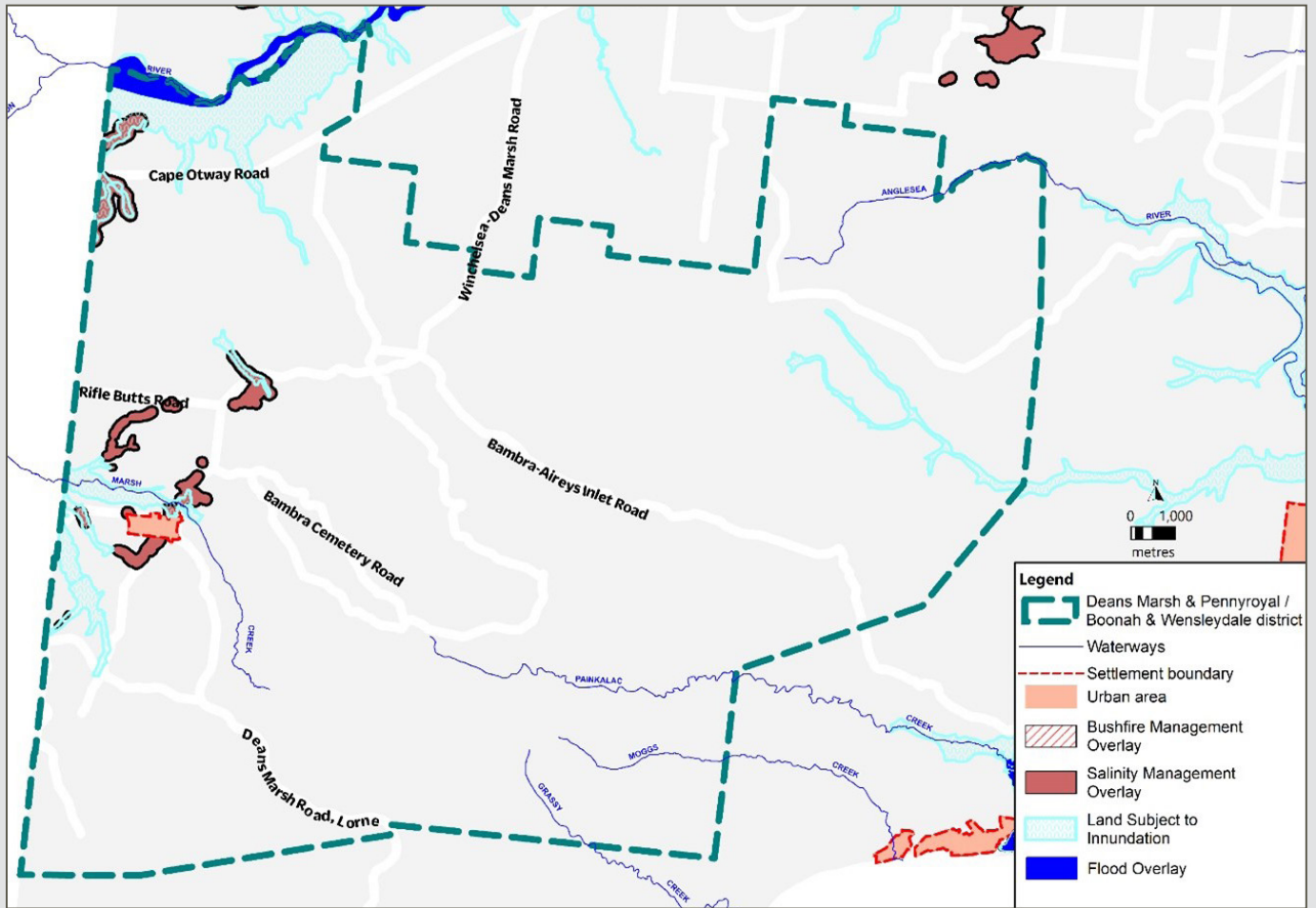
Zones



Agricultural Soil Quality



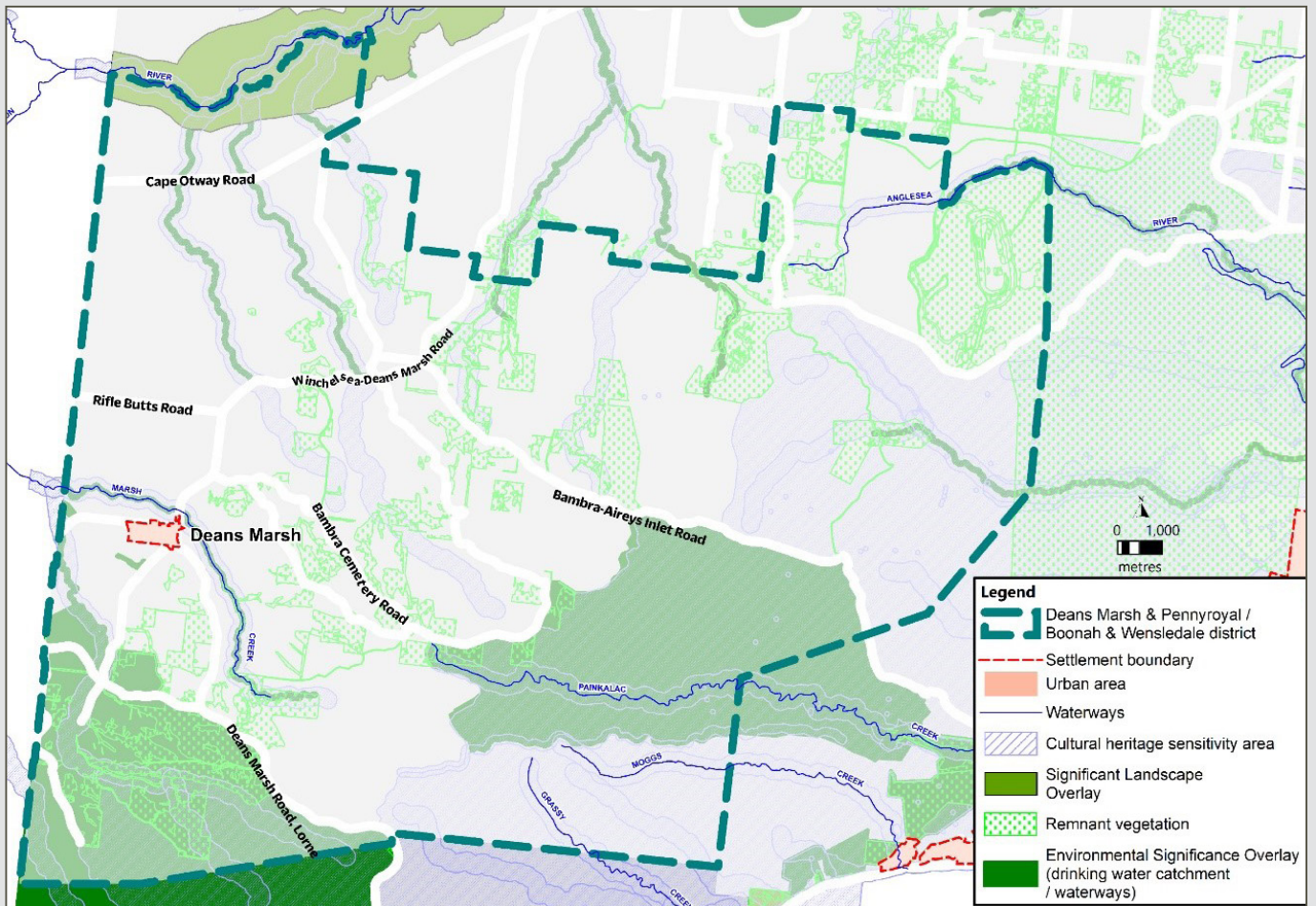
Environmental Risks



Planning Scheme Provisions

Risk	Details
Bushfire Management Overlay (BMO)	The objective of the BMO is to ensure that development of land prioritises the protection of human life and strengthens community resilience to bushfire.
Land Subject to Inundation (LSIO)	The objective of the LSIO is to ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
Flood Overlay (FO)	A key purpose of the FO is to identify those areas at greatest risk and frequency of being affected by flooding and to ensure that development maintains the free passage and temporary storage of floodwater.
Salinity Management Overlay (SMO)	The objective of the SMO is to facilitate the stabilisation of areas affected by salinity, revegetate areas which contribute to salinity, encourage development to be undertaken in a manner which brings about a reduction in salinity recharge and prevent damage to buildings and infrastructure from saline discharge and high water tables.

Environmental Assets



Planning Scheme Provisions

Asset	Details
Environmental Significance Overlay, Schedule 1 (ESO1)	The objective of ESO1 is maintain the physical and biological integrity and functioning of aquatic systems and to enhance river health and biodiversity.
Cultural Heritage Sensitivity areas	Areas of cultural heritage sensitivity are defined in the Aboriginal Heritage Regulations 2018 and relate to landforms and soil types where Aboriginal places are more likely to be located. These include land within 200m of named waterways and land within 50m of registered Aboriginal cultural heritage places.
Significant Landscape Overlay, Schedule 8 (SLO8)	The purpose of the SLO is to identify significant landscapes and conserve and enhance the character of those landscapes. The SLO8 relates to the Rivers of the Barwon.