

# Wellington Shire Rural Zones Review Final Report

## Volume 1

Wellington Shire Council

20 January 2009

# Final Report

Prepared for

**Wellington Shire Council**

Prepared by

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# Executive Summary

## Introduction and Background

Maunsell Australia Pty Ltd (Maunsell), with EnPlan Partners (Enplan), was engaged by Wellington Shire Council (Wellington) to undertake a Rural Zones Review. The primary purpose of the review is to propose application of the rural land use zones introduced by the Victorian Government in 2004 to replace a previous suite of rural zones specified in the Victorian Planning Provisions.

Maunsell and EnPlan have worked closely on a thorough analysis of Wellington Shire's rural areas to determine the suitability and application of the new rural zones and to make recommendations where changes and amendments are required.

In July 2007, the direct translation from the former zones to the 'new' zones occurred in Wellington Shire via Ministerial Amendment C43. Under this amendment all land previously zoned Rural Zone and Environmental Rural Zone became by default the FZ and RCZ, respectively. The new RAZ was not applied in the default translation and a purpose of the current project has been to develop local criteria for the RAZ (and the other rural zones), and to propose where it could or should be applied.

## Project Objectives

The primary objective of this project is to recommend the application of the Rural Zones to the Shire's rural areas.

This has broadly been achieved via the following systematic process:

- Identification of nine Planning Units across the Shire's rural areas used for describing the Shire and for identifying and analysing planning issues.
- Development of criteria used for application of each of the four rural zones FZ, RAZ, RCZ and RLZ providing for Shire ownership in applying the four zones.
- Reviewing policy, strategy, opportunities and constraints to form a set of main considerations and conclusions on application of the zones and overlays for each unit using a combination of approaches involving consideration of geomorphic maps, and land resource maps and associated written information, aerial photography and ground inspections.
- Translation of the conclusions into Planning Scheme maps.

## Methodology

Table 1 summarises the methodology used for the Project.

Table 1: Project Methodology

Stage 1	<b>Review of strategic documents.</b> <b>Conduct stakeholder consultation.</b> <b>Prepare a summary paper of key issues and opportunities.</b>
Stage 2	<b>Identify and map Planning Units as a key basis of the project.</b> <b>Conduct field trips of the Shire to consolidate information.</b> <b>Summarise characteristics, policies, and planning considerations of each Planning Unit.</b>
Stage 3	<b>Refine Planning Units based on outcomes of Stages 1 and 2.</b> <b>Review demographic data and identify the Shire's growth areas.</b> <b>Analyse settlement patterns.</b> <b>Update the working paper to include the above findings.</b>
Stage 4	<b>Refine local criteria for application of the rural zones within Wellington Shire.</b> <b>Match criteria with information in Planning Unit information tabulations, to identify needs opportunities for amendment of current zone applications.</b> <b>Recommend planning scheme amendments as strategic and policy changes,</b>

Stage 5	<p>and changes to current land use zone and overlays application.</p> <p><b>Refine and finalise Planning Units based on the outcomes of Stages 2 and 3.</b></p> <p><b>Preparation of an information sheet/advertisement and feedback survey for Community Information Sessions conducted for the local community to gain input on rural land use issues.</b></p> <p><b>Collation of feedback from the Community Information Sessions.</b></p> <p><b>Councillor Workshop to inform Councillors of the project's progress.</b></p>
Stage 6	<p><b>Rural Zones Criteria applied to identify rural zones potential zone changes.</b></p> <p><b>Maps will be produced to indicate recommended changes,</b></p> <p><b>Changes and updates where required to the MSS and LPPF.</b></p> <p><b>Preparation of a Draft Report outlining the study methodology, summary of information and proposed recommendations.</b></p>

The final report for the Rural Zones Review comprises Volume 1 and Volume 2. Volume 1 contains the main section of the report including all background information, refined Rural Zone Criteria, Planning Unit background information, and proposed zoning and overlay changes within each Planning Unit. Volume 2 contains detailed descriptions of each of the Shire's Planning Units.

## Planning Units

The analytical approach adopted for this project provides a logical, justifiable, and repeatable process for defining and reviewing the land and associated planning matters within and across a municipality, through to the detailed application of zones overlays and policies. For detailed Planning Unit tabulations refer to Volume 2.

Nine 'Planning Units' have been developed for Wellington Shire. (Refer to Figure 11: Wellington Shire Planning Units in Main Report). The Planning Units provide an important tool for the systematic identification and consideration of planning matters. They are presented geographically and in tabulations that summarise information relevant to the development of planning strategies and policies, and the making of planning decisions.

Table 2 introduces the key features for each of the nine Planning Units developed as part of this project.

**Table 2: Main Features of Wellington Shire Planning Units**

<b>Planning Unit 1 – Northern Ranges</b>
<p><b>The Northern Ranges are predominately public land. The Unit is characterized by steep terrain and significant vegetation including dry forest; wet or damp forests; and montane grasslands, shrublands or woodlands, as classified by Ecological Vegetation Classes. It includes part of the Alpine National Park, and It also contains a small number of remote township areas (Dargo, Licola, Grant, Talbotville and Winchester). Dargo and Licola are the largest townships. In 2006 Dargo, zoned Township Zone and Rural Living Zone Schedule 2, had a total population of 144 persons (i.e. Dargo township and the wider area of the ABS Dargo state suburb). The population of the smaller Licola statistical area (Township Zone) was 21 persons.</b></p>
<b>Planning Unit 2 – Macalister</b>
<p><b>The Macalister Planning Unit is central in the Shire. It incorporates the Macalister Irrigation District (MID) and surrounding dryland agricultural land. It is characterised by flat landscape and is predominately used for agriculture purposes due to the flat nature of the landscape, suitability for gravity-fed irrigation, and high quality agricultural land. Native vegetation is heavily depleted across the Planning Unit as nearly all of the land has been cleared for agriculture.</b></p> <p><b>The Unit includes the towns of Sale, Heyfield, Maffra, and Newry. Heyfield borders Planning Units 2 and 3.</b></p> <ul style="list-style-type: none"> <li>• <b>Sale is the main town in the Shire (2006 population: 13,336). It contains a variety of land</b></li> </ul>

use zones including R1Z, LDRZ and RLZ Schedule 2.

- The small township of Newry is in the Township Zone.
- Maffra is 16 km from Sale, and is now in part a 'satellite town' for Sale. Its 2006 population was 4,149. Its residential area is zoned R1Z, RLZ (Schedule 2 and Schedule 4), and LDRZ.
- Heyfield is located 33 km west of Sale, and has a smaller population than Maffra. In 2006 the Heyfield Urban Centre/Locality had a population of 1,461.

#### Planning Unit 3 – Glenmaggie-Briagolong

This Planning Unit interfaces between flat Macalister agricultural area the northern ranges, and while primarily a grazing agricultural area has increased in popularity for rural residential / lifestyle living. The unit incorporates Lake Glenmaggie, and expansive areas of undulating to hilly land used for dryland grazing (primarily for beef).

Townships include Briagolong, Coongulla, Glenmaggie, and Seaton. These are small rural living rural living settlements. Populations in 2006 were:

- Glenmaggie 'State Suburb' (as identified by the ABS): 405
- Coongulla 'State Suburb': 165
- Briagolong 'State Suburb': 937.

The Glenmaggie and Coongulla townships mainly comprise the Township Zone and the Rural Living Zone Schedule 2.

#### Planning Unit 4a – Rosedale-Stradbroke

This Planning Unit occupies the Gippsland Plains north and south of the Princes Highway centred on Rosedale, and the lowland hills to the south of Rosedale (including the Holey Plains State Park) through to Merriman Creek. Landform and the mix pattern of cleared farmland and native and plantation forest are the dominant landscape features in the Unit, and the Shire more generally.

The main towns in this Planning Unit are Rosedale and Stradbroke. Populations in 2006 were:

- Rosedale 'State Suburb': 1,077
- Stradbroke (State Suburb): 376 persons.

#### Planning Unit 4b – Eastern Plains Gippsland

This Planning Unit occupies the east and north east parts of the Shire. Much of the Unit has a flat to gently undulating landscape, with lighter sandy surface soils, and with a regular but widely spaced drainage pattern flowing generally south easterly toward Lake Wellington. The land across most of the unit has moderate capability for a range of productive and non-productive uses, assisted by gentle landscape profiles and reasonably stable soils under good ground cover. Most farming areas have been extensively cleared and the sparse remnant paddock trees on the flatter land in the south east are generally in very poor condition. Efforts are occurring in the Shire to reverse this trend.

The largest township in the Planning Unit is Stratford (2006 population): 1,440.

Smaller settlements within the Planning Unit include Perry Bridge, Munro and Meerlieu and settlement densities across the farming and forest plantation areas of the Unit are low.

#### Planning Unit 5 – Strzelecki

The Strzelecki Planning Unit is generally in the south west of the Shire. It is primarily characterized by the steep to hilly Strzelecki Ranges that include the Tarra-Bulga National Park. Significant parts of the Ranges were commonly used for agriculture including grazing and potatoes but in recent decades have systematically been converted into plantation forestry.

Residential areas in the unit are predominately in Devon North, Tarra Valley and Yarram. Yarram is a substantial service town at the transition between the coastal plains and the Strzelecki Ranges. The Devon North 'State (statistical) Suburb' includes the township area of the Tarra Valley. While Devon North and Tarra Valley each have a few residences, most residents are widely dispersed.

In 2006, populations were:



- Devon North 'State Suburb' (as identified by ABS): 592 persons
- Yarram urban centre/locality: 1,715.

#### Planning Unit 6 – Coastal, West

The Coastal West Planning Unit adjoins the Rosedale-Stradbroke and Strzelecki Planning Units (PU's 4a and 5) to the north; the Coastal Planning Unit (PU 8) to the east and south and Seaspray Road and the Coastal East Planning Unit (PU7) to the north east. The landscape is mainly a flat coastal plain with no outstanding features, located inland of the low coastal sand dunes of the Ninety Mile Beach, and the abutting the base of the visually dominant Strzelecki Range. Suitability for cultivation is limited by environmental conditions, particularly salt load in winds off the ocean that would impact adversely on most vegetable and crop production types. Woodside is the largest settlement in the Unit, but and other specific areas within the Planning Unit are too small to register specific population data from the 2006 ABS Census.

#### Planning Unit 7 – Coastal, East

This Planning Unit is inland of Lake Reeve, west of Sale Seaspray Road in the south east of the Shire. It includes the Gippsland Lakes Coastal Park located in the north-eastern section, Lake Coleman south of Lake Wellington, and Lake Victoria in the east.

The unit is flat low lying coastal land without prominent individual landscape features. It is typically flat and low lying with some raised dunes in the western end on land used for dairying. The farmed areas have been mostly cleared of native vegetation but copses of coastal vegetation remain on some land and in road reserves. The farming sections in the Unit are of low productivity and are very sparsely settled. High watertables occur in low lying parts of the Planning Unit.

Hollands Landing and Seacombe are the main settlement areas. The 2006 ABS Census for Hollands Landing (*State Suburb – including Seacombe*) statistical unit identified 655 persons.

#### Planning Unit 8 – Coastal

The Coastal Planning Unit covers the full length of the narrow primary dune system and associated lakes (Lake Reeve, Lake Denison, and Jack Smith Lake and Wildlife Reserve), and lagoons at the western end of the unit (including Nooramunga Marine and Coastal Park). The sensitive and fragile coastal sand dune environment is an integral component of Ninety Mile Beach. The grassy vegetation on the foredunes trends inland to a low shrubland vegetation and then to a closed tea tree dominated scrub.

The Unit includes the small beach settlements of Alberton, Glomar Beach, Golden Beach, Langsborough, McLoughlins Beach, Mann's Beach, Paradise Beach, Port Albert, Robertsons Beach, Seaspray, The Honeysuckles, and Woodside Beach.

Loch Sport, Port Albert and Seaspray are the largest settlement areas in the Unit. Populations of these areas in the ABS 2006 Census were:

- Loch Sport Urban Centre/Locality – 788 persons
- Port Albert Urban Centre/Locality – 246 persons
- Seaspray State Suburb – 186 persons.

## Recommendations

A series of recommendations have been developed in relation to key changes in the Strategic Planning Framework for Wellington Shire. These cover:

- Modifications to existing Local Planning Policy Framework;
- Application of Rural Activity Zone (RAZ);
- Modification to application of Farming and Rural Conservation Zones; and
- Application of the Environmental Significance Overlay- for Special Water Supply Catchment Areas (SWSCA).

Section 7 of the Main Report provides further details on the proposed changes to Strategic Planning Framework.

# 1 Introduction

Maunsell Australia Pty Ltd (Maunsell), with EnPlan Partners (Enplan), was engaged by Wellington Shire Council (Wellington) to undertake a Rural Zones Review. The primary purpose of the review is to propose application of the rural land use zones introduced by the Victorian Government in 2004 to replace a previous suite of rural zones specified in the Victorian Planning Provisions.

The project team has drawn on a range of background material and experiences to conduct the project. These include a previous strategic background review undertaken for the broader Gippsland Region (the Gippsland Rural Areas Project), existing data sources, generic rural zones criteria, and stakeholder relationships. The project team has also drawn on its experience gained from the conduct of other similar municipal rural areas reviews.

Maunsell and EnPlan have worked closely on a thorough analysis of Wellington Shire's rural areas to determine the suitability and application of the new rural zones and to make recommendations where changes and amendments are considered to be required.

## 1.1 Background

All land must be designated a land use zone within its municipal planning scheme. The purpose of the zones is to identify uses that may or may not occur on land, or that may occur subject to a planning permit on decision of Council. This is to ensure that the approach to land use is orderly and to minimise potentials for land use conflicts now and in the future.

Each council in the Gippsland region has undergone an amendment of its planning scheme to implement the 'new' rural zones. The 'new' zones were introduced in June 2004 to replace the previous rural zones in the Victorian Planning Provisions. They comprise the **Farming Zone (FZ)**, **Rural Activity Zone (RAZ)**, **Rural Living Zone (RLZ)** and the **Rural Conservation Zone (RCZ)**. A primary purpose for their replacement of the previous zones was to improve the protection of agricultural land from competing uses.

In July 2007, the direct translation from the former zones to the 'new' zones occurred in Wellington Shire via Ministerial Amendment C43. Under this amendment all land previously zoned Rural Zone and Environmental Rural Zone became by default the FZ and RCZ, respectively. The new RAZ was not applied in the default translation and a purpose of the current project has been to develop local criteria for the RAZ (and the other rural zones), and to propose where it could or should be applied.

### 1.1.1 Gippsland Rural Areas Project

The purpose of the Gippsland Rural Areas Project (GRAP) was to assess the rural land use information available within the Gippsland Region's six municipalities and to determine its potential to contribute into a strategic assessment of the application of new rural zones and rural zone overlays. In addition, the GRAP developed a model framework intended to assist municipalities to work through the different stages in conducting a rural zones review, and to ultimately implement a planning scheme amendment.

The model developed from the project was largely based on the identification of relevant land-based 'Planning Units' in respective municipalities, and the use of these units to better collate and document planning considerations and issues across municipalities. This process is further described and applied later in this report.

Broad scale key issues identified in GRAP for Wellington Shire include (but are not limited to) the following:

#### *Agriculture / Primary production*

- The need to preserve prime and productive agricultural land (including for forestry) for primary production.

- Reliance on irrigation systems particularly the fully committed Macalister Irrigation District which has no additional irrigation capacity, and the importance of groundwater, for irrigation and other potential beneficial uses.
- Increasing costs of land along coastal areas and potential for increased land conflicts between agriculture and other uses over time.

#### *Environmental values*

- The Shire has important environmental values. It contains large land areas land managed for conservation purposes (eg: Ninety Mile Beach, Strzelecki Ranges and much of the mountain ranges covering the northern half of the Shire including extensive National Park areas).
- 'Endangered' native vegetation areas occur across the Shire, particularly Plains Grassy Woodland and Plains Grassland remnants in central and southern areas.

#### *Physical Sustainability*

- Salinity and associated high watertables affects areas around Lake Wellington, Lake Coleman and strips along the coast near Seaspray and Port Albert, and land in the Macalister Irrigation District (MID).
- Wind erosion risks are prominent mainly on coastal dunes from Lake Wellington/Loch Sport in the east through to Port Welshpool and Port Albert in the west.
- High water erosion risks occur in the hills and mountains north of Heyfield and Maffra.
- Rivers in the shire experience periodic flooding.
- The northern parts of the Shire in particular experience periodic wildfire.

#### *Living Lifestyle*

- Pressure is increasing for residential development scattered along the Shire's coastline, with development of allotments in environmentally sensitive areas.
- Potentials for conflict between agricultural land uses and forestry activities, and non-production based rural living uses need to be contained.

## **1.2 Key Issues**

Since the completion of GRAP increased attention has emerged on the implications of rising sea levels on past and future planning decisions in the Shire, particularly for areas on and adjacent to primary coastal dunes systems and its lakes (eg Lake Wellington, Lake Victoria).

Opportunities identified for Wellington Shire included:

#### *Agriculture*

- The Shire has strong ongoing agricultural potential due to climate, generally reliable rainfall and soils, deregulation of the dairy industry and diversification opportunities. Areas of agricultural importance include those surrounding Maffra, Heyfield, Sale, Rosedale, Yarram and Seaspray.

#### *Extractive industries*

- The Shire contains large areas potentially available for extracting industrial gravel and sand, and brown coal reserves in the south.

#### *Forestry*

- Potential exists to expand the important plantation timber industry over time. North eastern areas of the Shire, the Strzeleckis and areas south of Sale around Darriman and Giffard West have been allocated as forests for timber productions and timber plantations.

### *Tourism*

- Potential exists to enhance tourism accommodation over time. Top-end hotel accommodation and tourism facilities are lacking, and most facilities are in towns. Opportunities may expand for cellar door sales and other rural tourism based enterprises.

The above and other matters have been considered in the current Rural Zones Review, to the extent that they relate to rural areas under the Wellington Planning Scheme.

## **1.3 Project Objectives**

The primary objective of this project is to recommend the application of the Rural Zones to the Shire's rural areas.

This has broadly been achieved via the following systematic process:

- Identification of nine Planning Units across the Shire's rural areas used for describing the Shire and for identifying and analysing planning issues.
- Development of criteria used for application of each of the four rural zones FZ, RAZ, RCZ and RLZ providing for Shire ownership in applying the four zones.
- Reviewing policy, strategy, opportunities and constraints to form a set of main considerations and conclusions on application of the zones and overlays for each unit using a combination of approaches involving consideration of geomorphic maps, and land resource maps and associated written information, aerial photography and ground inspections.
- Translation of the conclusions into Planning Scheme maps.

## 2 Methodology

Table 2 summarises the methodology used for the Project.

**Table 2: Project Methodology**

Stage 1	<p><b>Review of strategic documents.</b>  <b>Conduct stakeholder consultation.</b>  <b>Prepare a summary paper of key issues and opportunities.</b></p>
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Stage 3	<p><b>Refine Planning Units based on outcomes of Stages 1 and 2.</b>  <b>Review demographic data and identify the Shire’s growth areas.</b>  <b>Analyse settlement patterns.</b>  <b>Update the working paper to include the above findings.</b></p>
Stage 4	<p><b>Refine local criteria for application of the rural zones within Wellington Shire.</b>  <b>Match criteria with information in Planning Unit information tabulations, to identify needs opportunities for amendment of current zone applications.</b>  <b>Recommend planning scheme amendments as strategic and policy changes, and changes to current land use zone and overlays application.</b></p>
Stage 5	<p><b>Refine and finalise Planning Units based on the outcomes of Stages 2 and 3.</b>  <b>Preparation of an information sheet/advertisement and feedback survey for Community Information Sessions conducted for the local community to gain input on rural land use issues.</b>  <b>Collation of feedback from the Community Information Sessions.</b>  <b>Councillor Workshop to inform Councillors of the project’s progress.</b></p>
Stage 6	<p><b>Rural Zones Criteria applied to identify rural zones potential zone changes.</b>  <b>Maps will be produced to indicate recommended changes,</b>  <b>Changes and updates where required to the MSS and LPPF.</b>  <b>Preparation of a Draft Report outlining the study methodology, summary of information and proposed recommendations.</b></p>

The final report for the Rural Zones Review comprises Volume 1 and Volume 2. Volume 1 contains the main section of the report including all background information, refined Rural Zone Criteria, Planning Unit background information, and proposed zoning and overlay changes within each Planning Unit. Volume 2 contains detailed descriptions of each of the Shire’s Planning Units.

## 3 Consultation

### 3.1 Key Stakeholders

Stakeholder consultation was required to identify key issues and concerns for the Wellington rural areas as well as provide important input to the application of the new rural zones. A pro-forma document was used to guide discussions with key stakeholders to ensure discussion consistency (refer to Appendix B). The consultation also helped to direct additional research for identifying key rural area issues and future opportunities.

The key stakeholders consulted with in face to face or telephone discussions are listed in Table 3. All were considered to have knowledge of rural use and issues, or of matters relating to land use planning in Wellington Shire and beyond where relevant. All were considered to have a likely reason for interest in the Project outcomes.

Appendix B provides a summary of main matters identified from the stakeholder consultations, and which have been further considered in the project.

**Table 3: Key Stakeholders**

Government Agencies	Water Authority / Semi Government Agencies
<b>DPCD</b>	<b>East Gippsland Water</b>
<b>DPI - Agribusiness</b>	<b>Gippsland Water</b>
<b>DPI – Minerals and Petroleum</b>	<b>East Gippsland CMA</b>
<b>DSE – Coastal Crown Land and Management</b>	<b>South Gippsland Water</b>
<b>DSE – Forest Stewardship &amp; Biodiversity Unit</b>	<b>Southern Rural Water</b>
<b>DSE – Victorian Agribusiness Network</b>	<b>West Gippsland CMA</b>
<b>Parks Victoria - Sale</b>	
<b>Regional Development Victoria</b>	

Local Government	Industry Groups
<b>Tourism Wellington</b>	<b>GippsDairy</b>
<b>Wellington Shire – Eco Development</b>	<b>HV Plantations</b>
<b>Wellington Shire – Environmental Planning</b>	<b>Murray Goulburn Co-operative</b>
	<b>Victorian Farmers Federation</b>

## 3.2 Field Trips

Two initial 2-day field trips were conducted to overview land uses and to identify the Shire's physical and environmental characteristics.

The general route of the first tour throughout the southern section of the Shire was as follows:

**Day 1:** From Sale north through the MID to Glenmaggie Reservoir, to across the foothills of the mountains, to southwards and south east through the eastern half of the Shire including the eastern portion of the MID through to the north and north east of Lake Wellington, back through Sale and south to Seaspray then back to Sale.

**Day 2:** From Sale through Longford, to eastwards through the central Strzelecki Ranges to Willung, Gormandale, Willung South, Blackwarry, Devon North, Yarram, Alberton West, Gelliondale, Alberton, Port Albert, Tarraville and Mann's Beach, to return to Sale via the South Gippsland Highway.

The second tour was undertaken to consolidate on and add to knowledge gained from the first field trip and from consultations, and following preparation of 'first pass' development of Planning Unit tabulations described in Section 5.3 of this report. Detailed digital voice recordings were made throughout this field trip of observations and interpretations of the land and land use, the environment, and settlement patterns. The recordings have been used extensively in the preparation of Planning Unit descriptions and are retained for periodic subsequent reference.

A third 'formal' field trip was made by key team members and landowners in the Wonnangatta Valley north west of Dargo to inspect farming land that is currently zoned RCZ.

Other 'informal' inspections were conducted in parts of the Shire by team members.

### 3.3 Community Information Sessions

Community information sessions were held as part of the Rural Zones Review to give people who live and work in Wellington Shire the opportunity to be actively involved in providing valuable input into local rural issues within the Shire. This information would be used to help inform the Rural Zones Review.

Community information sessions were held in key locations within the Shire (Dargo, Sale, Yarram and Heyfield). A total of forty six (46) people attended the sessions.

Varying issues were raised by participants at each of the community information sessions. The key issues are discussed below.

#### **Dargo – August 18, 2008**

- Local farmers expressed concern about private farmland currently zoned Rural Conservation Zone along the Wonnangatta River north-west of Dargo (Crooked River), and in areas north of Dargo. The current zoning follows from the (former) Avon Council's zoning of the land as Rural (River Valley Zone) (RU5), and the land being in proclaimed water catchments. The landowners expressed that private land zoned RCZ should be zoned FZ because it has been cleared and farmed since the 1880's. They feel that their right to farm has been diminished by the current zoning and seek certainty over their ongoing wish to farm the land. The landowners requested that their land be inspected to determine appropriate zoning.
- No tourism issues were raised during the information session.

#### **Sale – August 18, 2008**

Attendees at this session had various interests. Attendees included several farmers, real estate agents and property valuers.

- Concerns were raised regarding access to water at Wilson Estate and hobby farms east of Sale. The issue relates to the channels north of Gibsons Road that are the responsibility of Southern Rural Water.
- Some participants had stated they had issues with hobby farms in the MID.
- Concerns were expressed that the Airport Environs Overlay no longer reflected flight paths at the RAAF Base in East Sale. Council has been working with the Department of Defence to ensure that noise contours are correct and up to date.
- The Project Reference Group also noted the flood overlays are being updated.
- An attendee queried what could be done with land partially covered by the Coal Overlay (State Resource Overlay (SRO)).
- Matters were discussed about the dairy industry, such as the shortage of workers being a common problem across Victoria. It was suggested that smaller allotments in dairying areas should be used for houses so that employees can live close to dairy farms.
- Other issues included that increased traffic flows will adversely affect particular local areas; noise; and availability of water.
- It was asked by a participant whether the Draft Strategy Report would be available for public viewing.

#### **Yarram – August 19, 2008**

Four people attended this session with interests were generally related to use of individual properties.

- An issue was raised regarding fragmented land on Old Port Foreshore Road, Port Albert. There are lots of 9 to 20 acres that are zoned FZ. It was put that lots are too small to be farmed and



some are heavily vegetated with banksias and grass trees. Such vegetation should be retained, rather than cleared for farming purposes.

- A landholder queried what could be done with his 62 acre property on the corner of Old Port Road and Yarram-Port Albert Road. While the land is zoned FZ it is 80% bushland, and vegetation clearance is not permitted. A permit is needed to harvest fern fronds. .
- A landholder has spilt zoning on a property in Brewery Road, Alberton. Half the property is TZ and half is FZ (one to two acres). This small section of FZ is not viable for farming purposes. Council has been advised by the EPA not to rezone land until there is sewerage infrastructure (due to groundwater levels). Alberton is currently identified in the Domestic Wastewater Management Plan (August 2006) with a high priority and a priority ranking of 3 for development of action plans. Pressure and support for provision of reticulated sewerage needs to come from the community.

### **Heyfield – August 19, 2008**

- It was proposed that private land along Crooked River, north-west of Dargo, is inappropriately zoned RCZ.
- Several attendees identified issues about LDRZ and RLZ land fringing Heyfield and Maffra. It was queried why this land could not be further subdivided as it is too small to be farmed and some different minimum lot size provisions apply. (Consideration of this matter is not part of the Rural Zones Review. Instead, Council needs to conduct a review of zoning on outskirts of townships within the municipality).
- It was put that there is a need for buffer areas between farming areas and residential areas (particularly, north of Heyfield). It was explained that that planning schemes do not have a specific “buffer” zone, but that the LDRZ or RLZ provide a step down in use intensity, and often provide a buffer between R1Z and FZ areas.
- It was put that crown land surrounding Licola has been mismanaged by the state, and freehold land in Licola should not be zoned for conservation purposes, and that landholders should not be blamed for soil mobilization problems they have not caused (i.e.: following the intense fires of January 12, 2007). It was put that the sediment could potentially fill Lake Glenmaggie and cause a natural disaster.

### **3.3.1 Key Issues from the Feedback Survey Forms**

The community information sessions gave participants the opportunity to provide further comment via a feedback survey form. Survey questions were aimed at receiving information on local rural issues. (Refer to Appendix C for a copy of the feedback survey form). Ten feedback surveys were received by Council. It is likely that the small number of submissions received is due to the majority of issues being sufficiently discussed at the community information sessions, minimal interest in the rural zone review or there is a limited number of rural zoning and land use concerns. The following issues were raised in the submissions.

- Victorian Coal Resources stressed the need for the Wellington Planning Scheme to recognise the importance of Gippsland’s coalfields and the application of the State Resources Overlay, and the need for rural land strategic plans to accommodate planned resource development. Victorian Coal Resources are endeavouring to develop natural gas (coal bed methane).
- A submission was made regarding a small property (<10ha) on Old Port Foreshore Road in Alberton, zoned Farming Zone. The submitter proposed that the land is too small for farming and should be zoned RAZ.
- Several submissions were concerned that properties are too small for inclusion in the Farming Zone and should be zoned for residential (or low density residential) or tourism use. Several other pockets of rural land surrounded by residential allotments in the Alberton area are considered no longer suitable for rural purposes
- Other submissions concerned the current zoning of the Wonnangatta River and Crooked River areas, as discussed above.

- A submitter suggested the need for a Local Policy for Dog Kennels, Breeding and Boarding and Greyhound Kennels, to signal to the community exactly where dog kennels are likely to be or not be approved.
- A submitter proposed that dryland Farming Zone areas are as important as the irrigated land in the Macalister Irrigation District, particularly for biodiversity conservation and other environmental values not present in more intensely farmed areas.
- The matter of soil mobilization from the fires of January 2007 identified at the Heyfield public meeting was also identified in a written submission.

## 4 Key Influences

This section provides an overview of the key influences, issues and opportunities identified for the rural lands in Wellington Shire. These are considered to be the critical factors in guiding future land use planning and decision making in the Shire.

### 4.1 Data Collection and Review

#### 4.1.1 Document Review

The main documents reviewed for this project are listed in Appendix A, with comment on their relevance. The documents were either specific to Wellington Shire or more generally relevant to the Gippsland region. Both levels assist to context the Shire and its planning issues, and the position of the Shire within the Region and the State.

A standard process was used to review each document to ensure consistency over the level and type of information sought. The review format is identified in Table 4 below. While the tabulations were prepared and used by the project team to organise thought and to prepare for stakeholder discussions, they are not presented in full in this report.

Table 4: Document Review Template

< Municipality >	
<b>Document Reviewed</b>	< Title and Document Detail >
<b>Strategic Relevance to the Project</b>	< Brief comment how document can assist this project >
<b>Summary of Information relevant to the Gippsland Rural Areas Project</b>	< Brief detail about information contained in document >
<b>Relevance of information gained for application into Planning Schemes</b>	< Brief comment on how relevant the document is for assisting with application of new rural zones>
<b>Information gaps for:</b>	
<b>Providing strategic justification</b>	< Listing of any gaps>
<b>Developing criteria</b>	
<b>Other comments</b>	
<b>Questions for stakeholder interviews</b>	

### 4.2 The Policy Context

#### 4.2.1 State planning legislation and policy

Planning Policy in Victoria is expressed through the *Planning and Environment Act 1987* and its subordinate Victoria Planning Provisions (VPP).

##### 4.2.1.1 *Planning and Environment Act 1987*

The State's planning objectives are defined in Section 4(1) of Victoria's *Planning and Environment Act 1987*, and all planning decisions must demonstrate compliance with the objectives on balance. They are as follows:

- *To provide for the fair, orderly, economic and sustainable use and development of land.*
- *To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.*
- *To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*

- To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.
- To protect public utilities and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community.
- To facilitate development in accordance with the objectives set out in the points above.
- To balance the present and future interests of all Victorians.

#### **4.2.1.2 Victoria Planning Provisions**

The Victoria Planning Provisions (VPP) is a state-wide document which provides a structure and state-wide policy content for municipal planning schemes. It provides the 'nuts and bolts' of how the planning system is applied in Victoria. It is not a planning scheme and does not apply to specific land parcels. Its purpose is to ensure that provisions are applied and maintained consistently in planning schemes across Victoria.

Main sections of the VPP are as follows, and all planning schemes in Victoria follow the structure:

State Planning Policy Framework: (Clauses 11–19 in planning schemes): The SPPF presents Victoria's strategic issues of State importance, covering matters including Settlement (Clause 14), Environment (Clause 15), Housing (Clause 16), Economic Development (Clause 17), Infrastructure (Clause 18), and Particular Uses and Development (Clause 19).

Local Planning Policy Framework: Within planning schemes, the LPPF sets out the Municipal Strategic Statement (MSS) (Clause 21) and the Local Planning Policies (Clause 22). These define a Council's strategies and policies for achieving the vision described in its Corporate Plan.

Zones: (Clauses 31-39): All land is designated to one of the approximately 24 land use zones that are set in the Victoria Planning Provisions. The zones identify permissible land uses and whether or not planning permits are required for those uses. Schedules can be applied to zones to respond to local land use scenarios. A new set of rural zones was introduced in 2004 to replace the previous set of zones.

Overlays: (Clauses 40-45): Overlays are used to assist to protect identified values or assets. Where applied they be considered by Councils in making planning decisions. Permissible Overlays are also set in the VPP and Schedules can be applied to define local situations.

Particular Provisions: (Clauses 50-59): A set of particular provisions are defined in the VPP to apply in addition to any provisions applied via zones, overlays or other provisions of a scheme.

General Provisions: (Clauses 60-69)

Incorporated documents: (inserted at Clauses 80-89) are attached to planning schemes (under section 6(2)(j) of the *Planning and Environment Act 1987*), and hence have statutory status. They must be complied with in planning decisions, and incorporation may occur from State or local levels.

Reference documents: are not formally attached to planning schemes, and have lesser planning status. They are to be referred to by councils for guidance in their decision-making.

The planning of rural areas to maximise State and local net community benefit, requires balanced consideration across the above State policy areas and other policies across Settlement, Housing, and Infrastructure. In this context, it is important to note that in 2004 the objective of Clause 17.05 Agriculture of the Victoria Planning Provisions was broadened to protect productive agricultural land in general from permanent unplanned loss. Prior to this the protection clause had applied only to high quality agricultural land.

This change on agricultural land quality substantially broadens the scope of land to be protected for agriculture to well beyond the very limited areas that could be classified as high quality agricultural land.

Further to the above, proposals for re-zonings must comply with various *Ministerial Directions* and *State Planning Practice Notes*. An example is *Ministerial Direction No 6* which regulates the application of the Rural Residential Zone, as a basis for orderly planning development. In addition, an updated planning practice note titled *Rural Residential Development Guidelines* of October 2006 must be taken fully into account.

Further to the above, in 2004 the State government introduced a suite of four rural land use zones to replace former zones, and these are being progressively introduced across the State. The 'new' rural zones are discussed in detail in the following section.

#### **4.2.1.3 Ministerial Directions**

Ministerial Directions are periodically released to set Government parameters on matters. Ministerial Directions that are relevant to this project are as follows:

**Ministerial Direction No 6: Rural Residential Development** applies to the preparation of planning scheme amendments for rural residential development.

This Direction applies to any planning scheme amendment that provides for:

- The rezoning of land to the Low Density Residential Zone, Rural Living Zone or Green Wedge A Zone.
- Introduction of a lot size less than 8 hectares to the schedule to the Farming Zone, Rural Activity Zone, Green Wedge Zone, Green Wedge A Zone, Rural Conservation Zone, Rural Zone or Environmental Rural Zone that provides for rural residential development.

The Direction requires that in preparing an amendment which would have the effect of allowing rural residential development, a planning authority must demonstrate and show in the explanatory report that the proposed rural residential development:

- is consistent with the housing needs and settlement strategy of the area.
- is supported by and supports sustainable and viable settlements and communities.
- does not comprise the sustainable future use of existing natural resources, including productive agricultural land, water, mineral and energy resources.
- protects existing visual and environmental qualities of the area, such as landscape, water quality, native vegetation, habitat and biodiversity.
- avoids predictable adverse environmental processes and effects, such as flooding, erosion, landslip, salinity or wildfire.
- can efficiently be serviced by social and physical infrastructure, at an acceptable and sustainable community cost.

The Direction also adds the following important point

*In preparing an amendment that introduces a lot size of 8 hectares or more to the schedule to the Farming Zone, Rural Activity Zone, Green Wedge Zone, Green Wedge A Zone, Rural Conservation Zone, Rural Zone or Environmental Rural Zone that is intended primarily for rural residential development, a planning authority must comply with this Direction if the Minister gives notice to the planning authority of that requirement.*

**Ministerial Direction No 11: Strategic Assessment of Amendments** is to ensure a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces, and applies to the preparation of all planning scheme amendments. It requires that in preparing a planning scheme amendment a planning authority must evaluate and include in the explanatory report a discussion about how the amendment addresses the following strategic considerations:

- Why is an amendment required?
- How does the amendment implement the objectives of planning in Victoria?
- How does the amendment address any environmental effects?
- How does the amendment address any relevant social and economic effects?
- Does the amendment comply with the requirements of any other Minister's Direction applicable to the amendment?
- How does the amendment support or implement the State Planning Policy Framework and any adopted State policy?
- How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?
- Does the amendment make proper use of the Victoria Planning Provisions?
- How does the amendment address the views of any relevant agency?

The planning authority must also assess the impact of the new planning provision on the resource and administration costs of the responsible authority.

Strategic Assessment Guidelines<sup>1</sup> follow from *Ministerial Direction No 11* as a General Practice Note in the VPPs and are to be used by Councils and Panels in considering amendment proposals. The Guidelines identify matters that should be considered to ensure that planning is strategic and policy based, and they are intended ‘to provide a consistent framework for the evaluation of a proposed planning scheme amendment and the outcomes it produces’. Its main content is the listing of and elaboration on the above dot points of Ministerial Direction No 11.

#### 4.2.1.4 Planning Practice Notes

The Planning Practice Note in the Victoria Planning Provisions titled “*Applying the Rural Zones*”, DSE March 2007 (Planning Practice Note) provides guidance for planning authorities for how and where to apply the ‘new’ zones. The objectives of the new zones and of those that are being replaced are presented in Table 5

In *Applying the Rural Zones*, the importance of using of a mix of planning polices and controls to achieve objectives is emphasised. It states that the following principles should be considered in applying rural zones:

- The zones should support and give effect to the State Planning Policy Framework (SPPF)
- The zone should broadly supply all policy areas in the Municipal Strategic Statement (MSS) (for example, economic, housing, environmental and infrastructure policy).
- The rationale for applying the zone should be clearly discernible in the Local Planning Policy Framework (LPPF).
- The zone should be applied in a way that is consistent with purpose.
- The requirements of any applicable Minister’s Direction must be met.

**Table 5: Former and new rural zones in the Victoria Planning Provisions**

‘New’ rural zones	
<b>Farming (FZ)</b>	<ul style="list-style-type: none"> <li>• To provide for the use of the land for agriculture.</li> <li>• To encourage the retention of productive agricultural land.</li> <li>• To ensure that non-agricultural uses particularly dwellings do not adversely affect the use of land for agriculture.</li> <li>• To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.</li> <li>• To protect and enhance the natural resources and the biodiversity of the area.</li> </ul>
<b>Rural Activity (RAZ)</b>	<ul style="list-style-type: none"> <li>• To provide for the use of the land for agriculture.</li> <li>• To provide for other uses and development, in appropriate locations, which are compatible with agriculture and the environmental and landscape characteristics of the area.</li> <li>• To ensure that use and development does not adversely affect surrounding land uses.</li> <li>• To protect and enhance the natural resources and the biodiversity of the area.</li> <li>• To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.</li> </ul>
<b>Rural Living (RLZ)</b>	<ul style="list-style-type: none"> <li>• To provide for residential land uses in a rural environment.</li> <li>• To provide for agricultural land uses which do not adversely affect the amenity of surrounding land uses.</li> <li>• To protect and enhance natural resources, biodiversity and landscape and heritage values of the area.</li> </ul>

<sup>1</sup> Strategic Assessment Guidelines. General Practice Notes. Department of Sustainability and Environment Revised August 2004.

'New' rural zones	
	<ul style="list-style-type: none"> <li>To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.</li> </ul>
Rural Conservation (RCZ)	<ul style="list-style-type: none"> <li>To preserve the values specified in the schedule to the Zone.</li> <li>To protect and enhance the natural environment and natural processes for their historic, archaeological and scientific interest, landscape, faunal habitat and cultural values.</li> <li>To protect and enhance the natural resources and the biodiversity of the area.</li> <li>To encourage development and use of the land which is consistent with sustainable land management and land capability practices, and which takes into account the conservation values and environmental sensitivity of the location.</li> <li>To provide for agricultural use consistent with the conservation and environmental and landscape values of the area.</li> <li>To conserve and enhance the cultural significance and character of open rural and scenic non-urban landscapes.</li> </ul>

Source: Prepared by Project Team from available information.

Wellington Shire Council did not accept the Government's offer of a direct translation to the new rural zones as a Ministerial amendment to its planning scheme. Instead, Council expressed the desire to undertake a strategic review of its rural zones first. Nevertheless, the Minister undertook a direct translation from the former zones to the new zones via a Ministerial Amendment C43 in July 2007 prior to Council undertaking a strategic review.

A key requirement of this project is therefore to review the current application of the new rural zones and to propose any changes in current land use zoning (and associated provisions) including the potential introduction of the RAZ which is currently not applied in Wellington Shire following the transition from the former to the 'new' rural zones.

### 4.3 Wellington Planning Scheme

The Wellington Planning Scheme was approved in June 2000. The Scheme was prepared following amalgamation of municipalities in the mid 1990s and is in the structure required by Government. The following section outlines content from the State Planning Policy Framework (SPPF) and Local Planning Policy Framework (LPPF) that is relevant to the current project.

#### 4.3.1.1 Agriculture and forestry

**Clause 15 Environment** and **Clause 17 Economic Development** of the SPPF are of particular relevance to the Rural Zones Review. These clauses outline the importance of protecting catchment areas, agriculture, and forestry and timber production.

Table 6: State Planning Policy Framework

State Planning Policy Framework	
CI 15.01 Protection of catchments, waterways and groundwater	<p>The objective of this clause is:</p> <p><i>'To assist the protection and, where possible, restoration of catchments, waterways, water bodies, groundwater, and the marine environment.'</i></p> <p>In order to protect the quality of waterways, this clause outlines:</p> <p><i>'Planning and responsible authorities should ensure that land use activities potentially discharging contaminated runoff or wastes to waterways are sited and managed to minimise such discharges and to protect the quality of surface water and ground water resources, rivers, streams, wetlands, estuaries and marine environments.'</i></p> <p><i>Incompatible land use activities should be discouraged in areas subject to flooding, severe soil degradation, groundwater salinity or geotechnical hazards where the land cannot be sustainably managed to ensure minimum impact on downstream water quality or flow volumes.'</i></p>
CI 17.05 Agriculture	<p>The objective of this clause is:</p>

State Planning Policy Framework	
	<i>'To ensure that the State's agricultural base is protected from the unplanned loss of productive agricultural land due to permanent changes of land use and to enable protection of productive farmland which is of strategic significance in the local or regional context.'</i>
CI 17.07 Forestry and timber production	The objective of this clause is: <i>'To facilitate the establishment, management and harvesting of plantations, harvesting of timber from native forests and the development of forest based industries consistent with the National Forest Policy Statement (1992) and the Plantations 2020 Vision (1997).'</i>

The Wellington Planning Scheme provides strong policy support for agriculture and forestry.

*Clause 21.01 Municipal Profile* in the MSS explicitly recognises rural / agricultural industries as very important to the regional economy. Dairying and beef cattle and sheep grazing dominate agriculture in the Shire, and the very high importance of the Macalister Irrigation District is identified. It also states that farm sizes are smaller on average than across the State, largely reflecting the presence of high quality soils, and irrigation, and suitable climate across the Shire.

*Clause 21.03 (Vision–Strategic Framework)* identifies that Council's Plan includes the following guiding statement:

*"We aim to encourage economic growth based on value adding existing industries, natural resources and agricultural diversity and will seek to attract new sustainable industries."*

Table 7 and Table 8 identify the scheme's acknowledgement of the importance of agriculture and forestry to the Shire.

**Table 7: Wellington Planning Scheme support for agriculture**

Municipal Strategic Statement (MSS)	
CI 21.02 Key Influences	Recognises agriculture (and timber production) as fundamentally important to the Shire's economy, and that high quality agricultural land in the MID is the cornerstone to agriculture.
CI 21.06 Economic development	States the following: <i>'Agriculture is a major industry within the Shire, producing approximately \$242 million worth of agricultural commodities in 2000 and employing approximately 2,400 people in 2001. Although dairying is the key component of this sector, beef production and cropping also make significant contributions. The Wellington community benefits directly and indirectly from the ongoing prosperity of this important industry.'</i> The Clause includes the following economic objectives relating to Agriculture <ul style="list-style-type: none"> <li>• Discourage subdivision to re-aligns boundaries to create small lots for dwellings, particularly in irrigated areas.</li> <li>• Support agricultural activity based on land capability to support such use or development using "Assessment of Agricultural Quality of Land in Gippsland" (1984) as a basis for determining land capability.</li> <li>• Support retention of 'high quality' and 'very high quality' land as per "Assessment of Agricultural Quality of Land in Gippsland" (1984), in agricultural production, particularly in and around the MID</li> <li>• Encourage agricultural activities eg: horticulture and dairying on high quality agricultural areas</li> </ul> The clause identifies the following economic development strategies relating to agriculture <ul style="list-style-type: none"> <li>• Support new and innovative rural and other industries to help achieve a diverse regional economy.</li> </ul>
Local Planning Policy	
CI 22.02	Relevant to agriculture this clause identifies the following: Policy basis



## Municipal Strategic Statement (MSS)

Small lot subdivisions in rural areas can cause problems including (but not limited to) :

- Conflicting lifestyles and expectations of ex-urban and farming land owners.
- Opposition by ex-urban land owners to traditional farming practices.
- Long-term loss of valuable farmland (particularly important in high quality agricultural land areas).

Objectives

- To ensure that the creation of small rural lots on farming properties results in a clear improvement to farming efficiency and land management.
- To ensure that dwellings on small rural lots do not prejudice rural production activities and are properly sited.

Policy

It is policy that the following matters be taken into account when considering applications to use or develop land in rural areas:

- Rural land subdivision and the construction of dwellings on high quality agricultural land should only be permitted where there is a clear nexus between the 'dwelling' and agricultural activity, and where the sustainability of the agricultural resource is not threatened by the use of the land for housing.
- Subdivision of rural land should only be permitted where it can be demonstrated that it will facilitate and provide greater flexibility for continued agricultural production of such land.
- Consolidation of farming operations, where this improves viability and environmental sustainability, will be encouraged.

Source: Extracted from Wellington Planning Scheme

The Wellington Planning Scheme also acknowledges the economic importance of forestry to the Shire.

**Table 8: Wellington Planning Scheme support for forestry**

Municipal Strategic Statement (MSS)	
CI 21.02 Key Influences	Recognises timber production (and agriculture) as fundamentally important to the Shire's economy.
CI 21.01 Municipal profile	States the following: <i>'The timber industry plays an important role in the Shire's economy and employs approximately 400 people. The Shire hosts seven timber mills, two treated pine mills and processing plants, and two large trucking contractors that service the industry. It also supplies timber to mills located at Maryvale and continues to be a significant employer across the region. The potential for expansion of timber plantations in rural areas across the Shire makes this industry an important one, with employment, economic, social, and environmental 'flow on' benefits for the Wellington community.'</i>
CI 21.06: Economic development	This Clause identifies the following economic objectives relating to timber production: <ul style="list-style-type: none"> <li>• Encourage value adding timber production activities, eg: timber mills in rural areas, where compatible with environment.</li> <li>• Encourage activities (eg: timber production and agroforestry) on marginal agricultural land such as land with steep slopes (but &lt;300), cleared land and areas with poor soil structure, perched water tables, salinity, and erosion.</li> <li>• Ensure use or development in rural areas, including advertising, is compatible and has an association with, surrounding agricultural activity.</li> <li>• Discourage use and development of high quality agricultural land, particularly in MID, for dog breeding and boarding facilities.</li> <li>• Limit fragmentation of agricultural land into small rural lots and rural living areas especially in environmentally sensitive areas.</li> </ul>

## Municipal Strategic Statement (MSS)

The clause identifies the following economic development strategies relating to agriculture

### Local Planning Policy

Local planning policy does not explicitly refer to forestry

Source: Extracted from Wellington Planning Scheme

## Zones and Overlays

Zones applied within the Wellington Planning Scheme are used to identify the types land uses and development permissible within the Shire. The FZ is the most widely applied private land zone throughout the Shire, applied to support the Shire's extensive agricultural production. Refer to Appendix D for Wellington Shire's zoning.

Overlays commonly applied across private rural lands in the Shire include the following:

- Environment Significance Overlay (ESO), particularly at Lake Wellington and coastal areas;
- Design and Development Overlay (DDO); and
- State Resources Overlay.

Refer to Appendix E for the overlays within Wellington Shire.

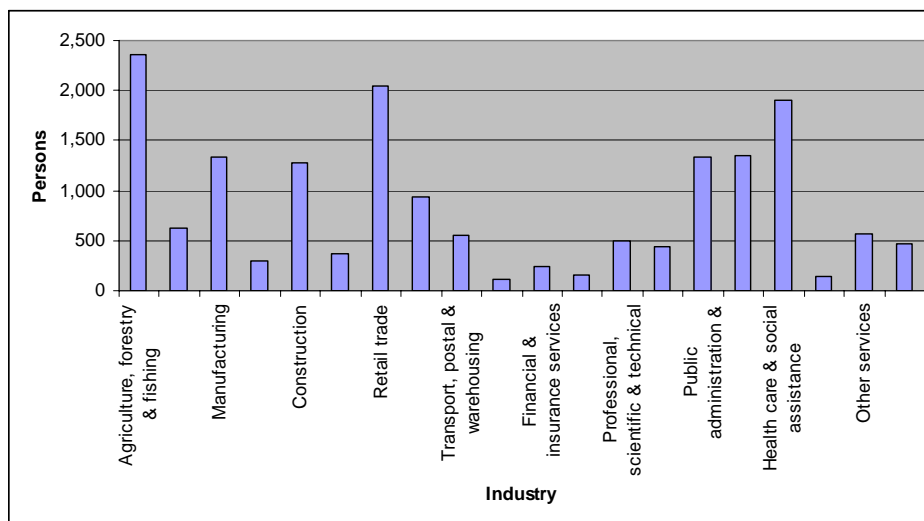
## 4.4 Employment and Demographics

### 4.4.1 Employment

The Shires' labour force remained stable at just over 17,000 people from 1986 to 2006. More people were employed in 'Agriculture, Forestry and Fishing' (as classified by the Australian Bureau of Statistics) for all Census years, including 2006, than in any other sector (ahead of Retail Trades). (Refer to Figure 1). In 2006, *Agriculture, Forestry and Fishing* (2,364 persons: 13.8%); was followed by *Retail Trade* (2,042 persons: 12%) and 'Health Care and Social Assistance' (1,901 persons: 11.1%). The most common specific employment segment for people 15 years and over was Dairy Farming (7.2%), followed by the Sheep, Beef Cattle and Grain Farming segment (4.0% in aggregate).

Expanded 2001 and 2006 'Industry of employment' detail for towns across the Shire are presented in Appendix F. The townships of Dargo, Golden Beach / Paradise Beach and Licola are excluded from the analysis as ABS data is not available for them.

Figure 1: Employment by Industry, ABS Census 2006



Source: ABS Census 2006

Some key points derived from the census employment data for the Shire include but are not limited to the following:

- As the largest employment sector 'Agriculture, Forestry and Fishing' Wellington Shire is extremely important to the Shire's economy despite a marginal proportional decline from 2001 (16.4%) to 2006 (13.9%).
- The Retail Trade sector as the second largest employment industry in the Shire was the main employer at Sale, Yarram, Rosedale, Stratford and Loch Sport from 2001 to 2006, with only minor proportional shifts over that time.
- The largest employer of Maffra residents shifted from 'Retail' in 2001 (15.2%) to 'Manufacturing' in 2006 (18.8%). 'Retail' employed 12.1% Maffra residents in 2006.
- The largest employer at Heyfield shifted from 'Transport and Storage' in 2001 (18.2% of residents) to 'Financial and Insurance Services' in 2006 (18%).

Manufacturing and storage are directly linked to the agricultural sector, while Retail is also tightly linked via the contribution of primary industries to the regional economy. In short, the primary industry sector drives the Shire's economy.

#### 4.4.2 Demographics

The demographics of twenty townships in Wellington Shire for people over 15 years (from 1991 to 2006) were analysed using in the *Wellington Population Analysis: Issues and Discussion Paper (2004)* and more recent 2006 Census data.

The demographics of the following towns were analysed: Dargo, Golden Beach, Heyfield, Licola, Loch Sport, Longford, Maffra, Port Albert, Rosedale, Sale, Sea Spray, and Stratford. The demographic information is collected via 'urban locality'.

##### 4.4.2.1 Population Growth

Population data are presented in Table 9 based on use of an average annual growth rate formula recommended by DSE:

$$r = ((P_j/P_i)^{1/n} - 1) \times 100$$

(where:  $r$  = Population growth rate;  $P_j$  = Population at end of period;  $P_i$  = Population at start of period;  $n$  = number of years between start and end of period<sup>2</sup>)

Based on the qualified information available from Table 9, main recent trends in the Shire's towns have been:

Heyfield, Maffra, Sale and Stratford experienced sustained growth over the 15 years.

Port Albert and Rosedale also experienced some growth.

Seaspray and Yarram experienced sustained population decline over the 15 years.

Dargo and Loch Sport experienced population reductions between 2001 and 2006.

The figures need to be interpreted with care however, as small population change in small townships or settlements can present as substantial percentage changes. Also, the figures show substantial changes between 2001 and 2006 at Golden Beach/Paradise Beach, Licola, and Longford (refer items marked \* in Table 9). This is potentially because while the 2001 township population was taken from the *Wellington Population Analysis: Issues and Discussion paper*, the 2006 figures are from the 2006 ABS Census data. In short different township boundaries may have been used for the two information sources and this may have skewed the apparent result.

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<sup>2</sup> Department of Sustainability and Environment, 2003, *Towns in Time – Data 2001, Glossary*.

Table 9: 2001 and 2006 populations for Wellington Shire and its towns

Town Area	2001	2006	Growth p.a. 1991 to 2001	Growth p.a. 2001 to 2006
Dargo	155*	144	1.01%	-1.46%
Golden Beach / Paradise Beach	646*	318	0.13%	-13.27%
Heyfield	1,427	1,461	1.09%	0.39%
Licola	56*	21	0.07%	-17.81%
Loch Sport	948	788	2.96%	-3.63%
Longford	1,241*	929	2.24%	-5.63%
Maffra	3,900	4,149	0.69%	1.25%
Port Albert	223	248	-1.24%	2.15%
Rosedale	1,041	1,077	-1.25%	0.68%
Sale	12,793	13,336	0.52%	0.83%
Seaspray	212	186	-1.09%	-2.58%
Stratford	1,329	1,440	0.22%	1.62%
Yarram	1,783	1,715	-1.25%	-0.77%
Wellington Shire	39,158	40,080	??	0.46%

Source: 2001 and 2006 Census Data; and Wellington Population Analysis: Issues and Discussion Paper (2004)

It is likely that the population of larger townships in the Shire (eg: Sale, Maffra and Heyfield) will continue to grow. This may in part occur from people moving from smaller to larger towns, which would also contribute to negative growth in some of the smaller townships.

#### 4.4.2.2 Households

The total number of households in the Shire increased from 14,296 to 14,958 between 2001 and 2006. However, increase did not occur in all towns. From 2001 to 2006 the number of households declined in Dargo, Golden Beach / Paradise Beach, Loch Sport, Longford, Port Albert, Rosedale, Seaspray and Yarram. The reduced number of households in these townships is offset by growth elsewhere including the in the larger towns of Heyfield, Maffra and Sale.

Table 10: Number of Households, 2001 and 2006

Town Area	2001	2006
Dargo	65*	57
Golden Beach / Paradise Beach	254*	150
Heyfield	543	607
Licola	12	17**
Loch Sport	344	330

Town Area	2001	2006
<b>Longford</b>	<b>380*</b>	<b>299</b>
<b>Maffra</b>	<b>1,531</b>	<b>1,651</b>
<b>Port Albert</b>	<b>111</b>	<b>103</b>
<b>Rosedale</b>	<b>392</b>	<b>391</b>
<b>Sale</b>	<b>4,924</b>	<b>5,211</b>
<b>Seaspray</b>	<b>91</b>	<b>75</b>
<b>Stratford</b>	<b>493</b>	<b>509</b>
<b>Yarram</b>	<b>737</b>	<b>717</b>
Wellington Shire	14,296	14,958

Source: 2001 and 2006 Census Data; and *Wellington Population Analysis: Issues and Discussion Paper* (2004)

Note:

\* The same qualifications and explanations apply to this Table regarding the sources of information as explained for Table 9 above.

\*\* Total number of dwellings used as ABS data did not include the number of households for these areas.

#### 4.4.2.3 Age Structure

Analysis of age structures of areas contributes to an understanding of how the Shire's population and demographics are changing. It also provides indicators for needs such as requirements for catering for ageing populations. The age structure of the Shire from the 2001 and 2006 Census results are presented in Table 11. The structures for respective towns are presented in Appendix F.

Overall, the following data indicate that the age structure of the Shire is increasing as a whole, and for each of the urban centres or localities analysed. From 2001 and 2006, each of the statistical areas analysed experienced proportional increases in the 55 to 64 years and 65 years plus age categories. At the other end of the age scale, the Wellington Shire statistical division and each of the analysed urban centres and localities except Port Albert, experienced minor declines in the 0-4 years and 5-14 years categories.

Some key specific trends derived from the 2001 and 2006 data are:

- The median age for Wellington Shire in 2006 was 40 years.
- The 25-54 years range was the largest category for both census years.
- In 2006, 28.4% of Wellington's population was 55 years and above.
- The proportion of people in the 55-64 age category increased from 9.70% in 2001 to 12.90% in 2006.
- The over 65 years category increased from 13.60% in 2001 to 15.50% in 2006.

These results from 2001 and 2006 do not in isolation provide any main contribution into Shire wide strategic thought regarding rural land use and associated land use zoning in the Shire

#### Wellington Shire statistical division

Table 11: Wellington Shire (Statistical Subdivision) Age Structure, 2001 and 2006

Age groups:	Persons	Percentage	Persons	Percentage
	2001		2006	
<b>0-4 years</b>	2,545	6.50%	2,291	5.70%

Age groups:	Persons	Percentage	Persons	Percentage
	2001		2006	
<b>5-14 years</b>	6,290	16.10%	5,727	14.30%
<b>15-24 years</b>	4,958	12.70%	4,924	12.30%
<b>25-54 years</b>	16,236	41.50%	15,751	39.30%
<b>55-64 years</b>	3,811	9.70%	5,156	12.90%
<b>65 years and over</b>	5,320	13.60%	6,231	15.50%

Source: ABS Census Data 2001 and 2006

## 4.5 Land Use

This section summarises the Wellington Shire's physical and associated land use characteristics. Further information is provided in the tabulations on the Shire's nine Planning Units as presented in Volume 2.

Forested land dominates the mountainous northern half of the Shire, and the more hilly central parts, while grazing agriculture dominates most of its central and southern areas. Lake Wellington and Lake Victoria have strong presence in flat coastal and semi coastal areas in the south east.

Primary industry provides Wellington Shire's economic and social bases. The Shire's rural lands do not experience the same pressures for, nor history of non-production based land use including lifestyle or commuter living that occurs in many municipalities closer to major population centres. However such pressures do occur mainly in coastal areas, and near towns.

The MID provides the most intensive production area, but the remainder of the southern half of the Shire is also strategically very important for agriculture. Plantation forestry has also established strong presence across substantial parts of the Shire, as a long term ongoing land use. Cattle production occurs across all farming areas of the Shire, while sheep production is also very common but is more concentrated on lesser quality grazing land. 'Boutique' grazing enterprises (eg deer, alpaca) are infrequent and occupy only a very minor proportion of the Shire's agricultural land area.

Remnant vegetation across the Shire's farmlands varies greatly in quantity and quality. Broad general trends are that:

- Flatter farming land including the MID and coastal plains, and lakes areas generally retain at most only scattered remnant paddock trees, that are often in various states of decline. Some substantial areas of remnant or re-growth coastal vegetation also remain on land in the south east coastal areas.
- More undulating to hilly land in the middle to northern agricultural areas contains more remnant vegetation, both as vegetation copses and as scattered paddock trees that are often in reasonable health condition.
- There are also substantial areas of uncleared private land in the Shire's more hilly and mountainous areas. These are often on land of low agricultural quality due to steepness or shallow or low fertility soils.
- The existence and quality of road reserve vegetation also generally increases toward and into the hillier areas.

The main distinct topographic areas of the Shire are as follows.

- Northern Ranges.
- Northern foothills.
- Central Plains and lowland hills.
- Strzelecki Ranges.
- Coastline and coastal plains.
- Gippsland Lakes.

## 4.6 Land Features

The following text summarises the features of the main physiographic areas and some major localities within them.

### Northern Ranges

Much of the northern half of the Shire is covered by mountainous to alpine ranges, including part of the Alpine National Park. Rivers include Wonnangatta and Moroka, which drain into the Mitchell River basin, and the Macalister which flows through Lake Glenmaggie to provide water for the MID. The Avon Wilderness Area is also part of this region. The ranges also contain agricultural areas confined within the main valleys on river flats and more gentle topography mainly in the Dargo area.

### Northern foothills

A foothills 'transition' or 'change of slope' area of mainly freehold farming land separates the plains in the south and northern ranges. This area consists of valued grazing land and extensive dryland farms, while the land also has landscape appeal for lifestyle living. Its future will require careful ongoing strategic attention to minimise potentials for land use and community conflicts. Lake Glenmaggie and Glenmaggie township are in this area and the town of Heyfield is at its boundary with the central plains discussed below.

- Glenmaggie township and its local rural area contain considerable residential development in a mix of Township (TZ) Residential 1 (R1Z) and RLZ Zones, and houses are built on and above the northern face of Glenmaggie Reservoir. (Refer to photograph in Figure 2).
- The Seaton area west of Glenmaggie contains substantial RLZ areas dominated by lifestyle living.
- Land east of Glenmaggie contains a mix of grazing and lifestyle living properties in the Farming Zone.
- The Munro-Stockdale area in the far east of this unit contains extensive areas of established and emerging Blue Gum and Pine private forestry, and is a strategically important area for this use in the Shire. Refer to photograph in Figure 3.

**Figure 2: Glenmaggie Reservoir**





**Figure 3: Blue gum plantation**



### **Central Plains and lowland hills**

Most of the Shire's population lives on the relatively flat plains and lowland hills of the central Shire that extend from the Gippsland Lakes and include the main towns of Heyfield, Maffra, Rosedale, Sale and Stratford.<sup>3</sup> The rural areas of the 'unit' are characterised by irrigated and dryland farming that produce dairy, beef and sheep/wool products, crops and vegetables<sup>4</sup>, and large areas of hardwood and softwood plantation forestry in the lowland hills. All of this primary production is strategically very important to the Shire's character and economy.

The MID occupies a substantial portion of the central plains. It is the focus of irrigation activity and is a major intensive dairying asset in the State.

- Irrigated dairying dominates land use mainly via gravity fed channels from Lake Glenmaggie. Beef cattle and vegetable production are lesser uses by area, with vegetable production also occurring on more permeable arable soils. Groundwater spray irrigation is prominent in many parts, particularly along the riverine corridors and is becoming more prevalent on the lighter soils, particularly in the north of the MID.

Land forming by laser levelling has occurred extensively in the MID, and whole farm plans form a main basis for government grant assistance to landholders for salinity and nutrient management and related works, as much of the government investment is to help keep excess nutrients out of the Gippsland Lakes.

The trend is for consolidation of farms in the MID (eg up to four farms consolidated into one), but while 'corporate' farming is common, family farming remains dominant by area.

Areas generally east of Sale, to and including the surrounds of Lake Wellington, contains lesser quality land than other parts of the Shire as discussed above and are used mainly for low intensity sheep and beef cattle grazing with some dairying. These areas have a sparse settlement pattern. The lower elevation land in this area often experiences high watertables and associated salinity incidence. The land contains low sand rises that are of medium to low agricultural quality. These sandy soils readily

<sup>3</sup> Agriculture Victoria Services and Wellington Shire Council. 2003. Volume One – Wellington Shire Council: Directions for a Sustainable Future.

<sup>4</sup> Agriculture Victoria Services and Wellington Shire Council. 2003. Volume One – Wellington Shire Council: Directions for a Sustainable Future.

become 'infested with bracken fern' where lightly grazed or where grazing is removed. Sheep and cattle grazing dominate land use here.

Licensed groundwater pumping under the State Government endorsed Lake Wellington catchment salinity management plan has lowered water tables in parts of the MID and some eastern dryland to reduce salinity impacts and enhance production.

East of Longford, the land generally comprises 10 to 20 acre lots of mediocre grazing land. There is also brown coal through the area however it is not currently economically viable to extract. Gravel, sand and limestone are also extracted from south of Longford. A vegetable production company is growing carrots and lettuce on a large (discontinuous) landholding on sandy agricultural land south of Longford. The sandy soil is easily cultivated and is understood to be particularly good for growing carrots.

The East Sale RAAF Base is contained in the east of the unit. Buffer requirements surrounding the Base have limited expansion of Sale to the east, as land under flight paths is prohibited from residential development. (Refer to Figure 4).

Buffer issues are also associated with the West Sale airport which has associated Airport Environs Overlays in the Wellington Planning scheme.

**Figure 4: RAAF Base**



## **The Strzelecki Ranges**

The Strzelecki Ranges in the south-west extend from the South Gippsland Shire (west of Wellington Shire). The Ranges are characterised by steep hills with a post-European settlement history of native timber production and agriculture. Substantial areas of the ranges have now been converted from agricultural uses to plantation forests. Soil qualities vary for agriculture, and much of the remnant public land forests are on land that was not considered suitable for agriculture in the early days of settlement due to steepness or other factors. Much of the land converted to plantation forests contains sandy soils that are generally low in nutrients and trace elements.

The 2015 hectare Tarra-Bulga National Park forms part of the Strzelecki Ranges cool temperate rainforests and also contains wet forest, damp forest and patches of warm temperate rainforest.<sup>5</sup>

Tarra Valley Road to Devon North and Yarram descends down a main ridge flanked by a mix of steep forest parcels with beef grazing in lower elevations. The general area contains several B&B establishments and the Tarra Valley Caravan Park on FZ land (and other roads in confined valley areas) that may have previously been (and/or is still being) farmed.

<sup>5</sup> Parks Victoria, Tarra-Bulga National Park, [http://www.parkweb.vic.gov.au/1park\\_display.cfm?park=194](http://www.parkweb.vic.gov.au/1park_display.cfm?park=194), 7/02/2008.

A wind farm has recently been approved for Devon North in the far south west of the land unit.

### **Coastline and coastal plains**

The extensive coastline including the Ninety Mile Beach extends over 100km from the south west through to the Gippsland Lake system in the south eastern end of the Shire. The primary sand dune systems are fragile and both these and the Gippsland Lakes have adjacent low lying lands with high watertables (with associated salinity in places), and some areas of relatively low quality sandy agricultural land.

The low lying lands inland from sand dune systems tend also to be of lesser agricultural quality mainly supporting sheep and beef cattle grazing, with some dairying closer to Yarram in the west. Some of these lands could be vulnerable to climate change, particularly to impacts associated with rising sea level should they occur. High water tables and land salinity could be adversely impacted on by such changes.

The coastline contains a number of townships and settlements including Loch Sport, Golden Beach/Paradise Beach, Port Albert, Seaspray, and The Honeysuckles. These settlements contain many undeveloped subdivision allotments, many of which are in areas considered inappropriate for such intensive development. Most of the settlements are not serviced with reticulated water or sewerage, and may be vulnerable to climate change impacts including rising sea levels and storm intensification.

Yarram is on the interface between the coastal lands and the Strzelecki Range, and is an important service town for the surrounding agricultural area. The area is dominated by grazing farmland (dairying and sheep) with some spray irrigation (from groundwater). Groundwater allocations for irrigation use are capped, and this is likely to continue to limit potential to expand irrigation for dairying or other production types in the area.

The following summary comment is provided on coastal settlements:

- Glomar Beach contains 20-30 dwellings and is not serviced with water or sewerage. A moratorium has been applied for no further development at this settlement.
- Golden Beach has electricity but no sewerage infrastructure. It is zoned Low Density Residential Development (LDRZ). A Restructure Overlay is applied over some small lots requiring the consolidation of four blocks before house construction is permitted.
- The Honeysuckles settlement contains considerable development in recent years. The majority of The Honeysuckles is zoned LDRZ and it is not serviced by water or sewerage. The primary sand dune system is in poor condition, (as seen in Figure 5) and revegetation efforts have had limited success.
- Seaspray has recently been sewered, while the township is low-lying and may be severely impacted by rising sea levels.
- Port Albert is now sewered and land values have recently increased greatly in part as a 'spill-over' from other places. Small lot areas around the town are in the farming zone and some of these contain considerable coastal vegetation.
- The surveyed township of Alberton is zoned FZ and TZ, and internal site drainage and wastewater disposal issues diminish suitability for intensive development.
- Past planning decisions that have created the surveyed settlements of Tarraville, Robertson's Beach, Manns Beach, and Mc Loughlin's Beach in the west of the Shire's coastal lands have left planning challenges for now and the future.

**Figure 5: Deteriorated sand dunes**



### **Gippsland Lakes**

The Gippsland Lakes is a complex system of large coastal lagoons located adjacent to Ninety Mile Beach<sup>6</sup> and largely east of Wellington Shire in East Gippsland Shire. Within Wellington Shire the system contains one main water body, Lake Wellington and also Lake Reeve and Lake Coleman, and the Shire boundary abuts Lake Victoria. While Lake Reeve and Lake Coleman are ephemeral wetlands, Lake Wellington is a permanent water body. The lakes are connected to Bass Strait via the Lakes Entrance (a permanent man-made channel) constructed in 1889, and sand dunes and sand bars act as a barrier, protecting the lake system from the sea.

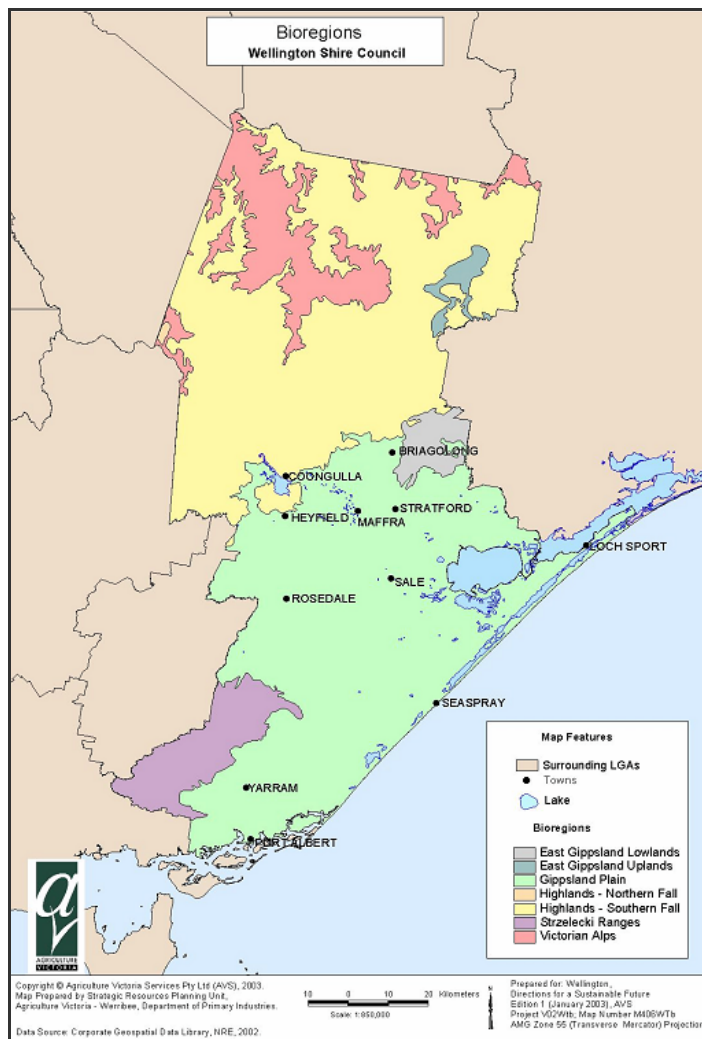
The lakes are incorporated in parks, including the Gippsland Lakes Coastal Park and the Lakes National Park, and are an important recreational resource and tourism attraction for the Shire.

The low lying lands adjacent to the lakes are generally of average to poor agricultural quality and are potentially vulnerable to climate change, particularly to impacts associated with rising sea level. The area of land experiencing high water tables and land salinity could be expanded by such occurrences. The presence of acid sulphate soils close to the current soil surface is another deterrent to extensive development along this section of the coastline.

**Figure 6: Map of Wellington Shire's general land characteristics**

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<sup>6</sup> Agriculture Victoria Services and Wellington Shire Council. 2003. Volume One – Wellington Shire Council: Directions for a Sustainable Future.



Source: Agriculture Victoria, 2003

## 4.7 Productivity and Agricultural Land Quality

Primary productivity is closely tied to the capability, quality, and suitability of the land for designated purposes.

- *Land capability* is a function of the natural characteristics of the land, and the natural environment within which it exists. Land used within its capability can continue to be used sustainably. Use of land beyond its capability causes deterioration of the land resource. Land can be used sustainably for uses for which it has a low capability if resources are input to it sufficient to prevent deterioration. (Refer Figure 7).
- The *agricultural quality* of land relates to its ability to support varying levels of *productivity*, and its *versatility* to support a range of agricultural enterprises under sound land management. The agricultural quality of land is also tightly linked to the land's natural features.
- *Land suitability* for primary production is determined by 'overlying' other considerations over its inherent physical capability or quality. For example, land may be of very high quality with high inherent capability for supporting agriculture, but if it is covered by residential development or a factory, it is not suitable for agriculture. Conversely land may have high capability and be of high quality for agriculture, and also be highly suitable for agriculture (eg if located within an agricultural area).

Wellington Shire is well serviced by land resource publications that provide much assistance in understanding local land productivity and sustainability. These have provided great assistance in the current project. Key examples include the following (not in priority order).

- 'Assessment of Agricultural Quality of Land in Gippsland'. Department of Agriculture (Swan and Volum) 1984
- A Study of the Land in the Catchment of the Gippsland Lakes'. Department of Conservation and Natural Resources (now Department of Sustainability and Environment (in 1992)
- Directions for a Sustainable Future: Wellington Shire. Technical Reports 1 and 2. Agriculture Victoria 2002
- MID Atlas and Draft MID 2030 Strategy.

Summary statements on the content of these documents are presented in Appendix A of this report.

The following text and tabulation provides a broad strategic level summary of the Shire's soils:

- Land with the highest agricultural quality rating is in the Macalister Irrigation District, where the availability of irrigation water lifts the inherent moderate rating of the soils by improving its versatility and production capacity. The alluvial plains of Macalister, Avon, Thomson and Latrobe River systems are also of high quality but are highly susceptible to flooding which is a major limitation for agricultural and non-agricultural uses.
- Most of dryland plains, east-west across the middle section of the Shire contains soils of moderate quality. The surface soils become more sandy and correspondingly less fertile to the east.
- Low agricultural quality areas are common in the highlands covering the northern half of the Shire, and Strzelecki Ranges in the south west. In the northern ranges steep topography with accompanying thin and stony soils are main limitations. This also applies in the Strzelecki ranges, in addition to areas of lower fertility sandy soils. Both the northern and Strzelecki ranges contain area of medium to higher quality agricultural land that was historically cleared for necessary food production in those areas which were previously physically and socially isolated.
- Restrictive features occur in low lying areas adjacent to Lake Wellington and Lake Coleman due to soil salinity, and along coastal dune areas due to poor soils and sand dunes.

Table 12 provides more summary information as derived from the Swan and Volum report.

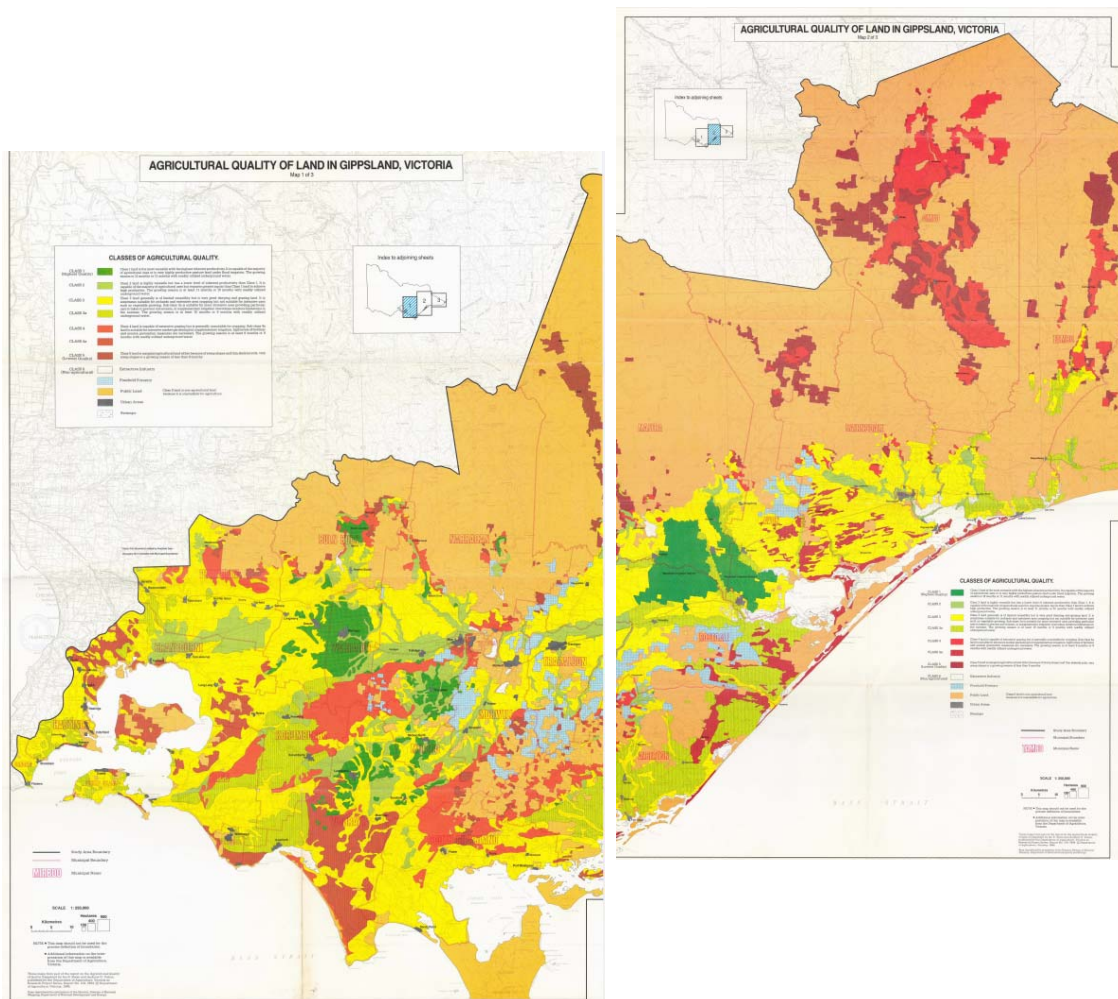
**Table 12: Agricultural land classes and their occurrence in Wellington Shire**

Land Class	Class description (quoted from Swan and Volum 1984)	Incidence within Wellington Shire
Class 1 (Highest quality)	<b><i>The most versatile with the highest inherent productivity. It is capable of most agricultural uses or is very highly productive pasture land under flood irrigation. The growing season is 12 months or 11 months with readily utilized underground water</i></b>	<b>Class 1 soils are mapped across the entire MID due to the inherent Class 3 status of the soils being bolstered by the addition surface water as irrigation.</b>
Class 2	<b><i>Highly versatile but with lower inherent productivity than Class 1. It is capable of most agricultural uses but requires greater inputs than Class 1 land to achieve high production. The growing season is at least 11 months or 10 months with readily utilized underground water</i></b>	<b>Only very limited areas of Class 2 soils occur, to the west of Glenmaggie Weir and of Heyfield. Some Class 2 soil areas extend into rural areas of the adjoining City of Latrobe from Class 3 soils near the western border of Wellington Shire.</b>
Class 3 (Moderate quality)	<b><i>Generally of limited versatility but is very good dairying and grazing land. Sometimes suitable for orchards and extensive area cropping but not suitable for</i></b>	<b>Class 3 soils occupy most of the dryland plains soils east-west across the central portion of the Shire, and surrounding the Macalister Irrigation District.</b>

Land Class	Class description (quoted from Swan and Volum 1984)	Incidence within Wellington Shire
	<i>intensive uses such as vegetable growing</i>	
Class 3A	<i>Suitable for more intensive uses than Class 3 provided particular care is taken to avoid soil erosion, or supplementary irrigation overcomes moisture limitations in the summer. The growing season is at least 10 months or 9 months with readily utilized underground water.</i>	Mainly occupy the 'change of slope' areas along the foothills of the Strzelecki Ranges including to the south west of Lake Wellington, and abutting some parts (mainly the north eastern margins of the Macalister Irrigation District).
Class 4	<i>Capable of extensive grazing but unsuitable for cropping. The growing season is at least 9 months or 8 months with readily utilized underground water.</i>	The freehold land in the high lands in the north of the Shire (eg Dargo) are either Class 4 or Class 5. Small scattered areas occur around Glenmaggie Weir (generally to the north-east and north-west).
Class 4a	<i>Suitable for intensive market gardening, but supplementary irrigation, high levels of fertilizer and erosion prevention measures are necessary. The growing season is at least 9 months or 8 months with readily utilized underground water.</i>	Scattered areas of Class 4a soils occur west of Stratford and generally within a broad triangle south of Sale bounded by Sale, Seaspray and Woodside.
Class 5 (Lowest quality)	<i>Marginal agricultural land either because of steep slopes and thin skeletal soils, very steep slopes or a growing season of less than 9 months</i>	Class 5 lands are in the highlands and often surrounding Class 4 soils. They are generally limited by slope and shallow depth and potentially by stones or rockiness.
Class 6 (Extractive Industry )	<i>Non-agriculture because of use for extractive industry (i.e.: quarries, coal etc)</i>	Swan and Volum did not map any Class 6 areas in Wellington Shire.
Other 'Classes' identified by Swan and Volum		
Swamps		Extensive mapped swamp lands occur to the east and west of Lake Wellington, some abutting the Macalister Irrigation District
Public Land		(Swan and Volum did not Class public land in Gippsland for agricultural use)
Freehold Forestry		(Swan and Volum did not Class land that was at the time used for freehold forestry, which has now expanded on Class 4 and 4a areas.

Source: Derived from Swan and Volum 1984

**Figure 7: Agricultural land quality in Wellington Shire and surrounding areas as identified by Swan and Volum**



Source: Swan and Volum, 1984

Despite the above-mentioned agricultural land classifications, it is important to identify that for planning purposes agricultural land quality and the importance of land for agriculture are different concepts. Small areas of high quality land can be strategically less important within a municipality or region than larger areas of lesser quality land. This is reflected in the change in emphasis made in VPP *Clause 17.05 Agriculture*, from high quality agricultural land to productive agricultural land. It is also indicative of the State's requirement to protect agriculture from unplanned alternative competing development. The Baw Baw Shire has recently recognised this in reviewing its rural lands for application of the new rural zones.

The inherent quality of the land does not change over time however, and each of the above-mentioned reports can continue to retain currency for long into the future. The applicability of the respective studies to the Wellington Shire and other potential users will depend on the purposes of projects.

#### 4.7.1 The Role of Primary Production

The text and content in this section draws largely on analysis reporting of the DSE in 2003 that in turn drew on the 2001 Commonwealth Census data. It is expected that the primary production information from the 2006 Census will be released in March 2008. Following this release, some refinement of the following text can be made. It is not expected that significant changes to big picture 'strategic-level' analysis would be required; however some additional quantitative information (eg: production figures) will be available. Production variances since 2001 can be expected due to the prolonged period of drought conditions between the 2001 to 2006 census periods, and other normal societal and environmental variables that occur over time.



Primary production including agriculture, horticulture and forestry has provided the major economic base to Gippsland, including the Wellington Shire, throughout its post European settlement history. This in turn supports and provides the backbone for other service and social structures and industries across the region.

The Executive Summary of Chapter 4 of the 2003 *Wellington Environmental and Biophysical Study* by Agriculture Victoria, identified the following key points:

*Agriculture remains an integral part of Wellington's economy, generating \$32.1m in 2001 with 65% of this driven by Milk production.*

*In 2001, the top five agricultural commodities in Wellington were Milk, Cattle and Calves Slaughtered, Pasture cut for hay, Wool and Sheep and Lambs Slaughtered.*

*Wellington holds a very competitive position in Victoria in the area of milk production and the cattle meat industry. The high income earned through these two activities is sustained by high prices compared to regions in central and South-West Victoria.*

*Rosedale, despite being the second largest agricultural producing SLA, has the highest fertiliser usage in relation to its agricultural output.*

#### **4.7.1.1 Agriculture**

The following key summary considerations underpin the above Agriculture Victoria conclusions regarding primary production and its role in the Wellington Shire. The points are also identified elsewhere in this report.

- The Shire is predominantly rural, and has predictable rainfalls relative to many parts of the State. This, combined with suitable soils, provides a very reliable base for agriculture and associated industries and enterprises, and a range of other social and activity structures and types.
- The northern half of the Shire is mainly public land under various use and conservation categories.
- The MID is a major production district, mainly supporting dairying, but also horticultural production.
- Dairying is also strong across the Shire's dryland areas, and is well serviced by dairy processing facilities.
- Vegetable production is a major industry in specific parts of the Shire with suitable porous soils that is also well serviced by the value-adding processing industry.
- Native timber harvest from Crown Land is a historically strong industry that is progressively being replaced by the expanding plantation forest industry.
- Plantation forestry requires large areas of private land particularly in higher rainfall areas with suitable topography. It is a visually and aerially dominant land use in the Strzelecki Ranges.
- 'Boutique' primary industries that appear in rural areas include wine, olive, lavender and other herbs and plant product enterprises, and livestock enterprises including deer, alpaca, emu and ostrich farming. However these do not and are not likely to occupy large land areas comparative to the traditional agricultural, horticultural and (plantation) forestry industries.

Detailed summary information is as follows:

- ABS data confirms that 'Agriculture Forestry and Fisheries' sector is the Shire's largest employment sector, which provides strong flow-on economic and social effects through the Shire.
- Agricultural production is presented by the following tabulation derived from the 1997 and 2001 Census data. Annual production values are affected by climatic and economic variables and vary between years. *For the purposes of this report, absolute values are less important than their scale, and the relativity between production types.*

**Table 13: Primary production values in Wellington Shire: 1997 and 2001**

	1997 Census figures	2001 Census figures
<b>Milk</b>	<b>\$141.9m</b>	<b>\$194.7m</b>
Cattle and calves slaughtered	<b>\$40.9m</b>	<b>\$67.9m</b>

	1997 Census figures	2001 Census figures
Wool	<b>\$11.3m</b>	<b>\$11.2m</b>
Pastures (excl lucerne) cut for hay	<b>\$6.5m</b>	<b>\$16.1m</b>
Sheep and lambs slaughtered	<b>\$6.0m</b>	<b>\$6.3m</b>
Asparagus	<b>Not recorded</b>	<b>\$3.3m</b>
Carrots	<b>\$1.6m</b>	<b>\$2.5m</b>
Cut flowers	<b>\$1.2m</b>	<b>\$1.3m</b>
Lettuce	<b>Not recorded</b>	<b>\$1.2m</b>
Broccoli	<b>\$1.1m</b>	<b>\$2.0</b>
Potatoes (includes seeds)	<b>\$1.0m</b>	<b>\$1.3</b>
Pig slaughterings	<b>\$1.0m</b>	<b>Not recorded</b>
Sweet corn	<b>\$0.9m</b>	<b>Not recorded</b>
Lucerne cut for hay	<b>\$0.8m</b>	<b>\$2.3</b>
Cabbages	<b>\$0.8m</b>	<b>\$1.6</b>
French & runner beans	<b>\$0.4m</b>	<b>\$1.0m</b>
Cereals cut for hay	<b>\$0.4m</b>	<b>\$1.2m</b>
<b>TOTAL VALUE OF AGRICULTURE</b>	<b>\$218.5m</b>	<b>\$321.4m</b>

Source: Derived from ABS data via Agriculture Victoria, 2003

The following implications can be drawn from the census material, from observation across the Shire, and from stakeholder feedback:

- Milk production, cattle/calves and sheep (for meat and wool) production, and pasture/hay production, are the major stable production lines. Their margins over the other identified commodities are substantial, and will remain so over the short to mid term. Also, while production from each commodity varies between years, milk production is generally stabilised by the constant availability of irrigation water supply from the Glenmaggie system.
- Produce such as asparagus, carrots, lettuce, broccoli, sweet corn, cabbages can be considered collectively as vegetable commodities. Production from each is likely to vary annually, depending on paddock rotation, and other factors including market demand and seasonal conditions including the flooding of alluvial river flats. However, collective land allocation to them will remain relatively stable in 'designated' vegetable growing areas.
- Cut flowers are a valuable intensive commodity that does not and is not likely to occupy large land areas in a Shire wide context.
- Potatoes are normally grown by long-term producers, and are mainly grown under contracts with processors. Production levels are likely to remain relatively stable unless subject to collapse of contracts.
- Pig production is not and will not be a main user of land, but enterprises and enterprise proposals are always likely to emerge.

The existing main primary production types including plantation forestry are likely to continue to remain the mainstay of the Shire's rural economy.

- Economic agriculture across most enterprise types has shifted over recent decades to larger but fewer enterprises, and these trends are likely to continue. Dairying is a classic example, with the following being key trends:
- More efficient milking shed designs and associated milking technologies.
- On farm and off farm milk storage has changed dramatically to refrigerated bulk storage and transport.
- Milk processing facilities have consolidated from small local town based dairies to major regional processing facilities to which milk is transported from large distances.
- External 'money' has bought into the Shire including the Macalister Irrigation District, including substantial interest from New Zealand and from northern Victoria.

Similar trends have occurred across beef and vegetable growing, and the timber production and harvesting primary production sectors. They include the development and use of larger equipment (eg: for cultivation, weed and pest control, and harvest), and the transport of produce over greater distances to larger regional scale processing facilities. These trends are not limited to Wellington Shire, nor Gippsland.

Some changes have potential to contribute to compromising the long term future of primary industries in the Shire, or at least to cause substantial complications within the planning processes associated with changing land use. Such as:

- Improved transport infrastructure (eg: roads and freeways), and improved efficiency of transport modes (particularly private vehicle), in Gippsland generally including Wellington Shire has progressively opened up to and been influenced by urban, non-agricultural, and changing agribusiness influences. Access to most parts of Gippsland now takes substantially less time than even twenty years ago. This has heightened appeal of the Region for weekend access of city dwellers to rural residences and for weekend tourism. While much such concentration is in municipalities closer to Melbourne (eg: Bass Coast, Baw Baw, and South Gippsland), Wellington Shire is not immune from land use pressures associated with this.
- Sub-division pressures on rural lands have increased for smaller lot development. This is also most pronounced in municipalities closer to Melbourne but influence is expanding further from Melbourne with time, and it impacts on parts of Wellington Shire. Interest also occurs for residential development on historically small lots in rural areas. This may be subject to further change, as energy costs may impact on peoples wish to commute to and from rural areas.

As identified above, trends in primary industry include proposals for larger scale industrial type installations than have been present in the past. In Wellington Shire, these do or may include milk and vegetable processing facilities, wind energy facilities (i.e.: windfarms), intensive animal production facilities (eg: feedlots, and high density pig and poultry housing), and potentially waste containment facilities. Wind farms are good examples, as most have been proposed in FZ areas currently or previously dominated by farms with buildings no larger than houses or hay and machinery sheds. Much objection against them has been driven by lifestyle or small lot landholders, living generally in the area of proposals.

#### 4.7.1.1.1 Dairying

*Wellington Shire was ranked fourth in Victoria for production volumes at 2001.*

Dairy Australia<sup>7</sup> records that the Australian dairy industry is the third most important rural industry at the farm-gate (\$3.3 billion in 2005/06). Dairying is the fifth most important in agricultural exports (\$2.7 billion), and Australia holds around 12% of the world's export trade. In 2006/2007 Gippsland produced 33% of the State's dairy production equally shared with Northern Victoria and Western Victoria (34.2% and 32.8 % respectively).

The following Table summarises some key statistics from the 2001 census. The figures confirm that at around 10% of the Victoria's production and value Wellington Shire holds a very important strategic position in the State's dairy industry. While production per cow is lower than in northern Victoria, quality differs and revenue per litre is higher in Wellington.

**Table 14: Wellington milk production compared**

	Litres Produced	Dairy Cows (No.)	Producers (No.)	Value \$
Volume (litres)	<b>600,013,625</b>	<b>134,770</b>	<b>541</b>	<b>19,462,233</b>
% of State production	<b>9%</b>	<b>10%</b>	<b>9%</b>	<b>10%</b>
% of National production	<b>6%</b>	<b>6%</b>	<b>5%</b>	<b>6%</b>

Source: ABS data via Agriculture Victoria 2003

<sup>7</sup> Dairy Australia Web page: <http://www.dairyaustralia.com.au/content/view/31/46/>

The Wellington Planning Scheme provides strong recognition and support for protection and promotion of dairying in the Shire.

The major milk processor in the Region has recently met with all Gippsland municipalities to discuss the need to protect land for dairy production, and associated matters. The pressures experienced by councils for the introduction of smaller minimum subdivision lot sizes and lot sizes for which permits are not required for construction of dwellings can conflict with the clear trend towards larger dairy properties and associated technology and transport changes including the progressive introduction of larger milk transport vehicles.

The major Murray Goulburn Co-operative Ltd dairy production facility at Maffra is a main employer in the Shire. It produces full cream milk powder, skim milk powder, butter milk powder, anhydrous milk fat, butter, and specialty ingredients for local and export markets. The facility provides great economic flow-on effects in the Shire.

#### 4.7.1.1.2 Beef cattle

Wellington Shire was ranked seventh in Victoria for numbers of meat cattle, and fourth for the values of its beef cattle production in 2001.

Beef cattle production in Wellington Shire as in most of Victoria is pasture based, and is based on reliable levels of pasture production. The following Table presents Wellington Shire data from the Agriculture Victoria 2003 report.

Table 15: Beef cattle and calf production (slaughters) compared (2001)

	Production		VACP
	No. of Beef Cattle at 30 June	Producers (No.)	Value (\$)
Wellington Shire	<b>130,529</b>	<b>948</b>	<b>67,866,267</b>
Shire ranking in Victoria	<b>7th</b>		<b>4th</b>
Wellington as % of Victoria	<b>5%</b>	<b>6%</b>	<b>6%</b>
Wellington as % of Australia	<b>1%</b>	<b>1%</b>	<b>1%</b>
Victoria as % of Australia	<b>10%</b>	<b>23%</b>	<b>17%</b>

Source: ABS data via Agriculture Victoria 2003

#### 4.7.1.1.3 Meat sheep and wool production

In 2001 Wellington Shire was ranked 13th in Victoria for sheep and lamb production, and for wool production.

Sheep and wool production are dominated by Western Victoria. However, while Glenelg Shire produces ten times the quantity produced in Wellington Shire, the \$6m production in Wellington is a significant contribution to the Shire's economy.

Table 16: Sheep and lambs slaughtered for meat (2001)

	Production		VACP
	No. of Sheep & Lambs at 30 June	Producers (No.)	Value (\$)
Wellington Shire	<b>466,884</b>	<b>270</b>	<b>6,326,911</b>
Shire ranking in Victoria			
Wellington as % of Victoria	<b>2%</b>	<b>2%</b>	<b>1%</b>
Wellington as % of Australia	<b>0.4%</b>	<b>0.5%</b>	<b>0.5%</b>

Source: ABS data via Agriculture Victoria 2003

#### 4.7.1.1.4 Intensive and other animal Industries (Non dairy, cattle, and sheep)

Other primary industries (including equine) exist and may emerge within the Shire in various contexts. Examples include intensive animal production (mainly poultry or pigs), equine, emu, ostrich, alpaca, and deer. Most involve more intensive land use and input of resources including water than the broadacre dryland enterprise types referred to above.

In areas with undulating topography and reliable rainfall, water supply may not normally be an issue. However, new dams in Victoria used for irrigation and commercial production must now be licensed in recognition of total catchment water needs. This is particularly relevant to proclaimed domestic water supply catchments.

The types of and extents to which new industries or single enterprises may emerge in future, and hence their demands for land, water, and other inputs including fertilisers and chemicals cannot be accurately predicted. However experience has shown over recent decades that some may be emerge as niche or fad enterprises, and that these can disappear as swiftly as they emerge. Also, in macro economic and land area terms, none of these have been strategically dominant in the past, nor resulted in significant land demands. Nonetheless, it is an important land use planning principle is that decisions should not be made that unnecessarily inhibit the potential for desirable production industries to establish on rural lands that are zoned for farming use.

Intensive pig and poultry enterprises are normally shed-based rather than land-based enterprises and are often considered to be industrialised primary production. They may be associated with major capital investment, and capital and livestock throughput. In recent decades as land use pressures have radiated out from capital and regional cities, it has become increasingly difficult to accommodate such facilities at least without strong protest. To provide for this, Councils are best advised to establish clear policy on whether or not such enterprises are to be encouraged or supported locally, and on strategic conditions to warrant Council consideration. Such policies can be embedded in Local Policy in planning schemes.

#### 4.7.1.1.5 Hay production

*Wellington Shire was ranked fifth in Victoria for the volume of pasture cut for hay in the year ending June 2001.*

The Agriculture Victoria 2003 report expresses pasture production in terms of hay production as derived from ABS statistics. This of course does not represent the full pasture production figures as much pasture is devoured *in situ* by livestock. Apart from total sales value as an economic indicator, hay production figures are likely to be highly variable between years due to a range of environmental and economic variables and may be mainly valuable as a base for comparisons between years.

At a sales value of over \$18 million, this commodity provides a very valuable contribution to the Shire's economy.

**Table 17: Pasture production (as cut hay) compared (2001)**

	Production			VACP
	Total Production (t)	Total area (ha)	Producers (No.)	Value (\$)
Wellington Shire	<b>128,694</b>	<b>28,098</b>	<b>869</b>	<b>18,326,961</b>
Wellington as % of Vic	5%	5%	6%	5%
Wellington as % of Aus	3%	3%	3%	3%
Victoria as % of Aus	53%	52%	48%	49%

Source: ABS data via Agriculture Victoria 2003

#### 4.7.1.1.6 Crops

The farm gate value of 'crops' at 2001 is presented in Table 13.

While carrots and broccoli each constitute less than \$10 million or 2% of Gippsland's total 'Value of Agricultural Commodities Produced' (VACP); the region contributes significantly in several of these commodities in the State context.

- 14.6% of Victoria's carrot production, (mainly west of Bairnsdale, near Stradbroke (south of Sale), and around Trafalgar and Warragul).
- Around a fifth to a quarter of Victoria's broccoli production (in similar areas to carrots).

Gippsland nurseries and cut flowers contributed 5.7% (8.3m production) and 9.8% (\$5.5m) of Victoria's production respectively, and are significant in a state-wide context. Both occur across Gippsland, with some concentration around Warragul, Sale and Orbost.

#### 4.7.2 Private Forestry

Private forestry is a very important to the Shire's economy as identified in the Wellington Planning Scheme (refer Section 4.3.1.1 of this report). Its role in the Shire must also be considered in the context of wider Gippsland and the State (refer below). The Victoria's *Resources On-Line* webpage identifies that Gippsland's climate is conducive to forestry, with rainfall generally between 800 and 1200mm per annum, and suitable temperatures and soils.

In 2005, the direct value of the private plantation sector in the State was estimated at \$1.8 billion, generating approximately 11,790 jobs<sup>8</sup>. Of this, the industry's annual turn over in Wellington Shire was \$178m, or 15% of the industry's value in Gippsland. The forestry and logging industry in Wellington Shire also employed 793 persons (or 25% of Gippsland's forestry and logging workers).<sup>9</sup>

Private forestry includes any or all forestry activities of individuals, private or public companies or other non-government agencies. It includes forest establishment practices, management, and harvesting of forests or woodlots and occurs at two levels:

- Industrial forestry which generally takes over land that was mainly previously farmed;
- Farm forestry which partially covers land continuing to be used for agriculture.

Farm forestry has expanded slowly relative to industrial forestry. This is partially due both to the high capital investment needed for establishment, and the long lag times of many years for developments to yield commercial return. Therefore, ventures with faster short term returns (eg: dairying and other grazing and vegetable production where applicable) have dominated on operational farms.

The use of land for plantation forests in the Farming Zone is not controlled by the Wellington Planning Schemes. Plantation forestry is included within the State's definition for agriculture as an 'as-of-right' use. However, all plantation forestry activities on public and private lands must comply with the Victorian Code of Forest Practice.

Some key matters relevant to the forestry in the Shire include the following:

- The report *Timber Industry in Gippsland: a socio-economic assessment* by Gippsland Private Forestry in 2005, identifies that Wellington Shire contains 52% of the Gippsland's plantations. This is greater than other municipalities in the Gippsland region.
- HV Plantations manage a large area in the Strzelecki Ranges, the foothills to the north and east from Gromandale to Longford and in the Munro area.
- Large areas of land previously used for sheep grazing, and often on sandy soils, have been converted into plantations (eg: in the Stradbroke and Stockdale areas)
- Plantation companies can often outbid sheep and dairy industry interests in the land market.<sup>10</sup>
- Conflicts can arise between residential type uses in rural environments and forestry. Some residents have complained about decreased amenity due to the presence of and operations associated with plantations.
- It is commonly perceived that the development of plantations diminishes other development opportunities, and local populations and community structures and networks.

Plantation forestry is commonly considered either as:

- A medium-term crop that does not permanently alter the potential of the land for agriculture or other uses, nor impact on local communities

<sup>8</sup> Priorities for Action: Victoria's Private Forestry Industry 2005 -2008. DPI Victoria 2004

<sup>9</sup> The Timber Industry in Gippsland: a Socio-economic assessment. Gippsland Forestry 2005.

<sup>10</sup> DPI. 2005. The changing social landscape of rural Victoria.

- A long-term land use change that impacts adversely on rural communities.

Regardless, forestry is a dynamic industry in Gippsland including in Wellington Shire that is generally contracting on public land and expanding on private land, mostly in areas generally bounded by Sale, Traralgon, Warragul and Leongatha. The Region has one of the largest wood processing industries in Australia and a wide diversity of operations, from Australia's largest pulp and paper operation, to many small hardwood sawmills (in 1999 there were around 55 hardwood sawmills in the Region mainly along the Melbourne-Gippsland railway line). Estimates of the area of land suitable for forestry in Gippsland vary from 763,000 ha (Victoria's DPI) to 1,127,804 ha (Commonwealth Australian Bureau of Agricultural Resource Economics (ABARE, Outlook 99).

The following Victorian Government statement of support for plantation forestry is quoted from the State's *The Plantation Incentives Strategy Direction Statement*<sup>11</sup>:

*'The Victorian Government is committed to the expansion of plantation forestry on private land and in particular, to opportunities for the development of estate or landscape scale commercial plantations.*

*The government believes a sustainable forest and timber industry in Victoria has great potential to create long term jobs and valuable exports while making a positive contribution to sustaining rural communities and environments.'*

The timber industry considers that opportunities for land purchase for private forestry are relatively limited, as freehold land (including cleared agricultural land and plantations) accounts for only around 31% of the region. Conversely, Wellington Shire contains two-thirds of the Region's softwood plantations and the high proportion of softwood plantations is stated in the 2005 socio-economic assessment of the Gippsland timber industry to in part reflect the availability of affordable marginal farmland in the Shire.

Compared to the other Gippsland municipalities, Wellington Shire has the largest proportion of Gippsland's plantations (52%) (refer to Figure 8). *The Timber Industry in Gippsland: a Socio-economic assessment* by Gippsland Forestry, 2005, identified that the Region's net planted area of softwood was 60,426ha, with *Pinus radiata* being the most common softwood plantation species.

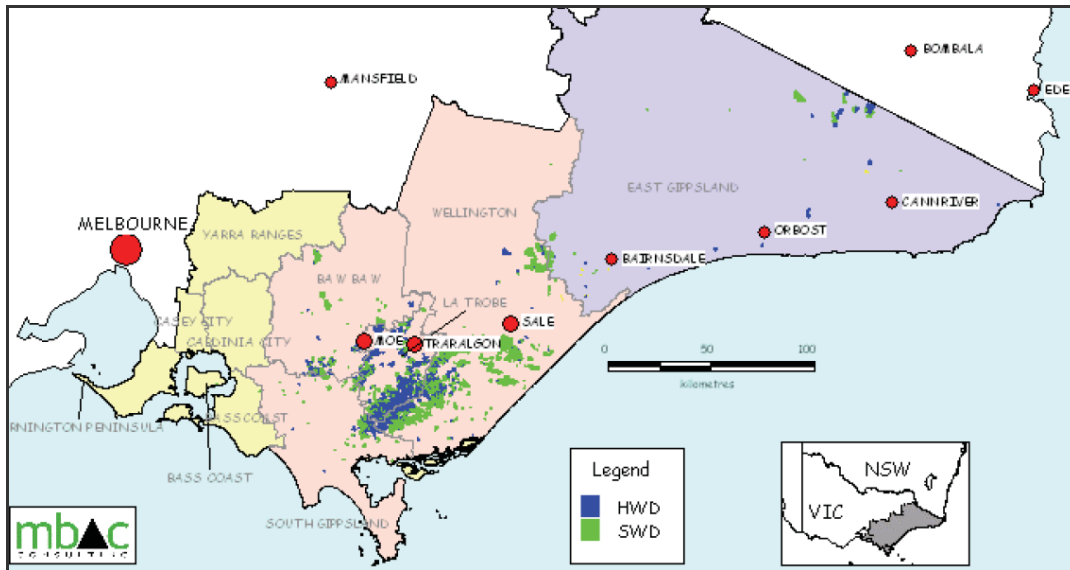
Most of Gippsland's hardwood plantations are in the Eastern Strzelecki Ranges, and Wellington Shire contains 25% of the total. The most common species are *Eucalyptus globulus* (44%), *E. nitens* (24%) and *E. regnans* (24%). However Gippsland is also suited to commercial production of other high, medium, and lower rainfall 'niche market' species. The major opportunities for niche species are stated to be on the better quality soils in higher rainfall areas, where land values preclude industrial plantation development.

The vision statement in the Business Plan of Gippsland Farm Plantations Incorporated which is one of four such Regional organisations in Victoria is for a '*substantially increased area of commercial wood production on private land, comprising a resource that is strategically located, well managed, and market oriented*'.

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<sup>11</sup> *The Plantation Incentives Strategy Direction Statement. Agriculture Industry Policy, Department of Primary Industries. 2005.*

**Figure 8: Location of Gippsland softwood and hardwood plantations**



Source: Gippsland Forestry, 2005

#### 4.7.3 Coal

Potential for access to coal resources must be retained into the long term. This is recognised through the designation of coal access areas, and agricultural land use provides for the broadest settlement patterns on such land.

Within the Wellington Planning Scheme, both the State Planning Policy Framework (SPPF) and Local Planning Policy Framework (LPPF) reinforce the importance of the coal resources as a strategic asset. The MSS *Clause 21.10* identifies the Shire's 'Brown Coal Objectives' and the importance of the resource's protection. The objectives of the clause are:

*'To facilitate orderly coal development so that the resource is utilised in a way which is integrated with State and local strategic planning.'*

*'To ensure the use and development of land overlying the coal resource having regard to the need to conserve and utilise the coal resource in the context of overall resources having regard to social, environmental, physical and economic considerations in order to ensure a high quality of life of residents.'*

Importantly also, where there are conflicting land uses, planning policy gives higher weight to the protection of coal resources. For example the coal resource in the Gormandale area is covered by State Resource Overlay which seeks to protect the coalfield from conflicting development that may restrict future access to and use of it.<sup>12</sup>

An ESO Schedule 3 is also been applied in some areas to establish a buffer between coal areas and urban development<sup>13</sup>.

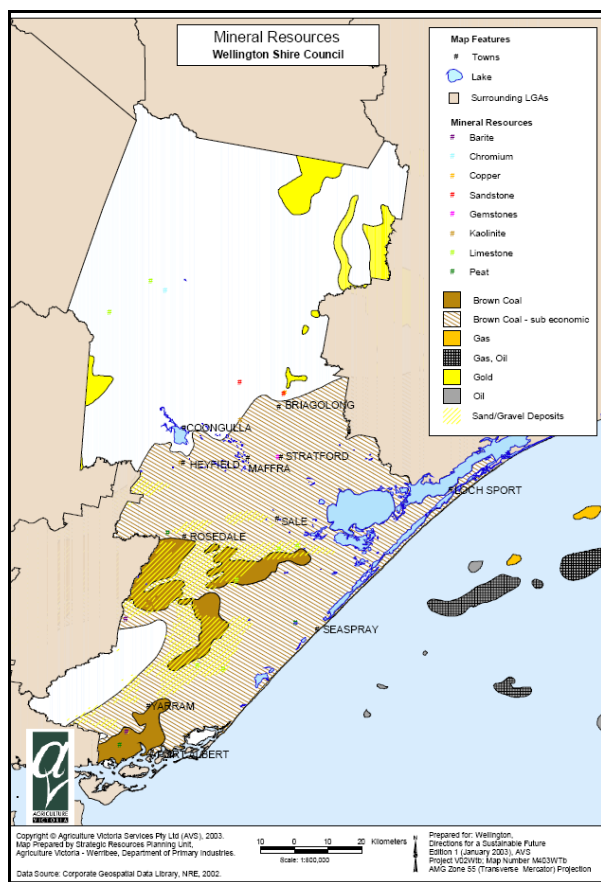
Figure 9 outlines Wellington coal resources as well as other mineral resources.

<sup>12</sup> Agriculture Victoria Services and Wellington Shire Council. 2003. Volume One – Wellington Shire Council: Directions for a Sustainable Future.

<sup>13</sup> GHD Pty Ltd, 2005. *Latrobe Valley 2100 Coal Resources Project: Final Report*.



**Figure 9: Mineral Resources**



Source: Agriculture Victoria, 2003

#### 4.7.4 Surface Water

A range of State legislation and associated policies and strategies are intended to protect the quality of surface water at sustainable levels for the well being of the population and the environment.

The following acts are most relevant to surface water in Victoria:

- *Water Act 1989*
- *Catchment and Land Protection Act 1994*
- *Environment Protection Act 1970*
- *Safe Drinking Water Act 2003*

Under the *Water Act 1989*, urban water supplies in Wellington Shire are managed by *Gippsland Water* in the north and eastern towns, and *South Gippsland Water* for the south western supply. This includes the supply of water and wastewater services to domestic, commercial and industrial customers in towns and many rural areas.

*Southern Rural Water* is empowered to harvest and store water on behalf of its irrigation customers, and bulk supplies to urban water authorities and Latrobe Valley power generators who hold bulk entitlements or licences. The Glenmaggie dam is one of seven storage dams built for this purpose. The dams store water to secure a supply of water for specific purposes downstream. SRW also administers the extraction and diversion of groundwater and surface water.

The policies of *Gippsland Water*, *South Gippsland Water* and *Southern Rural Water*, and their opinions from planning referrals are very important in the planning process.

#### **4.7.4.1 Special Water Supply Catchment Areas**

Special Water Supply Catchment Areas (SWSCA) (formerly known as Proclaimed Water Supply Catchments) are proclaimed under the *Catchment and Land Protection Act 1994*. They require special consideration in planning decisions as they supply potable water and irrigation supplies to towns and irrigation areas respectively. Retention of high quality water and adequate flow volumes to sustain their beneficial uses is critical.

Wellington Shire has five Special Areas: the Mitchell, Macalister River catchments and the Merriman's, Agnes and Tarra Creeks catchments.

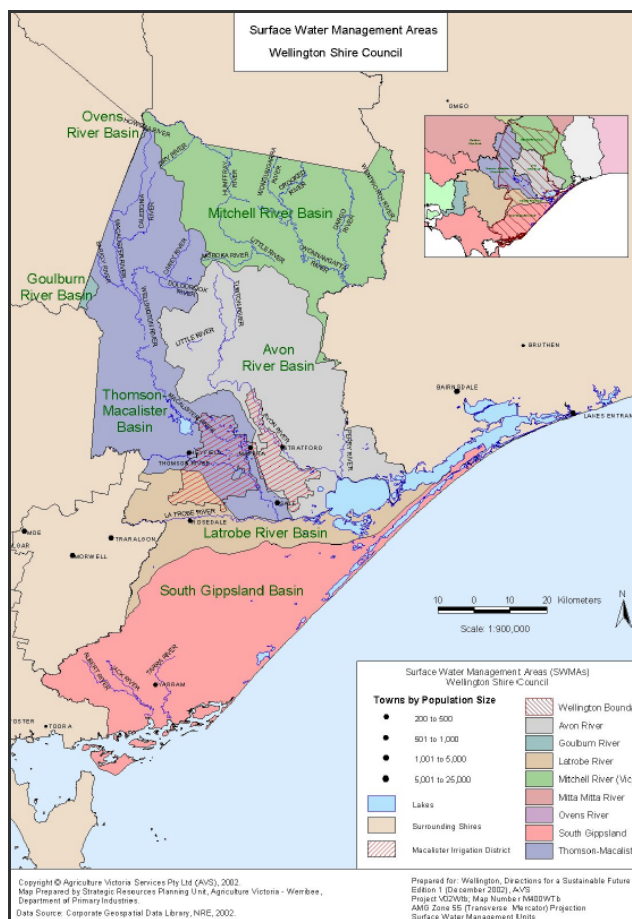
- The Mitchell and Macalister catchments cover the northern half of the Shire including all of the Northern Ranges Planning Unit as identified for this project.
- Lake Glenmaggie which supplies the MID with its irrigation water is at the downstream extent of the Macalister Special Area.
- The Merrimans Creek catchment provides Seaspray's town water supply, and occupies a large area of public and private lands in the southern central part of the Shire.
- The Agnes Creek and Tarra Creek catchments are small areas Strzelecki Ranges in the far west of the Shire.

It is critically important that sound management of the public and private lands in these catchments occurs to sustain acceptable water quality into the future.

#### **4.7.4.2 Surface Water Management Areas**

Surface Water Management Areas (named after their major river) are units based on major water catchments used for reporting on the condition and allocation of key surface water resources in Victoria. Those all or partial within the Wellington Shire include the Thomson-Macalister, Mitchell, Avon, and Latrobe River Basins, and the South Gippsland Basin (see Figure 10). Lake Glenmaggie is in the Thomson-Macalister SWMA.

**Figure 10: Surface Water Management Areas**



Source: Agriculture Victoria, 2003

The Australian Water Resource Assessment (AWRA) 2000, assigns a category for “resource development” status to each of the SWMAs. In short,

- The Thomson Macalister and the Avon River Basins both have highly developed water allocations and are categorised as high-level resource development catchments with little if any potential for increased allocations and diversions.
- The Mitchell and Latrobe River Basins also have highly developed allocations, but currently have only moderately developed diversions.
- The South Gippsland SWMA has low level diversion and allocation development.

**Table 18: Development category status of River Basins in Wellington Shire**

SWMA	Diversion		Allocation		Comment
	Category	Volume(ML)	Category	Volume(ML)	
Mitchell	2	11640	3*	18900	<b>Categorisation is pending outcome of the Gippsland Lakes Environmental Study</b>
Thomson-Macalister	3	341380	3*	427370	
Avon	3	7650	3*	7650	
Latrobe	2	160300	3*	221560	
South Gippsland	1	11860	1	21870	-

Source: Agriculture Victoria 2003 Chapter 4, p 114

#### **4.7.4.3 Drainage and Flooding**

Drainage and flooding have been evaluated in the *West Gippsland Regional Rural Drainage Management Plan* (1999) and *West Gippsland Regional Floodplain Plan* (1999). These documents were developed by West Gippsland Catchment Management Authority. Also, the 2003 Wellington Sustainability Report of Agriculture Victoria includes comment and mapping of flooding as a main sustainability threat. Flood incidences in the past two years have reinforced the importance of the content of the information in these documents, and provided data for their refinement.

#### **4.7.5 Ground Water**

Groundwater is a valuable commodity and its protection and use must be well regulated. It is administered under the *Water Act 1989* with much focus on Groundwater Management Areas (GMAs).

##### **4.7.5.1 Groundwater Management Areas**

*Groundwater Management Areas* (GMAs) are the geographical areas in which groundwater extraction has been intensively developed or has the potential to be developed. Extraction in GMAs is metered and monitored under Victoria's State Observation Bore Network by the Department of Sustainability and Environment which sets the initial *Permissible Annual Volumes*.

Further, the *Water Act 1989* allows for *Groundwater Management Plans* (GMPs) to be prepared by local Community Committees for declared *Water Supply Protection Areas* (WSPA) as initiated by Rural Water Authorities. GMPs apply management arrangements to identified areas or aquifers, and as Ministerial endorsed documents they must be consistent with government policies and resource allocation commitments.

- The following *Groundwater Management Areas* cover most of the Gippsland Basin: Denison, Sale, Giffard, Stratford, Rosedale, Wa-De-Lock, and Yarram.
- The following *Water Supply Protection Areas* are declared in Wellington Shire: Denison, Sale, Yarram.
- *Groundwater Management Plans* have been prepared for the Denison and Sale WSPAs, but a Plan for the Yarram WSPA is yet to be prepared.

The presence of GMAs, and WSPAs and the contents of the Groundwater Plans in Wellington Shire all have important implications for land use planning and land management. They need to be considered in planning decisions. Some key points relevant to them are identified at this point:

- Sale draws its water supply from the Sale WSPA and high quality low salinity water occurs in the adjacent Giffard GMA in the Woodside and Stradbroke areas.
- The groundwater in the Rosedale GMA is dominated by de-watering for brown coal mining. Large volumes of groundwater have been pumped from Latrobe Valley aquifers since the 1970s, and this has altered the original groundwater pattern.
- Offshore oil and gas extraction have caused watertable decline in the Traralgon GMA and Yarram WSPA. This has potential to change landform and hydrology through subsidence.

#### **4.7.6 Land Sustainability**

A number of significant environmental sustainability issues either impact on, or have potential to impact on land in Wellington Shire and on its primary production. These include the following, as identified and mapped by Agriculture Victoria<sup>14</sup> and in the *(Draft) Soil Erosion Management Plan for West Gippsland*. These matters need to be considered in planning decisions in areas where they occur.

- **Acid sulphate soils (mainly on the coastal areas)**
  - Acid sulphate soils are estimated to cover extensive low lying areas around Lake Wellington, and sporadic isolated areas along the immediate coastline.
- **Fire**

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<sup>14</sup> Agriculture Victoria, 2003.

- High risk fire areas are in the highlands and the Strzelecki Ranges, and the Shire has experienced severe wild fire events in the past two years.
- **Flood hazard and associated soil erosion**
  - Flood hazard is a very significant production and environmental sustainability issue along the Shire's rivers. Flood events in June/July and November 2007 provide very clear recent evidence of major flood levels, that are very relevant to primary production and wider land use planning including the application (or modification of) Floodway and/or Land Subject To Inundation Overlays. Soil erosion generally occurs as a consequence of flooding, and stream bank erosion can be severe in the Shire.
- **Soil erosion hazard (mainly by water but also wind erosion of coastal sand dune areas)**
  - Higher water erosion risk areas are mainly on steeper lands in the northern ranges and the Strzelecki Ranges. As noted above, erosion of river and stream banks is also a main hazard in the Shire and along flood plain alluvial areas adjacent to rivers.
- **High water tables and associated salinity**
  - Existing incidence and areas at high risk of high watertables and land salinity are primarily around Lake Wellington and into the Macalister Irrigation District, and on the Shire's coastal strip. The *West Gippsland Catchment Management Strategy (WGCMS)* reports that around 50,000 hectares in and around the Macalister Irrigation District have water tables within 2 metres of the surface. High value freshwater wetlands near Lake Wellington are also salt affected due to a combination of catchment salinity and inundation from Lake Wellington. The Lake Wellington Salinity Management Plan initially addresses this matter. That plan was superseded in 2005 by the *West Gippsland Salinity Management Plan*. A *Land and Water Management Plan* is also in preparation as an overarching document that is not confined to salinity. These Plans underpin the strategic level WGCMS.

Any rising of sea levels will have substantial implications on these threats. This is particularly so on low elevation areas close to Lake Wellington, where small increases in water table elevations in flat land can impact on large land areas, and hence the productivity of the land.

In 2007 the subsequent 10 year (Draft) *Macalister Land and Water Management Plan* was released for comment by mid 2007 to supersede the above mentioned salinity plan. Its area ranges from Glengarry to Stratford and Briagolong to Sale, including the MID and surrounding dryland and irrigation areas and towns, for their impacts on the Gippsland Lakes. It is based on integrating the management of natural resource issues impacting on priority assets (eg: including salinity, acid sulphate soils, and nutrient management). The final Plan is still to be released.

The above sustainability matters have clear due diligence implications for Council. They require careful consideration in planning decisions to ensure the protection of natural assets, the 'protection' of prospective land purchasers, and to ensure that infrastructure is appropriately placed and protected. Various levels of recognition are potentially applicable including land use zones and overlays and schedules to both, covering minimum lot sizes and other matters. Local policy is also applicable and needs to be strong particularly covering matters such as wildfire, flooding, salinity/high watertables and soil erosion.

Other water quality matters are also identified in the (Draft) *Macalister Land and Water Management Plan*. It particularly identifies water quality decline and associated algal bloom formations due to nutrients as a primary concern.

Primary threats to the Lakes and to other water assets in the Shire are presented in Table 19.

**Table 19: Primary and secondary threats to water assets in Wellington Shire**

Water Asset	Primary Threats	Secondary Threats
Gippsland Lakes	<ul style="list-style-type: none"> <li>• <b>Poor water quality (particularly nutrients and salinity from the MID) leading to algal blooms and change in aquatic habitat.</b></li> <li>• <b>Changed hydrology (i.e.: less fresh water reaching the Lakes).</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>Inappropriate fire.</b></li> </ul>

Water Asset	Primary Threats	Secondary Threats
	<ul style="list-style-type: none"> <li>• <b>Weed infestation and pest animals.</b></li> <li>• <b>Loss or degradation of native vegetation.</b></li> <li>• <b>Erosion.</b></li> </ul>	
Lake Glenmaggie	<ul style="list-style-type: none"> <li>• <b>Poor water quality (particularly nutrients received from groundwater).</b></li> <li>• <b>Changed hydrology.</b></li> <li>• <b>Loss or degradation of native vegetation.</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>Erosion.</b></li> <li>• <b>Pest plant or animal invasion.</b></li> </ul>
Groundwater	<ul style="list-style-type: none"> <li>• <b>Changed hydrology (i.e.: over extraction, reduced recharge due to less rainfall and land use changes).</b></li> <li>• <b>Groundwater quality (particularly nutrients from septic tanks systems in the towns of Glenmaggie and Coongulla).</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>Poor groundwater quality (possibly caused by intrusion of saline water from wetlands).</b></li> </ul>
Irrigation supply and drainage channels	<ul style="list-style-type: none"> <li>• <b>Poor water quality (i.e.: nutrients and sediments from surrounding farms and salinity from shallow groundwater).</b></li> <li>• <b>Pest animals (particularly carp) and weed infestation.</b></li> <li>• <b>Erosion of channel banks and beds.</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>Loss or degradation of riparian vegetation (caused by stock).</b></li> </ul>

Source: Draft Macalister Land and Water Plan 2007

#### 4.7.7 Environmental Values

The strategic view of Wellington Shire's natural environmental values is contained in the 2003 *Wellington Shire Sustainability* report of Agriculture Victoria which provides maps of Ecological Vegetation Classes (EVC) and of their ecological significance. The report identifies the compatibility of the ecological types with the Shire's physiological features, and makes strong comparisons between the extent of remnant cover on private and public lands.

The *West Gippsland River Health Strategy* (2005) is one of ten Victorian strategies to implement key river health objectives outlined in the State Government's *Our Water Our Future* policy and the Victorian River Health Strategy. It establishes 5-year regional priorities for river protection and restoration throughout the Thomson, Latrobe and South Gippsland River Basins which are all or in part in Wellington Shire. It also highlights the importance of the Thomson and Macalister systems. The Strategy acknowledges that the Upper Latrobe and Tarra Rivers are in good condition.

The Gippsland Lakes also have particular environmental values as a designated RAMSAR site, and are subject of the *Strategic Management Plan for the Gippsland Lakes Ramsar Site*. This identifies the following statutory protection tools as applicable for the Lakes:

- Environmental Significance Overlay (ESO1): Coastal and Gippsland Lakes Environs;
- Environmental Significance Overlay (ESO2): High Value Wetlands; and
- Land Subject to Inundation (LSIO).

#### 4.7.8 Other Non Production and Natural Resource Land Use Matters

##### 4.7.8.1 Tourism and Tourist accommodation

Economic balances and drivers change over time. This includes through expansions of tourism and rural living trends. While Wellington Shire does not experience the same development pressure intensity on rural lands as areas closer to Melbourne, pressures are systematically increasing and there are significant pressure points in the Shire. The following relevant issues are identified.

- The Gippsland Lakes are a main tourism focus that is associated with development pressures in proximate coastal areas.

- Pressure occurs along main transport routes including the Princes Highway, for tourism enterprises including retail premises. A direct consequence of this is a trend for continued emergence of accommodation tourism facilities including rural based bed and breakfast enterprises.
- The *Wellington Shire Tourism Strategy 2006-2011*, by Nexus Consulting in 2006, acknowledges there may be a variety of accommodation options in Wellington but there are gaps which limit the tourist's choice of places to stay.
- Tourism Wellington identified the Shire requires more tourist accommodation.
- Tourism Wellington recognised popular coastal towns including Seaspray, Golden Beach, and Loch Sport require additional tourist accommodation, such as caravan parks, to accommodate tourism growth.
- Other gaps include luxury accommodation/coastal resort (particular near Gippsland Lakes, Strzelecki Ranges and Alpine Region), backpackers in convenient locations, and eco-tourism.
- It is acknowledged in the *Wellington Shire Tourism Strategy 2006-2011* that these accommodation gaps are due to the lack of tourism investment in the Shire.
- Wellington Shire indicated that they may need to give further consideration to tourism opportunities such as possible tourist routes along key roads (Baw Baw approach) or nodes.

#### **4.7.8.2 Inappropriately Zoned Tourist Activities**

Some tourist activities are presently inappropriately zoned resulting from the Minister for Planning's 2007 direct translation to the Victoria's 'new' rural zones. This is because some uses are prohibited in the FZ that were discretionary or as-of-right uses in the previous Rural Zone (RUZ). A key challenge for this project is how best manage these non-conforming uses with existing use rights, such as school camp areas, bed and breakfasts, caravan parks etc.

#### **4.7.8.3 Wind Farms**

'Wind farms' (or Wind Energy Facilities) have been controversial for Councils and local communities. *Clause 21.05 Environment* of the Wellington Planning Scheme, states that:

*"Infrastructure development such as windfarms and high voltage transmission lines can also have significant detrimental effect on the landscape. The rural amenity of the Shire is also an asset which warrants protection".*

A decision by the Victorian Civil and Administrative Tribunal (VCAT) to approve a seven-turbine wind farm at Devon North in December 2007 overturned Council's refusal of a planning permit.<sup>15</sup>

Matters relating to wind farms in the Shire include the following:

- There are currently no wind farms in the Shire.
- Wind energy is a sustainable energy resource.
- While the *Victorian Wind Atlas* by Sustainable Energy Authority Victoria, 2003, classes Wellington Shire as a 'high wind resource', (the highest wind category), only a small proportion of the Shire's freehold land has high wind speeds.
- Wind farms provide income to host landholders.

#### **4.7.8.4 Small Lots Surrounding Townships and Settlements**

Key matters associated with non-urban sized small allotments surrounding townships and settlements in the Shire include following:

- Small lots (zoned FZ) surrounding towns including Sale, are often not connected to reticulated water or sewerage infrastructure. This renders them less appropriate or inappropriate for intensive development of the types intended in the Residential, Low Density Residential, Township, and potentially Rural Living Zones.

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<sup>15</sup> Yarram Standard News, 'Not Blown Away', January 9, 2008.

- Small lots can be too small for farming, leading to questions on how to most effectively use the land.

#### **4.7.8.5 Lifestyle Living (Rural and Coastal)**

Demand for non-urban, 'lifestyle' living that is not based on primary production objectives is common in many parts of Victoria. A report titled *The changing social landscape of rural Victoria*, by DPI in 2006, identifies that the appeal of rural living properties is associated with attractiveness of areas and accessibility to towns and facilities. Wellington Shire's Municipal Strategic Statement acknowledges low density rural lifestyle living as a legitimate lifestyle option.

A planning consequence of permitting smaller land parcels to accommodate non-production based 'rural living' type experience, is that it is counter to the trend to larger and fewer farms. It also increases potential for conflicts between adjoining or nearby land uses and land owners. Small lot 'non-farming' owners often do not understand or accept that they have purchased into a business or industrial landscape that is the FZ (or potentially the RAZ where it may be applied). By definition of the zone purpose this provides different amenity (services, noise, impacts from nearby land uses etc) than applies in urban areas.

*Clause 21.04 Settlement*, of the Wellington MSS identifies that rural lifestyle opportunities need to be in appropriate locations, and that inappropriate rural residential development should be prevented. This is fully consistent with government requirements as expressed through Ministerial Direction No 6, and associated Guidelines and Victoria Planning Provisions *Planning Practice Notes*.

Common experiences within the planning system in Victoria and elsewhere support this notion. It is common in rural zoned areas that properties have not been used for legitimate rural activity associated with a residential dwelling, as is required by rural zones. In VCAT, Planning Panels and local councils, it is also very common for objections to proposed rural land use changes in the Farming Zone to be driven by nearby or remote landholders who do not own or use their land primarily for primary production. Recent main examples include objections for wind farms, waste containment facilities, and intensive animal and plant based production facilities, that are or may be permitted uses within the FZ.

'Sea change' to coastal living is also popular. The numbers of retiree and holiday dwellings in coastal areas are increasing. However, the *Wellington Population Analysis* recognises that is not yet clear whether holiday housing will lead to new permanent residents, and the Census traditionally occurs in winter when populations in the smaller settlements is low.

Coastal living development in inappropriate and environmentally sensitive places needs to be addressed. Council has emphasised that urban development needs to be concentrated in existing coastal settlements where appropriate services and infrastructure are available to prevent further environmental damage. However there are currently a significant number of inappropriate lots along Ninety Mile beach, between Paradise Beach and the Honeysuckles, in areas not connected to reticulated water or sewerage systems. A Restructure Overlay has been applied at Golden Beach and Paradise Beach with the objective of consolidating lots and facilitating appropriate land development. In addition, Ministerial Amendment C48 came into operation on 20 December 2007, prohibiting development between Golden Beach and The Honeysuckles until July 2009.

#### **4.7.8.6 Climate Change**

The Gippsland Coastal Board has recently identified that Gippsland's coast is particularly vulnerable to potential impacts of rising sea levels resulting from climate change. This that may have significant detrimental impacts on settlement and potential for settlement in the coastal strip including places such as Port Albert, Ninety Mile Beach (particularly Loch Sport and Seaspray )and Lakes Entrance.<sup>16</sup>

Further, a recent VCAT judgement that has prevented development on coastal land in Wellington Shire due to the potential effects of anticipated rising sea levels has major planning implications for all of Victoria including Wellington Shire. Another recent case in September 2008 regarding decisions to permit development adjacent to a reclaimed refuse tip in Metropolitan Melbourne also has strong relevant implications.

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<sup>16</sup> Millar, R., Erosion, flooding... the high price of sea views, in 'The Age'. February 16, 2008.



The consequence of both cases is that very careful judgement will be required into the future both by applicants and Council, in coastal areas with potential to be impacted on by rising sea levels (or other hazards), and that this will requirement is likely to be within a 'climate' of incomplete knowledge.

# 5 Implementing the Rural Zones

## 5.1 Background

A key component of this project is to refine the indicative Rural Zones Criteria developed as part of the GRAP conducted with participating Gippsland Councils, Department of Planning and Community Development (DPCD), the Department of Primary Industry (DPI), and the Municipal Association of Victoria (MAV).

### 5.1.1 Planning Practice Note – Applying the Rural Zones March 2007

As explained in Section 4.2.1.4 of this report, the Planning Practice Note titled “*Applying the Rural Zones*” provides guidance for planning authorities in relation to the ‘new’ zones and informed the refinement of the Rural Zones Criteria for Wellington.

Particularly relevant to this project are the statements and strategic direction on the application RAZ and management of proclaimed water catchments. Although the content of the Practice Note was discussed in the GRAP project, it is worthwhile and valuable to reaffirm the relevant key principles.

#### Application of Rural Activity Zone

The Planning Practice Note explains that the RAZ is a mixed use zone that caters for farming and other compatible land uses. Also, because of the mix of uses that may be considered in the RAZ, the planning scheme needs to be clear about its objectives, and how discretion in the zone will be exercised. The mix of uses that a planning authority may wish to encourage in the RAZ can include the following (as stated in the zone provisions):

- Farming, rural industry and associated agribusiness uses;
- Farming and tourist facilities;
- Intensive animal husbandry and associated rural processing industries;
- Nature-based tourism and recreation facilities; and
- Agricultural and environmental education and research facilities.

Importantly, the Planning Practice Note states that the application of the RAZ does not mean that protecting and maintaining farming activities will be of low importance. It does however state that the needs of farmers need to be balanced with Council’s other planning objectives for the area.

Regarding tourism, a range of small to medium size farming-related tourism uses may be considered in the FZ (such as farm stay, restaurants, taverns, and farm produce sales). However, if a planning authority is keen to facilitate the establishment of larger scale tourism and reaction uses in rural areas, the RAZ may be the most appropriate zone to apply for this also. In deciding to apply the RAZ to facilitate tourism in an area, matters to be considered include:

- The need to protect the agricultural, environmental and cultural values of the area.
- Whether there are opportunities to build alliances between tourism business operators, farmers, food and wind producers, and trail network managers.

#### Management of Special Water Supply Catchment Areas

SWSCAs require special consideration in planning decisions as they supply potable water and irrigation supplied to towns and irrigation areas. Retention of high quality water and adequate flow volumes to sustain their beneficial uses is critical.

The Planning Practice Note explains that within Victoria there are ‘open’ potable water supply catchment areas where part or all of a catchment area is in private ownership. Importantly, water authorities do not have direct control over land use and development within ‘open’ potable water supply catchment areas and that there is a need to ensure that all use and development of land is sited and managed to protect the quality of water collected from the catchment. This is necessary due to risks to public health from poor water quality. The Planning Practice Note explains that residential development and agriculture in particular have the potential to adversely impact on water quality through the discharge of contaminated run-off and wastes, nutrient contributions or sediment to waterways.

Although the preferred approach recommended by the Planning Practice Note is to apply the RCZ to protect water quality in 'open' potable water supply catchments, it does identify the need for planning authorities to consider the following factors:

*The type and extent of development expected in the area.*

*The potential sources of pollutants.*

*The conditions or standards that new use and development would be required to meet to maintain an acceptable water quality.*

Also some Victorian municipalities sit fully or largely within proclaimed catchments and application of the RCZ across the entire Shire is not practicable.

The Planning Practice Note states that the RCZ is designed to be applied to rural areas where:

- The protection of the environmental features of the land is of primary strategic importance. These features could include native vegetation, flora and fauna, significant habitats, or they could relate to the visual qualities of the land.
- The environmental features of the land are scarce and strict controls are required to prevent the further loss or decline of those features.
- Land use and development could directly or indirectly threaten the environmental values of the land and strict controls are required to manage this.

The Planning Practice Note identifies that an **alternative approach** to applying the RCZ is to apply one of the other rural zones and to supplement the zone with overlays. This is discussed in more detail below in Section 6.1.

## 5.2 Refined Rural Zones Criteria

The state-wide criteria for application of the new rural zones have been refined in the current project to match the Wellington Shire's needs.

Development of the criteria took into account Council's need from the previous GRAP, that the 'local' criteria for the rural zones needs to account for the following:

- The strategic importance of agriculture to the region;
- The need to protect significant environmental values;
- The need to restrict expansion of rural residential areas given the sufficiency of land supply; and
- The following text discusses the refined rural zones criteria.

### 5.2.1 Farming Zone

This project has reinforced the strategic importance of agriculture (including plantation forestry) to the Shire's economy. This includes both the high quality agricultural land in the MID and dryland areas, and the dominant scale and strategic importance of agriculture and forestry in broadacre areas across the Shire. These industries need to be protected and enhanced where appropriate, and people already living in or shifting into rural areas in the Wellington Shire need to appreciate and accept that agriculture (including plantation forestry), including its associated management and operational activities, are legitimate primary uses that will be given clear priority in FZ areas.

Although, the Rural Zones Criteria for the FZ are considered appropriate and cater for both broadacre agriculture and forestry, the project team has tailored them further for Wellington Shire. (Refer Table 20).

Table 20: Farming Zone Criteria

FZ Purposes as defined in the SPPF and explained in the Rural Zones Planning Practice Note	Wellington Shire Rural Areas Project Criteria (as adapted from strategic criteria prepared for the Gippsland Rural Areas Project)
<p><b>Zone purpose (from SPPF)</b></p> <ul style="list-style-type: none"> <li>• To provide for use of land for agriculture.</li> <li>• To encourage the retention of productive agricultural land.</li> <li>• To ensure that non-agricultural uses particularly dwellings, do not adversely affect the use of land for agriculture.</li> <li>• To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.</li> </ul> <p><b>Planning Practice Note explanation</b></p> <p>Possible Farming Zone areas:</p> <ul style="list-style-type: none"> <li>• Horticultural areas.</li> <li>• Intensive animal husbandry areas.</li> <li>• Irrigated areas.</li> <li>• Dairying areas.</li> <li>• Forestry plantation areas.</li> </ul>	<p>Consideration of application:</p> <p><b><u>Settlement Patterns</u></b></p> <ul style="list-style-type: none"> <li>• Subdivision pattern and dwelling development are at a density, which has the potential for creation of larger farms (for example areas where most of the properties are over 40ha in size (or 25ha in the MID) or of that order, such that consolidation of properties could reasonably be expected to occur).</li> <li>• Areas where there is potential for consolidation and/or aggregation landholdings.</li> <li>• Areas where subdivision pattern is small but where viable farming activities occur or have potential to occur, including within the MID.</li> </ul> <p><b><u>Agricultural Land Quality and Strategic Importance (identified Gippsland Rural Influences)</u></b></p> <ul style="list-style-type: none"> <li>• Areas identified in the relevant agricultural or other primary production (eg forestry) studies, or otherwise reasoned as being strategically important for the municipality and/or the broader region.</li> </ul> <p><b><u>Land Use</u></b></p> <ul style="list-style-type: none"> <li>• Horticultural areas</li> <li>• Intensive animal husbandry</li> <li>• Extensive animal husbandry</li> <li>• Irrigated areas such as Macalister Irrigation District</li> <li>• Dairying areas</li> <li>• Forestry plantation areas</li> </ul>

FZ Purposes as defined in the SPPF and explained in the Rural Zones Planning Practice Note	Wellington Shire Rural Areas Project Criteria (as adapted from strategic criteria prepared for the Gippsland Rural Areas Project)
<ul style="list-style-type: none"> <li>• On broad hectare cropping areas.</li> <li>• Areas where the consolidation, intensification or aggregation of farming activities is encouraged.</li> <li>• Areas where non-farming uses and development need to be strictly controlled so that potential land use conflict can be avoided.</li> </ul>	<ul style="list-style-type: none"> <li>• Areas of significant natural resources (eg stone and coal resources) which need to be protected for future or potential future use, where the potential for future conflict with incompatible uses needs to be minimised.</li> <li>• Areas where there are opportunities for intensification of farming activities.</li> </ul> <p><b><u>Landscape Values</u></b></p> <ul style="list-style-type: none"> <li>• Areas that have moderate to high landscape values that could be adversely affected by uses and activities permitted under other land use zones.</li> </ul> <p><b><u>Environmental</u></b></p> <ul style="list-style-type: none"> <li>• Areas identified with sustainability constraints or hazards such as flooding, salinity, erosion etc., which limit capacity for intensification of land uses, and suitability for non-agricultural use, and where there is application or sound reason for application of Overlays such as the Salinity Management (SMO), Environmental Management (EMO) and/or Wildfire Management (WFO) Overlays.</li> <li>• Areas with significant environmental values, with options to apply ESO, VPO.</li> <li>• Areas in open, potable water supply catchment areas (private ownership) with option to apply Environmental Significance Overlay (ESO) to protect water quality.</li> </ul>

Of particular interest to this project are recommendations of the Independent Panel that reviewed the Shire's proposed Planning Scheme Amendment C40. The Amendment proposes to rezone the freehold land of 8-9 properties in a proclaimed water catchment from the (public land) PRCZ to FZ with an Environmental Significance Overlay (ESO) to protect water catchment. (This is basically to correct a technical anomaly in the mapping for the current planning scheme). This tested the Rural Zones Criteria in relation to application of FZ and ESO for Special Water Supply Catchment Areas on freehold land. Importantly, the recently released Panel Report for the Amendment supported this approach.

Further to this, considerable thought has been given to freehold farming land in the Wonnangatta Valley upstream and to the north west of Licola. A series of freehold properties along two valleys here have been cleared and farmed for over 100 years, initially to provide food into those very isolated locations. In the development of the current planning scheme these properties have been zoned Rural Conservation (RCZ). Property landowners consider that the land should be zoned FZ to reflect the past and ongoing current land use. The land is within the Mitchell Special Catchment Area / Proclaimed Water Supply Catchment under the *Catchment and Land Protection Act 1994*.

## 5.2.2 Rural Activity Zone

Council has not experienced significant pressure to apply the RAZ, however it has expressed interest in applying the RAZ to existing tourist-related uses. This would provide for potential expansion in appropriate locations, and avoid any existing unnecessary restrictions on future growth opportunities from inappropriate zoning.

It is proposed here that based on the combination of literature review, site inspection, review of GIS spatial data and stakeholder consultation, the most appropriate application of the RAZ in Wellington Shire will be on a 'case-by-base' or 'one-off by one-off' basis. This differs from the approach used by the Baw Baw Shire which has preferred a widespread blanket application (Baw Baw Model) in designated areas along main transport and tourism routes through the Shire.

On this basis, the appropriateness for RAZ must be demonstrated on a site by site basis, requiring consistency with the RAZ criteria described in Table 21.

While indicative criteria were developed for the RAZ as part of the strategic project previously conducted across the six Gippsland municipalities, some refinements are now proposed for the criteria following the more detailed analysis conducted for the current project. These are:

- Removal of the sub criteria relating to subdivision pattern and dwelling development density (this criteria is more appropriate for widespread blanket approach).
- Explicit highlighting of the importance of forestry plantations and horticultural enterprises such as vegetables and flower farms.

As noted above, it is proposed that that the RAZ should be used to support and provide for a small number of "one-off" developments. This is likely to be the case for a select range of strategically justified tourism relates uses such as those listed below:

### Current

- Tourist facilities that are now inappropriately zoned following the direct translation from the former to the new rural zones, such as in some narrow valley areas in the southern face of the Strzelecki Ranges. A key challenge for this project and Council is how best to manage these non-conforming uses such as bed and breakfast, and caravan park enterprises. .

### Future

- Tourism enterprises including retail premises along main transport routes or nodes including the Princes Highway. There has already been continued emergence of accommodation facilities including rural based Bed and Breakfast enterprises within the Shire.
- Accommodation gaps in the luxury accommodation/coastal resort market (particularly near Gippsland Lakes, Strzelecki Ranges and alpine Region), backpackers in convenient locations, and eco tourism.

Table 21: Rural Activity Zone Criteria

RAZ Purposes as defined in the SPPF and explained in the Rural Zones Planning Practice Note	Wellington Shire Rural Areas Project Criteria (as adapted from strategic criteria prepared for the Gippsland Rural Areas Project)
<p><b>Zone purpose (from SPPF)</b></p> <ul style="list-style-type: none"> <li>• To provide for use of land for agriculture.</li> <li>• To provide for other uses and development in appropriate locations, which are compatible with agricultural and the environmental and landscape characteristics of the area.</li> <li>• To ensure that use and development does not affect the biodiversity of the area.</li> <li>• To provide for the use and development of land for specific purposes identified in schedule to the</li> </ul>	<p>Consideration of application:</p> <p><b><u>Agricultural Land Quality and Strategic Importance (identified Gippsland Rural Influences)</u></b></p> <p>Areas identified in the relevant agricultural or other primary production (eg forestry) studies as being strategically important for the municipality and/or the broader region.</p> <p><b><u>Land Use</u></b></p> <ul style="list-style-type: none"> <li>• Existing and likely future land use in the area to be primarily agricultural (as identified in zone provisions for RAZ and FZ), or other relevant primary production type (potentially including forestry).</li> <li>• Areas where there are existing and/or new opportunities for rural based tourism (bed and breakfasts, nature based / eco tourism / tourist routes / other coastal based</li> </ul>

RAZ Purposes as defined in the SPPF and explained in the Rural Zones Planning Practice Note	Wellington Shire Rural Areas Project Criteria (as adapted from strategic criteria prepared for the Gippsland Rural Areas Project)
<p>zone.</p> <ul style="list-style-type: none"> <li>To encourage use and development of land based on comprehensive and sustainable land management and infrastructure provision.</li> </ul> <p><b>Planning Practice Note explanation</b></p> <ul style="list-style-type: none"> <li>Existing mixed uses that complement agricultural, environmental and landscape values.</li> <li>Support Councils urban settlement objectives.</li> <li>Commercial tourism will complement agricultural pursuits, landscape features or natural attractions.</li> <li>Avoid land use conflicts.</li> </ul>	<p>activities/education and commercial facilities) compatible with agricultural/primary production, environmental, and landscape characteristics of the area.</p> <ul style="list-style-type: none"> <li>Existing and/or opportunities for new agricultural/primary production and environmental education and research facilities.</li> <li>Areas where there are opportunities for associated rural processing industries.</li> <li>Areas where there are opportunities for intensification of farming activities such as irrigation or dryland enterprises including dairying, and horticultural enterprises including vegetable and flower farms.</li> </ul> <p><b><u>Settlement Patterns</u></b></p> <ul style="list-style-type: none"> <li>Areas where, limited opportunities exist for consolidation and aggregation of lots for larger farming activity or enterprises, due to subdivision pattern or density of dwelling development particularly where most lots contain dwellings and/or are under 40ha in area.</li> </ul> <p><b><u>Proximity</u></b></p> <ul style="list-style-type: none"> <li>Areas near townships and with good road access, to allow for value adding rural industry, and other forms of intensive agriculture / horticultural practices best suited to such locations.</li> <li>Areas where existing infrastructure services can be capitalised to provide rural based tourism and commercial facilities.</li> <li>Proximity to tourism routes and existing tourist facilities/attractions.</li> </ul> <p><b><u>Environmental Values</u></b></p> <ul style="list-style-type: none"> <li>Areas with low to moderate environmental values (consideration of EVC classes), that can be sustained under anticipated land uses.</li> </ul> <p><b><u>Landscape Values</u></b></p> <ul style="list-style-type: none"> <li>Areas with low to moderate landscape values that can be sustained under anticipated land uses.</li> </ul> <p>Note: Application of the RAZ must not limit the opportunity for long term residential expansion which is more suited to remaining in a FZ, which limits fragmentation.</p>

### 5.2.3 Rural Living Zone

Victoria's Ministerial Direction No 6 *Rural Residential Development* identifies the direction and specific requirements for expansion of rural residential/rural living development. Key requirements as presented in the Direction require that all future rural residential development:

*Is consistent with the housing needs and settlement strategy of the area*

*Is supported by and support sustainable and viable settlements and communities*

*Does not comprise the sustainable future use of existing natural resources, including productive agricultural land, water, mineral and energy resources.*

*Protects existing visual and environmental qualities of the area, such as landscape, water quality, native vegetation, habitat and biodiversity.*

*Avoids predictable visual and environmental qualities of the area, such as landscape, water quality, native vegetation, habitat and biodiversity.*

*Avoid predictable adverse environmental processes and effect such as flooding, erosion, landslip salinity or wildfire.*

This project has not identified any additional rural living/rural residential areas. As outlined in Section 3 of this report, demand for lifestyle living occurs in some parts in the shire, as some people seek alternative rural lifestyles. All councils have ongoing key challenges to manage the increasing pressure for rural residential development such that it may occur only in appropriate locations and under appropriate scenarios in inappropriate locations.

A distinct chance exists that rising fuel and energy costs may limit future demand for rural living particularly at more remote areas in municipalities, where residents would face regular commuting costs. This may also result in more existing rural living allotments coming onto the market.

The following criteria are proposed for the RLZ as a further refinement of generic criteria previously prepared for the six Gippsland municipalities (Refer to Table 22).

**Table 22: Rural Living Zone Criteria**

<b>RLZ Purposes as defined in the SPPF and explained in the Rural Zones Planning Practice Note</b>	<b>Wellington Shire Rural Areas Project Criteria (as adapted from strategic criteria prepared for the Gippsland Rural Areas Project)</b>
<p><b>Zone purpose (from SPPF)</b></p> <ul style="list-style-type: none"> <li>• To implement the SPPF and LPPF, including the MSS and local planning policies.</li> <li>• To provide for agricultural uses which do not adversely affect the amenity of surrounding land uses.</li> <li>• To provide for residential use in a rural environment.</li> <li>• To protect and enhance the natural resources, biodiversity and landscape and heritage values of the area.</li> <li>• To encourage use and development of land based on comprehensive and sustainable land management practices</li> </ul>	<p>Consideration of application:</p> <p><b><u>Land Use</u></b></p> <ul style="list-style-type: none"> <li>• Support opportunities for residential use in a rural environment (that complies with Ministerial Direction No 6 Rural Residential Development) that: <ul style="list-style-type: none"> <li>- Are consistent with the Municipal housing needs and settlement strategy (to be developed).</li> <li>- Are supported by and support sustainable and viable settlements and communities.</li> <li>- Does not compromise the sustainable future use of existing natural resources, including productive agricultural land, water, and mineral and energy resources.</li> <li>- Protect existing visual and environmental qualities of the area, such as landscape, water quality, native vegetation, habitat and biodiversity.</li> <li>- Avoid predictable adverse environmental processes and effects, such as flooding, erosion, landslip, salinity or wildfire.</li> <li>- Can efficiently be serviced by social and physical infrastructure, at an acceptable and sustainable community cost.</li> </ul> </li> </ul>



RLZ Purposes as defined in the SPPF and explained in the Rural Zones Planning Practice Note	Wellington Shire Rural Areas Project Criteria (as adapted from strategic criteria prepared for the Gippsland Rural Areas Project)
<p>and infrastructure provision.</p> <p><b>Planning Practice Note explanation</b></p> <p>It is designed to cater for lots in a rural setting that are large enough to accommodate a dwelling and farming uses. The farming use is likely to be carried on for reasons other than the need to provide a significant source of household income.</p> <p>In this zone:</p> <ul style="list-style-type: none"> <li>• It is not essential that a dwelling be genuinely associated with a farming use of the land.</li> <li>• Some farming may take place on the land; however this will not always be the case.</li> <li>• Residents have a reasonable expectation that their amenity will be protected.</li> <li>• A wider tourism, commercial and retail use maybe considered in the zone.</li> </ul>	<ul style="list-style-type: none"> <li>• Encourage a diversification of economic activities in rural areas by supporting a range of tourism, commercial and retail uses.</li> </ul> <p><b><u>Proximity</u></b></p> <ul style="list-style-type: none"> <li>• Areas near townships with appropriate road access and services to allow for orderly rural residential development.</li> </ul> <p><b><u>Environmental Values</u></b></p> <ul style="list-style-type: none"> <li>• Discourage development in areas where subdivisions and development may adversely impact on environmental values.</li> </ul> <p><b><u>Landscape Values</u></b></p> <ul style="list-style-type: none"> <li>• Areas of low and moderate landscape values, where those values are not likely to be diminished by expected levels and types of development.</li> </ul> <p>Note: Application of the RLZ must not limit the opportunity for long term residential expansion which is more suited to remaining in a FZ, which limits fragmentation.</p>

## 5.2.4 Rural Conservation Zone

This project has highlighted some minor inconsistencies in the current application of the RCZ in the Shire. As mentioned earlier, Amendment C40 prepared by Council proposed to rezone the land of 8-9 properties from RCZ to FZ with an ESO to correct a technical anomaly. The Independent Panel supported this approval.

The Rural Zones Criteria for the RCZ developed as part of the previous Gippsland Rural Areas Project has also been further refined for Wellington Shire following consideration under the current project. (Refer to Table 23).

**Table 23: Rural Conservation Zone Criteria**

RCZ Purposes as defined in the SPPF and explained in the Rural Zones Planning Practice Note	Wellington Shire Rural Areas Project Criteria (as adapted from strategic criteria prepared for the Gippsland Rural Areas Project)
<p><b>Zone purpose (from SPPF)</b></p> <ul style="list-style-type: none"> <li>• To provide for agricultural uses consistent with the conservation of environmental and landscape values of the area.</li> <li>• To protect and enhance natural resources and biodiversity of the area.</li> <li>• To protect and enhance the natural environment and natural processes for their historic, archaeological and scientific interest, landscape, faunal habitat and cultural values.</li> <li>• To conserve and enhance the cultural significance and character of open rural and scenic and non urban landscapes.</li> </ul> <p><b>Planning Practice Note explanation</b></p> <ul style="list-style-type: none"> <li>• Relatively intact natural areas where land use and development could result in the loss of important environmental features or values.</li> <li>• Areas of biodiversity or ecological significance.</li> <li>• Rural areas that contain threatened species habitat, such as wetlands, water catchments and grasslands.</li> <li>• Rural areas of high scenic or landscape value.</li> <li>• Environmentally degraded areas where a cautious approach to land use and development is required to void further environmental damage.</li> <li>• Rural areas that are unstable or prone to erosion or salinity.</li> <li>• Open, potable water supply catchment area.</li> </ul>	<p>Consideration of application:</p> <p><b><u>Environmental Values</u></b></p> <ul style="list-style-type: none"> <li>• Areas with significant environmental conservation values that may or may not be associated with significant constraints such as flooding, salinity, erosion, or landslip hazard, which can limit development capacity.</li> <li>• Open, potable water supply catchment areas (private ownership).</li> </ul> <p><b><u>Land Use</u></b></p> <ul style="list-style-type: none"> <li>• Native forestry plantations in or near areas of high environmental and/or landscape values such as native forests, national parks, conservation reserves and/or coastal parks.</li> </ul> <p><b><u>Landscape Values (high)</u></b></p> <ul style="list-style-type: none"> <li>• Areas with high landscape value and significant environmental values that may include areas with an Ecological Vegetation Class (EVC) bioregional conservation status of rare, vulnerable, depleted, endangered or probably threatened.</li> </ul>

## 5.3 Planning Units

The analytical approach adopted for this project provides a logical, justifiable, and repeatable process for defining and reviewing the land and associated planning matters within and across a municipality, through to the detailed application of zones, overlays, and policies. For detailed Planning Unit tabulations refer to Volume 2.

### 5.3.1 Planning Units

Nine 'Planning Units' have been developed for Wellington Shire. The Planning Units are numbers 1 to 8. Planning Unit 4 has been divided into two units (4a and 4b) which make a total of nine Planning Units. (Refer Figure 11: Wellington Shire Planning Units). The Planning Units provide an important tool for the systematic identification and consideration of planning matters. They are presented geographically and in tabulations that summarise information relevant to the development of planning strategies and policies, and the making of planning decisions.

Key reasons for the definition and use of Planning Units for the project include:

- Identification of internal commonalities in physical and or other planning related matters that differ from those in other Units.
- Providing a process of identifying matters that is systematic and repeatable for current and future reviews.
- Greatly assists in stakeholder and community consultation processes. Landholders, or organisations with interests in one or more Planning Unit can more readily focus their inputs on the unit(s) with which they are most familiar, more so than for other areas.

Importantly, the summary tabulation of relevant Planning Unit matters can be adjusted as required. Both the Planning Units and their summary tabulations can be directly applied into the planning scheme, or used as reference documentation.

The Shire's Planning Units have been defined from combined consideration of the following 'natural' and 'induced' features of the land.

#### *Natural /physical features.*

- Geomorphology (i.e.: combination of land form and geology)
- Quality of agricultural land
- Land degradation potential and exposure
- Ecological associations.

#### *Induced associations*

- Land tenure
- Land use
- Settlement pattern / Property size distribution
- Relationship of areas to population centres
- Transport links and networks
- Tourism potentials.

All of the above 'natural' and 'induced' features have a certain level of uniformity. All also have direct relevance to development of planning policy (eg MSS content and Local Policy), identification of opportunities, and the making of planning decisions (including determination and allocation of appropriate Zones and overlays).

The headings developed for use in the Planning Unit tabulations are structured hierarchically through broad physical description, to relevant high level and low level policy and strategy considerations, opportunities and constraints for agriculture, environment, water and tourism, through to conclusions regarding planning matters, applicable to the Units' scale. The tabulations therefore provide the information and justification background applicable to the detailed allocation of planning tools within the units (Local policy, Zones, Overlays, Schedules etc).

Matters that will alter between successive reviews that could cause changes to unit tabulations and alter planning outcomes may typically include changes in state and local policy and strategies, and

other local matters including emergence of new developments, opportunities or threats. For example, knowledge and implications of climate change or sea level rises may further improve or consolidate current knowledge.

It is common for between eight to twelve Planning Units to 'emerge' in a municipality from applying the above principles. The number of Planning Units is influenced at the first level by the complexity of the landform across the municipality. At the second level it is influenced mainly by various demographic related considerations.

The approach provides well for the application of different criteria for zones across different parts of a municipality. For example, different criteria may be relevant to the application of the RAZ. Planning Unit boundaries based on land form and demographic overlay considerations can provide a highly appropriate 'boundary' for application of different criteria.

The Planning Unit approach adopted here results in a refinement of Units developed in the 2003 *Agriculture Victoria, Wellington Sustainable Future Report* which did not quite match the statutory planning based-requirements of this current project.

### 5.3.2 Planning Unit descriptions

The Planning Units format is a refinement of that developed as a model for GRAP in 2007. The tabulation format is outlined in Table 24. Key features of the format are that:

- It presents information in a concise targeted form.
- It presents information in a logical hierarchical sequence that provides for the use of transparent information to reach transparent conclusions and proposals.
- Its content should present as summary dot points rather than long-hand descriptions.
- Most of its content should be able to be prepared repeated or modified by a person or persons with a working knowledge of the Shire and resources available to Council.

Table 24: Application Tool for description of Planning Units for Wellington Shire

<b>PLANNING UNIT: (Name)</b>
<b>1.0 DESCRIPTION OF PHYSICAL LAND UNITS</b>
<b>Location and Boundaries</b>
<b>Land Form and Landscape Character</b>
<b>Agricultural Quality</b>
<b>Land Capability, Land suitability</b>
<b>Natural Resource Management / Environmental</b>
<b>2.0 Strategic Rural Influences</b>
<b>SPPF, Practice Notes and Zone Purpose</b>
<b>Gippsland Rural Influences</b>
<b>Key Local Rural Influences and trends</b>
<b>Relevant MSS &amp; LPPF objectives, strategies and actions eg:</b> Clause 21.01 Municipal Profile Clause 21.02 Key Influences etc
<b>3.0 PLANNING DATA INFORMATION</b>
<b>Demographic Data</b> Population growth Population trends for the statistical units were Age Structure Industry by Employment
<b>Settlement Patterns</b>

<b>Land Tenure</b>
<b>Agricultural Strategic Importance</b>
<b>Water</b>
<b>Existing Land Uses</b>
<b>Agribusiness / Rural Industry</b>
<b>Rural Tourism</b>
<b>Coastal Activities</b>
<b>Coal, Stone Extractive Resources</b>
<b>Timber Resources</b>
<b>Main Planning tools:</b>
Existing Zoning
Existing Overlays:
<b>4.0 STRATEGIC DIRECTIONS AND ZONE IMPLEMENTATION</b>
<b>Strengths / Opportunities:</b>
Agriculture and Rural Industry
Water Resources
Conservation
Rural Living
Tourism.
<b>Weaknesses / Constraints:</b>
Agriculture and Rural Industry
Water resources
Conservation
Rural Living
Tourism
<b>Other matters for planning attention.</b>
<b>Updates proposed for LPPF)</b>
Clause 21 Municipal Strategic Statement
Clause 22 Local Planning Policies
<b>Implementation Tools proposed for application.</b>
<b>Zones proposed for addition / alteration</b>
FZ (Application and Schedules)
RAZ (Application and Schedules)
RCZ (Application and Schedules)
RLZ (Application and Schedules)
<b>Overlays: (and /or Schedules) <i>proposed for addition / alteration</i></b>

Figure 11 below illustrates the draft Planning Units.

Figure 11: Wellington Shire Planning Units

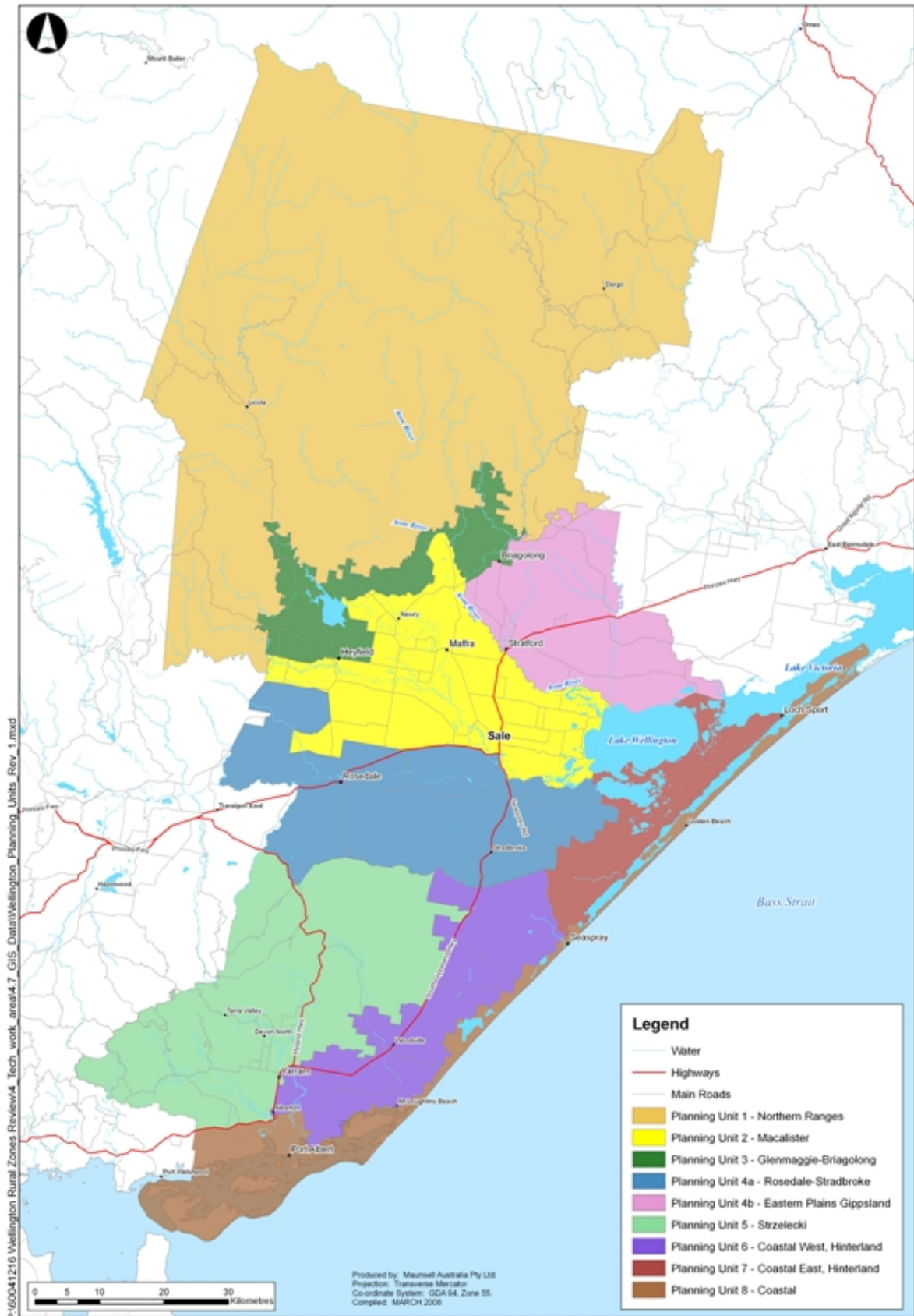


Table 25 introduces the key features for each of the nine Planning Units developed as part of this project.

Table 25: Main features of Wellington Shire Planning Units

<b>Planning Unit 1 – Northern Ranges</b>
<p>The Northern Ranges are predominately public land. The Unit is characterized by steep terrain and significant vegetation including dry forest; wet or damp forests; and montane grasslands, shrublands or woodlands, as classified by Ecological Vegetation Classes. It includes part of the Alpine National Park, and It also contains a small number of remote township areas (Dargo, Licola, Grant, Talbotville and Winchester). Dargo and Licola are the largest townships. In 2006 Dargo, zoned Township Zone and Rural Living Zone Schedule 2, had a total population of 144 persons (i.e.: Dargo township and the wider area of the ABS Dargo state suburb). The population of the smaller Licola statistical area (Township Zone) was 21 persons.</p>
<b>Planning Unit 2 – Macalister</b>
<p>The Macalister Planning Unit is central in the Shire. It incorporates the Macalister Irrigation District (MID) and surrounding dryland agricultural land. It is characterised by flat landscape and is predominately used for agriculture purposes due to the flat nature of the landscape, suitability for gravity-fed irrigation, and high quality agricultural land. Native vegetation is heavily depleted across the Planning Unit as nearly all of the land has been cleared for agriculture.</p> <p>The Unit includes the towns of Sale, Heyfield, Maffra, and Newry. Heyfield borders Planning Units 2 and 3.</p> <ul style="list-style-type: none"> <li>• Sale is the main town in the Shire (2006 population: 13,336). It contains a variety of land use zones including R1Z, LDRZ and RLZ Schedule 2.</li> <li>• The small township of Newry is in the Township Zone.</li> <li>• Maffra is 16 km from Sale, and is now in part a ‘satellite town’ for Sale. Its 2006 population was 4,149. Its residential area is zoned R1Z, RLZ (Schedule 2 and Schedule 4), and LDRZ.</li> <li>• Heyfield is located 33 km north west of Sale, and has a smaller population than Maffra. In 2006 the Heyfield Urban Centre/Locality had a population of 1,461.</li> </ul>
<b>Planning Unit 3 – Glenmaggie-Briagolong</b>
<p>This Planning Unit interfaces between flat Macalister agricultural area the northern ranges, and has increased in popularity for rural residential / lifestyle living. The unit incorporates Lake Glenmaggie, and expansive areas of undulating to hilly land used for dryland grazing (primarily for beef).</p> <p>Townships include Briagolong, Coongulla, Glenmaggie, and Seaton. These are small rural living rural living settlements. Populations in 2006 were:</p> <ul style="list-style-type: none"> <li>• Glenmaggie ‘State Suburb’ (as identified by the ABS): 405</li> <li>• Coongulla ‘State Suburb’: 165</li> <li>• Briagolong ‘State Suburb’: 937.</li> </ul> <p>The Glenmaggie and Coongulla townships mainly comprise the Township Zone and the Rural Living Zone Schedule 2.</p>
<b>Planning Unit 4a – Rosedale-Stradbroke</b>
<p>This Planning Unit occupies the Gippsland Plains north and south of the Princes Highway centred on Rosedale, and the hills to the south of Rosedale (including the Holey Plains State Park) through to Merrimans Creek. Land form and extent of vegetation clearance and retained and plantation forest are the dominant landscape feature in the Unit and the Shire more generally.</p> <p>The main towns in the Eastern Plains are Rosedale and Stradbroke. In 2006 the population</p>

was:

- Rosedale (State Suburb): 1,077 persons
- Stradbroke (State Suburb): 376 persons.

#### Planning Unit 4b – Eastern Plains Gippsland

This Planning Unit occupies the eastern side of the Shire. Much of this Unit has a flat to gently undulating landscape, with lighter sandy surface soils, and with a regular but widely spaced drainage pattern flowing generally south easterly toward Lake Wellington. Across most of the unit the land has moderate capability for a range of productive and non-productive uses, assisted by gentle landscape profiles and reasonably stable soils under good ground cover. Most farming areas have been extensively cleared and the sparse remnant paddock trees on the flatter land in the south are generally in very poor condition. Efforts are occurring in the Shire to reverse this trend.

The largest township in the Eastern Plains Gippsland Planning Unit is Stratford (2006 population): 1,440.

Smaller settlements within the Planning Unit include Perry Bridge, Munro and Meerlieu. Settlement densities across the farming and forest plantation areas of the Unit are low.

#### Planning Unit 5 – Strzelecki

The Strzelecki Planning Unit is generally in the south west of the Shire. It is primarily characterized by the steep to hilly Strzelecki Ranges that include the Tarra-Bulga National Park. Significant parts of the Ranges were commonly used for agriculture including grazing and potatoes but have systematically been converted into plantation forestry.

Residential areas in unit are predominately in Devon North, Tarra Valley and Yarram. Yarram is a substantial Service town at the transition between the coastal plains and the Strzelecki Ranges. The Devon North State Suburb includes the township area of the Tarra Valley. While Devon North and Tarra Valley each have a few residences, the majority of residents are widely dispersed.

In 2006, populations were:

- Devon North 'State Suburb' (as identified by ABS): 592 persons
- Yarram urban centre/locality: 1,715.

#### Planning Unit 6 – Coastal, West

The boundaries of this Planning Unit are Rosedale-Stradbroke and Strzelecki Planning Units (PU's 4a and 5) to the north; Coastal Planning Unit (PU 8) to the east and south and Seaspray Road/Coastal East Planning Unit (PU7) to the north east. The landscape is mainly a flat coastal plain with no outstanding features, located between the low coastal dunes of the Ninety Mile Beach, and the abutting the base of the visually dominant Strzelecki Range. Suitability for cultivation is limited by environmental conditions, particularly salt load in winds off the ocean that would impact adversely on most vegetable and crop production types.

Woodside is the largest settlement in the Planning Unit, however a population analysis cannot be provided for this Planning Unit as there is no specific population data from the 2006 ABS Census on Woodside or other specific areas within the Planning Unit.

#### Planning Unit 7 – Coastal, East

This Planning Unit is inland of Lake Reeve, east of Sale Seaspray Road in the south east of Wellington Shire. It includes Gippsland Lakes Coastal Park, located in the north-eastern section, Lake Coleman south of Lake Wellington, and Lake Victoria in the east (situated in East Gippsland Shire, its shore provided the boundary between the two shires).

The unit is flat low lying coastal land without prominent individual landscape features. It is typically flat and low lying with some raised dunes in the western end on land used for dairying. The farmed areas have been almost totally cleared of native vegetation. The farming sections in the Unit are very sparsely settled.

Hollands Landing and Seacombe are the main settlement areas in the Unit. The 2006 ABS Census for the Hollands Landing (*State Suburb – including Seacombe*) statistical unit identified 655 persons\*. There are no 2001 ABS Census data of the Hollands Landing (State



**Suburb) therefore population growth of the area is not known.**

#### **Planning Unit 8 – Coastal**

**This Planning Unit covers the full length of the narrow primary dune system and associated lakes (Lake Reeve, Lake Denison Jack Smith Lake and Wildlife Reserve), and lagoons at the western end of the unit (including Nooramunga Marine and Coastal Park). The sensitive and fragile coastal sand dune environment is an integral component of Ninety Mile Beach. The grassy vegetation on the foredunes trends inland to a low shrubland vegetation and then to a closed tea tree dominated scrub.**

**The Unit includes the small settlements of Alberton, Glomar Beach, Golden Beach, Langsborough, McLoughlins Beach, Mann’s Beach, Paradise Beach, Port Albert, Robertsons Beach, Seaspray, The Honeysuckles, and Woodside Beach.**

**Loch Sport, Port Albert and Seaspray are the largest settlement areas in this Planning Unit. Populations of these areas in the ABS 2006 Census were:**

- **Loch Sport Urban Centre/Locality – 788 persons**  
**Port Albert Urban Centre/Locality – 246 persons**
- **Seaspray State Suburb – 186 persons.**

## 6 Opportunities and Constraints

This section provides an analysis of the proposed key changes to the rural areas for Wellington Shire. For consistency the proposed key changes including modifications to Wellington Planning Schemes have been discussed for each individual Planning Unit. At the end of each Planning Unit discussion a summary box clearly identifies any potential rezonings or implications for overlays. Prior to the discussion in relation to individual Planning Units it is important to identify potential changes to the existing LPPF of the Wellington Planning Scheme.

Outlined below is a discussion on policy implications for the management and protection of SWSCA and rural areas.

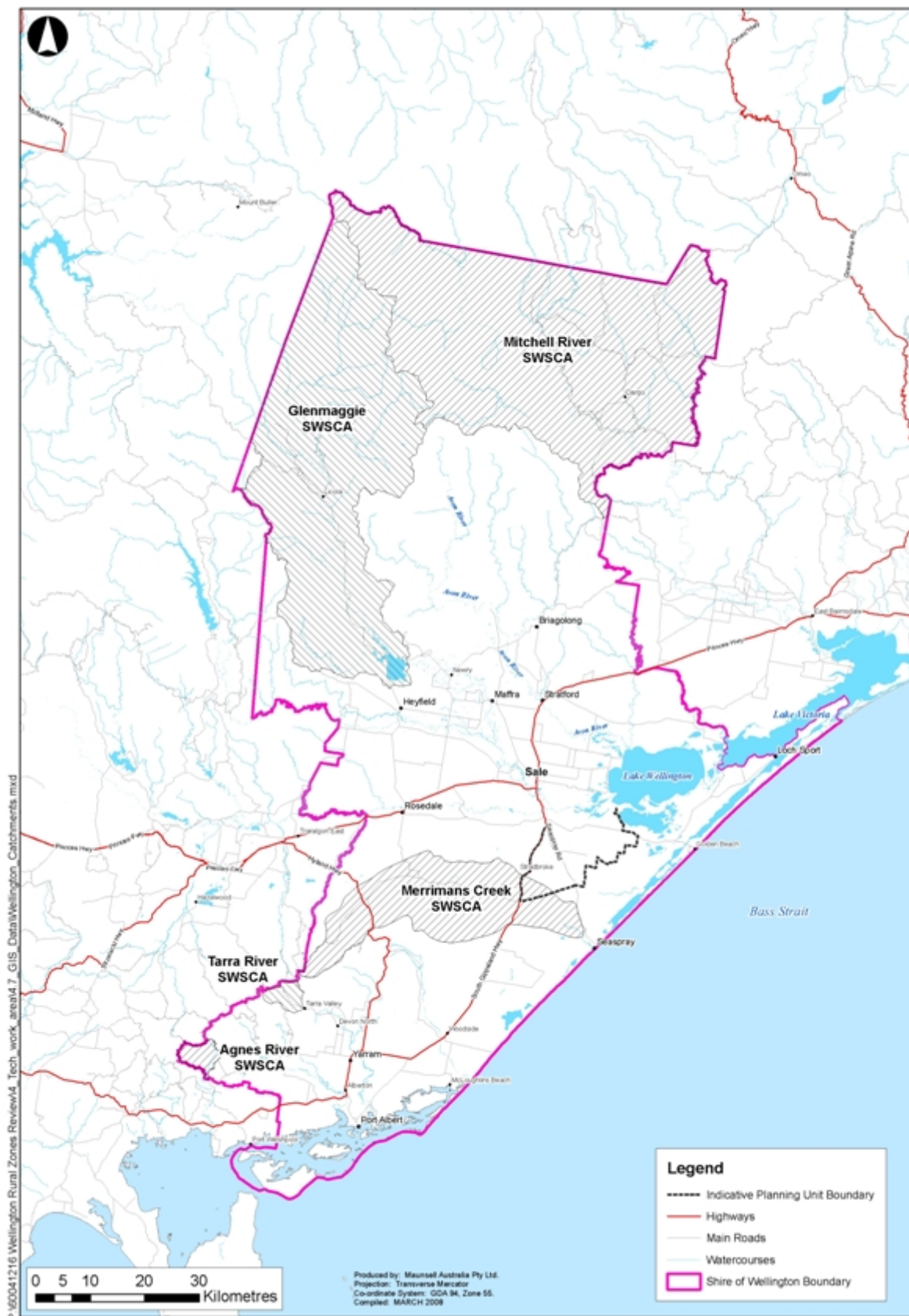
### 6.1 Special Water Supply Catchment Areas

Consideration needs to be given as to whether the RCZ should be applied to privately owned land which is located within a SWSCA. It submitted that a more appropriate alternative would be to retain the current FZ and apply the Environment Significance Overlay (ESO8) to ensure protection of the SWSCA.

Currently, the Wellington Planning Scheme text contains Schedule 8 to the ESO however this overlay has not been applied to any land within the Shire of Wellington. The Wellington Planning Scheme relies on a local policy (Clause 21.01) to provide guidance and discretion in relation to protection and management of SWSCAs.

Figure 12 identifies SWSCA within the Shire of Wellington.

Figure 12: Special Water Supply Catchment Areas within Shire of Wellington



## Amendment C40

Of relevance to the planning and management of proclaimed water catchments is Amendment C40 to Wellington Planning Scheme as mentioned in a previous section. The Amendment proposes to make a number of technical corrections to the Wellington Planning Scheme relating to the rezoning of parcels of land from PCRZ to RCZ in recognition that the subject land is privately owned.

Of primary concern to this project, is Council's response to submissions which resulted in a change to Amendment C40 to change the zoning of the relevant land parcels to FZ with an ESO8 (to cover areas in the Shire of Wellington located within SWSCAs.)

The report of the Independent Panel for Amendment C40 made the following important and relevant comments in relation to the application of ESO8:

*The only clearly identified issue of conservation significance identified in the Amendment documentation is that the land is located within a Special Water Supply Catchment. Whilst I accept there is not currently sufficient justification to zones the subject sites to Rural Conservation, there is clear policy justification at the state and local level to protect water catchments.*

*In the absence of documentation of other conservation significance on the sites the appropriate tool, as an interim measure, is use of **the Environmental Significance Overlay – Schedule 8 which has been designed specifically for protection of water catchments.***

*Council submitted the Wellington rural zones review will develop recommendations for treatment of private land within Special Water Supply Catchment Areas.*

*The alternative is to apply no provisions and zone the land Farming. I find this to be inappropriate given there is clear recognition that the land is in a proclaimed water catchment and the policies affecting these areas.*

The Panel Report recommended that Amendment C40 to Wellington Planning Scheme be adopted subject to land identified for zoning to RCZ in the exhibited amendment be zoned FZ with application of ESO8.

Importantly, the Panel Report made reference to the Rural Zones Review in relation to providing a more comprehensive review of the correct zoning and overlay regime in relation to SWSCAs.

## Wellington Rural Zones Criteria

As discussed in Section 5.2, the statewide criteria for application of the Rural Zones has been refined in the current project to match the Wellington Shire's needs.

On protection and management of the SWSCA's, the Rural Zones Criteria provide for two options including application of the RCZ or the FZ with an ESO. Consideration should therefore be given to both the strategic intent (zone purposes) and level of control afforded by these two alternative approaches. As identified in Table 26 below, the most significant differences between the approaches are:

- The different purposes of the RCZ and FZ, particularly when considering applying the RCZ for protection of SWSCAs, and when the primary purpose of land management on the subject land is to remain farming/primary production.
- Whilst a permit is required under the RCZ to use land for agriculture (with some exceptions including intensive agriculture), the FZ does not require a permit for most common type of agriculture, (i.e. grazing of livestock which is defined as Extensive Animal Husbandry in the VPPs.)

The referral requirement of Clause 66 of the Wellington Planning Scheme should also be taken into account when considering the level of control afforded by the planning scheme to land use and development within a SWSCA. This Clause states that where a planning permit is required within a SWSCA; to use, subdivide or consolidate land, construct a building or contract or carry out works to demolish a building or works, the application must be referred to the relevant water board or water supply authority.

Table 26: Comparison of Farming Zone and Rural Conservation Zone with and without ESO for management of SWSCAs.

Application of RCZ	
Benefits	Disadvantages
Recognition of the value of the environment in the area is appropriate.	May not reflect the use to which the subject land is put, or has been put over the past 100 or so years.
Cleared farming land may sit within and or abut an area surrounded by forested public land managed for the conservation of environmental values, and some interface may occur between the land categories.	The predominantly cleared land has no apparent ecological significance in its own right.
	The RCZ alone (i.e. without an ESO for catchments) infers that the land has its own environmental values requiring conservation, but does not in itself relate to, or project 'messages' regarding its presence in a SWSCAs.
	The RCZ is not generally applied across the State to cover farming land in SWSCAs.
	It is not established that the RCZ is a better application tool than the FZ options to cover this scenario.
	A permit is required to use land for Agriculture (with some minor exceptions such as Apiculture) under the RCZ unless agriculture is a continued prior use.
Retention of RCZ with an ESO applied	
General arguments regarding the RCZ are as above	The advantages of this model over the FZ with ESO option are not clear if the primary management purpose on the subject lands is to remain agricultural production. It is not clear what special environmental values are being protected on the subject lands, nor how better protection is provided by the RCZ over the FZ.
Application of an ESO for proclaimed catchments will heighten awareness of the special needs of SWSCAs, and the importance of water generally. A permit is required under the ESO to construct or carry out works or to remove, destroy, lop any vegetation (with some exceptions to all of the above listed requirements).	A permit is required to use land for Agriculture (with some minor exceptions such as Apiculture) under the RCZ.
Application of the FZ with an ESO	
Application of the FZ is generally appropriate for land used principally for farming. (With some exceptions, a permit is not required under the FZ to use land for	The FZ may not be appropriate if the known long term objective for the subject lands is to manage environmental assets or values.

Application of RCZ	
Benefits	Disadvantages
<b>agriculture.)</b>	
<b>Application of the FZ with an ESO for SWSCAs can provide a clear message regarding water catchments.</b>	
<b>An ESO schedule can be developed to cover siting of developments to minimize potential for adverse impact water, to meet the objectives of the catchment proclamation</b>	
<b>Provides a balanced approach over primary production and attention to the environment.</b>	
Application of the FZ without an ESO for water catchments	
<b>Application of the FZ is generally appropriate for land used principally for the purpose of farming.</b>	<b>Fails to identify the importance of the land as part of a proclaimed SWSCAs, nor the purposes for that proclamation.</b>
<b>A permit is not required under the FZ to use land for Agriculture with some exceptions.</b>	<b>No permit triggers specifically for protection and management of proclaimed water catchments as potential for an ESO.</b>

The means by which privately owned land within the SWSCA in other areas of Victoria has been treated by planning schemes should also be considered. For example, over two thirds of the Moorabool Shire is located within SWSCA under the jurisdiction of several water authorities, and the Moorabool Planning Scheme applies an ESO schedule that relates specifically to SWSCAs. This overlay ensures that consideration is given to the issues associated with management of land within a potable water catchment.

In summary, based on the analysis presented above, the use of the FZ with an applied ESO covering proclaimed Special Water Supply Catchment Areas is an appropriate tool for farmlands that do not contain special environmental values in their own right that require high levels of protection via the RCZ. The application of the RCZ, is less appropriate for areas within such SWSCAs where the predominant land use is farming/primary production that is not consistent with the overall conservation intent and purpose of the RCZ. In addition, applying the RCZ will also trigger the need for planning approvals for rural uses that are consistent with the use of areas in which these properties are located.

It is recommended that local planning policy relating to the protection and management of land within SWSCAs be deleted, and its main intent incorporated into the new ESO8.

## 6.2 Rural Areas Policy

The existing *Clause 22.02 Small Rural Lots Policy* needs to be updated to reflect the new suite of rural zones, and outcomes of this study in particular the Wellington Rural Zones Criteria:

- Agricultural and timber industries are of fundamental importance to the Shire's economic prosperity.
- Productive agricultural land, including the Macalister Irrigation District and the extensive dryland areas, is the cornerstone of the shires agricultural sector.
- Fragmentation and loss of productive agricultural land from production will diminish the value of the Shire's agricultural sector.
- Small lot subdivision and houses in productive agricultural areas can cause problems including:
  - Long term loss of strategic important agricultural land;
  - Conflicting lifestyles and expectations of ex-urban and farming land owners;
  - Opposition by ex-urban landowners to traditional farming practices;

- Poor management of small lots (including controls of animals and weeds) where productive use is not the primary objective of land management;
- Increased demands for urban based services in outlying areas which cannot be provided effectively or efficiently;
- Detriment to environmental or landscape character values caused by the proliferation of houses and associated outbuilding and earthworks;
- Increased demand for rural tourism related activities (if incompatible with primary production activity).

The emphasis of the updated local planning policy will be broadened to focus on the following matters.

### **Subdivision**

Encourage farm consolidation which supports agriculture viability and discourages small isolated lots.

### **Housing**

Encourage that the construction of dwelling on agricultural land should only be permitted where there is clear nexus and/or connection with a legitimate farming activity.

### **Tourism**

Encourage new opportunities for rural based tourism (nature based/ eco tourism/ tourist routes/ other coastal based activities) and commercial facilities compatible with agricultural/primary production, environmental, and landscape characteristics of the area.

### **Timber plantations**

Timber plantations should be encouraged provided there are not adverse environmental impacts.

## 6.3 Proposed Key Changes

### 6.3.1 Planning Unit 1 (Northern Ranges)

The current project has not reviewed public land, however the existing application of PCRZ across the public land lands that dominate this Planning Unit appears most appropriate.

#### Wonnangatta Valley

The zoning of private farming lands in the Wonnangatta Valley north west of Licola is challenged by the landowners who seek rezoning to the FZ. The following key points are relevant to decision on this matter:

- Farming land at and around Dargo is FZ.
- The subject lands were predominantly cleared many years ago, although some vegetation is retained in places.
- The subject lands are tightly confined within the floor of their valleys and are abutted by forested public lands, some being National Park.
- The primary use of the private lands has traditionally been farming, and no lands have reverted to public ownership. The primary land use is beef cattle grazing with some orchard production also occurring. There has been no intent on behalf of the owners, nor external pressures for the primary purpose of land use to be changed to conservation use.
- The subject lands and the FZ lands around and downstream of Dargo in Planning Unit 1 are all within the Mitchell River Special Area (other wise known as the Mitchell River Proclaimed Water Supply Catchment). The primary purpose of proclamation of catchments is to protect water quality and to identify to the community, land managers and planners of the importance of the catchments for water supply purposes. There are 134 proclaimed catchments in Victoria, including 5 in Wellington Shire. Proclamation places onus on land owners and others (i.e. planners and decision makers) to protect the following values of the catchments:
  - quality and condition of land; or
  - water quality or aquatic habitats; or
  - aquifer recharge areas or aquifer discharge areas.
- Primary potentials for surface water pollution associated with the subject land are:
  - turbidity from stock access to streams, stream bank erosion from high water flow events, and from the aftermath of wild fire
  - potential for faecal contamination from animal access to streams, and from inappropriately sited residences or animal housing facilities (and their associated effluent treatment facilities),
- There are no planning scheme Overlays over the subject land.
- In context of the above various planning tool options are potentially applicable to the situation. The main options are:
  - Retention of the RCZ
  - Rezoning to FZ
    - Without overlays
    - With ESO –Water Supply Catchments
    - With a VPO or LSO

The benefits and disadvantages of these options are described in Table 27 below. It should be noted that although this table is very similar to Table 26, it is important to retain it in this section as it relates specifically to Wonnangatta Valley.



Table 27: RCZ versus FZ for Wonnangatta Valley

Retention of RCZ as is	
Benefits	Disadvantages
<b>Recognition of the value of the environment in the area is appropriate.</b>	<b>Does not reflect the use to which the subject land is put, or has been put over the past 100 or so years.</b>
<b>While the land is cleared it sits within an area heavily dominated by, and is abutted forested mountainous public land for which the conservation of environmental values is a or the primary objective. This may have relevance to the use and management of subject land (but this has not been clarified).</b>	<b>The land is predominantly cleared and such land has no apparent ecological significance in its own right.</b>
	<b>The RCZ alone (i.e. without an ESO for catchments) signifies that the area has environmental values worthy of conservation but does not in itself relate to, or project 'messages' regarding presence in a water catchments.</b>
	<b>The RCZ is not generally applied across the State to cover farming land in proclaimed catchments.</b>
	<b>It is not established that the RCZ is a better application tool than the FZ options to cover this scenario.</b>
	<b>No indication nor substantiated case has been given to landholders nor during the current project that the longer term objective for the subject land should be that it should be managed primarily for conservation purposes.</b>
	<b>A permit is required to use land for Agriculture (with some minor exceptions) such as Apiculture under the RCZ.</b>

Retention of RCZ with an ESO applied	
Benefits	Disadvantages
<b>General arguments regarding the RCZ are as above.</b>	<b>The advantages of this model over the FZ with ESO option are not clear if the primary purpose of land management on the subject lands is to remain farming / primary production. It is not clear what special environmental values would be being protected on the subject lands nor how better protection is provided by the RCZ over the FZ.</b>
<b>Application of an ESO for proclaimed catchments would heighten awareness of the special needs of proclaimed catchments.</b>	
<b>An ESO schedule can be readily be developed to cover siting of developments to minimize potential for adverse impact on the</b>	

Retention of RCZ with an ESO applied	
Benefits	Disadvantages
<b>Wonnangatta/Mitchell Rivers, to meet the objectives of the catchment proclamation. A permit is required under the ESO to destroy, lop any native vegetation (with some exceptions to all of the above listed requirements).</b>	

Application of the FZ with an ESO	
Benefits	Disadvantages
<b>Application of the FZ is generally appropriate for land used principally for the purpose of farming, and is applied to all other farming land in the Dargo area, within the proclaimed Mitchell catchment.</b>	<b>The FZ may not be appropriate if the known long term objective for the subject lands was for management for conservation purposes.</b>
<b>Application of the FZ with an ESO for water catchments can provide a clear message regarding water catchments.</b>	
<b>An ESO schedule can be readily be developed to cover siting of developments to minimize potential for adverse impact on the Wonnangatta/Mitchell Rivers, to meet the objectives of the catchment proclamation.</b>	

Application of the FZ without an ESO for water catchments	
Benefits	Disadvantages
<b>Applies consistency with other farming areas in the Shire, and at Dargo (unless an ESO for catchments is applied over such lands).</b>	<b>Fails to identify the importance of the land as part of a proclaimed water catchment, nor the purposes for that proclamation.</b>
<b>A permit is not required under the FZ to use land for agriculture.</b>	

### Application of the RAZ

Application of the RAZ has been considered for a few sites within this Northern Ranges Planning Unit. Sites that were generally considered for the RAZ are currently located in the FZ and are seen to meet the RAZ criteria as outlined in Table 28.

Table 28: Possible RAZ sites

Site	RAZ Criteria	Suitability for the RAZ
<b>Dargo Valley Winery</b> <b>1 Lower Dargo Rd, Dargo</b>	<u>Land Use</u> <ul style="list-style-type: none"> <li><b>Areas where there are existing and/or new opportunities for rural based tourism (bed and breakfasts, nature based / eco tourism / tourist routes / other coastal based activities /</b></li> </ul>	<b>The Dargo Valley Winery is zoned FZ. The winery is an existing tourism use and complements the agricultural values of the local area.</b>  <b>The winery has good road access and is located approximately one kilometre from the centre of Dargo</b>

Site	RAZ Criteria	Suitability for the RAZ
	<p>education and commercial facilities) compatible with agricultural / primary production, environmental, and landscape characteristics of the area.</p> <p><u>Proximity</u></p> <ul style="list-style-type: none"> <li>• Areas near townships and with good road access, to allow for value adding rural industry, and other forms of intensive agriculture / horticultural practices best suited to such locations.</li> <li>• Areas where existing infrastructure services can be capitalised to provide rural based tourism and commercial facilities.</li> <li>• Proximity to tourism routes and existing tourist facilities/attractions.</li> </ul>	<p>township. It is also located close to the Dargo Valley Inn, which accommodates tourists travelling on the tourist route to the Alpine National Park.</p> <p>For the above reasons, the Dargo Valley Winery is considered to be suitable for application of the RAZ.</p>
<p><b>Dargo River Inn</b> 13 Lower Dargo Rd, Dargo.</p>	<p><u>Land Use</u></p> <ul style="list-style-type: none"> <li>• As above.</li> </ul> <p><u>Proximity</u></p> <ul style="list-style-type: none"> <li>• As above.</li> </ul>	<p>The Dargo River Inn is an existing tourism use zoned FZ. It accommodates tourists travelling through the high country area. As an existing tourism use the accommodation is compatible with existing local land uses, including agriculture.</p> <p>This site is located approximately one kilometre from Dargo township. Lower Dargo Road provides good access to the site and the township. The Dargo Valley Inn is close to the Dargo Valley Winery and the tourist route which goes up through to the Alpine National Park.</p> <p>For the above reasons the Dargo River Inn is suitable for RAZ application.</p>

Site	RAZ Criteria	Suitability for the RAZ
<p><b>Wollangarra Camp</b> 3439 Licola Road, Glenmaggie</p>	<p><u>Land Use</u></p> <ul style="list-style-type: none"> <li>Existing and/or opportunities for new agricultural/primary production and environmental education and research facilities.</li> </ul> <p><u>Environmental Values</u></p> <ul style="list-style-type: none"> <li>Areas with low to moderate environmental values (consideration of EVC classes), that can be sustained under anticipated land uses.</li> </ul> <p><u>Landscape Values</u></p> <ul style="list-style-type: none"> <li>Areas with low to moderate landscape values that can be sustained under anticipated land uses.</li> </ul>	<p>Wollangarra Camp is currently zoned FZ and is for environmental education. The five hectare site is not located close to a township (Licola is 18 km north and Glenmaggie is 2 km south of the camp site).</p> <p>The site is located on Licola Road, which provides good, direct access.</p> <p>Being in an isolated location the camp site does not have access to mains water and power supplies, or have reticulated sewerage.</p> <p>The site is bordered by forest to the south and the river to the north, east and west. The environmental values and landscape values are unknown and would need to be investigated if this site was to be given further consideration.</p> <p>Subject to clarification, Wollangarra Camp is considered appropriate for rezoning to RAZ.</p>
<p><b>Land south of Licola township</b></p>	<p><u>Land Use</u></p> <ul style="list-style-type: none"> <li>Areas where there are existing and/or new opportunities for rural based tourism (bed and breakfasts, nature based / eco tourism / tourist routes / other coastal based activities / education and commercial facilities) compatible with agricultural / primary production, environmental, and landscape characteristics of the area.</li> </ul> <p><u>Proximity</u></p> <ul style="list-style-type: none"> <li>Areas near townships and with good road access, to allow for value adding rural industry,</li> </ul>	<p>This site is currently zoned FZ. It is just south of Licola township / Lions Club Wilderness Camp (zoned TZ) and the Macalister River.</p> <p>The Licola Township Development Plan recommends that the site could be zoned RAZ to help develop Licola as a tourist location.</p> <p>The site is adjacent to Licola Rd, the main route to Licola, which provides a tourist route to the Alpine National Park.</p> <p>Licola currently has limited infrastructure services (i.e. no mains water or power, or reticulated sewerage). Therefore if this site were to be developed into a tourism use infrastructure service</p>

Site	RAZ Criteria	Suitability for the RAZ
	<p>and other forms of intensive agriculture / horticultural practices best suited to such locations.</p> <ul style="list-style-type: none"> <li>• Areas where existing infrastructure services can be capitalised to provide rural based tourism and commercial facilities.</li> <li>• Proximity to tourism routes and existing tourist facilities/attractions.</li> </ul> <p><u>Environmental Values</u></p> <ul style="list-style-type: none"> <li>• Areas with low to moderate environmental values (consideration of EVC classes), that can be sustained under anticipated land uses.</li> </ul> <p><u>Landscape Values</u></p> <ul style="list-style-type: none"> <li>• Areas with low to moderate landscape values that can be sustained under anticipated land uses.</li> </ul>	<p>provisions will need to be considered carefully.</p> <p>Provision of self contained tourist accommodation, tavern or four wheel drive club rooms would be considered appropriate for this site (if infrastructure services are provided for) and could help develop Licola as the “Southern Gateway to the Victorian Alps”.</p> <p>This site will have environmental and landscape values, as a portion of the site borders the Macalister River. This would need to be subject to further investigation prior to confirmation of RAZ.</p> <p>This site meets the RAZ criteria, and is further supported by recommendations in the Licola Township Development Plan.</p>
<p><b>Peninsula Grammar Camp</b> Chomleys Road, Glenmaggie</p>	<p><u>Land Use</u></p> <ul style="list-style-type: none"> <li>• Areas where there are existing and/or new opportunities for rural based tourism (bed and breakfasts, nature based / eco tourism / tourist routes / other coastal based activities/education and commercial facilities) compatible with agricultural/primary production, environmental, and landscape characteristics of the area.</li> </ul> <p><u>Proximity</u></p> <ul style="list-style-type: none"> <li>• Proximity to tourism routes and existing tourist</li> </ul>	<p>Peninsula Grammar Camp is currently closed, however the school is planning to rebuild on the site. The area is on FZ land 15 km from Glenmaggie township and five km from Licola Rd, the tourist route to Licola. It is therefore reasonably remote from main access.</p> <p>The environmental values and landscape values are unknown and would need to be investigated if this site was to be given further consideration for application of the RAZ.</p> <p>Due to the site’s location the Peninsula Grammar School is not considered appropriate for being rezoned RAZ subject to clarification of</p>

Site	RAZ Criteria	Suitability for the RAZ
	<p><b>facilities/attractions.</b></p> <p><u>Environmental Values</u></p> <ul style="list-style-type: none"> <li>• <b>Areas with low to moderate environmental values (consideration of EVC classes), that can be sustained under anticipated land uses.</b></li> </ul> <p><u>Landscape Values</u></p> <ul style="list-style-type: none"> <li>• <b>Areas with low to moderate landscape values that can be sustained under anticipated land uses.</b></li> </ul>	<p><b>environmental values.</b></p>

### Special Water Supply Catchment Areas

The subject lands and the FZ lands around and downstream of Dargo in Planning Unit 1 are all within the Mitchell River Special Area (otherwise known as the Mitchell River Proclaimed Water Supply Catchment). The western portion of this Planning Unit is within the Glenmaggie Proclaimed Water Supply Catchment. The primary purpose of proclamation of catchments is to recognise and identify to the community, land managers and planners their importance for water supply purposes.

As discussed in previous sections there is clear policy at state and local level to protect water catchments. ESO8 has been designed specifically for the protection of water catchments.

#### Proposed zone and overlay changes are:

- Rezone freehold properties currently zoned RCZ pursuant to the Wellington Planning Scheme to the north west of Dargo to FZ with an ESO8 for protection of water catchment values.
- Rezone two sites known as the Dargo Valley Winery and Dargo River Inn located along Lower Dargo Road from FZ to RAZ pursuant to the Wellington Planning Scheme.
- Rezone one site known as Wollangarra Camp (3439 Licola Road, Glenmaggie) from FZ to RAZ pursuant to the Wellington Planning Scheme.
- Land to the south of Licola township be rezoned to from FZ to RAZ to allow for tourism uses such as accommodation, tavern or four wheel drive club rooms.
- Introduce an ESO8 for SWSCAs for application over all freehold land in such catchments.

### 6.3.2 Planning Unit 2 (Macalister)

The Macalister Planning Unit primarily contains the MID with some limited peripheral dryland farming lands, and extends to the western shoreline of Lake Wellington. The unit is predominantly farmland. No indication was received during the project that there is any need to alter the primary planning provisions operating across the Planning Unit. The non-urban areas of the Planning Unit are almost exclusively FZ, with the following main provisions in the FZ schedule (CI 35.07):

#### MID:

- 25ha minimum area for subdivision and for which no permit is required to build a dwelling
- Earthworks which change the rate of flow or the discharge point of water across a property boundary.

#### Outside MID:

- 40 ha minimum area for subdivision and for which no permit is required to build a dwelling

- No permits required for timber production.

A situation likely to become more common particularly in intensive dairy country in the MID is the occurrence of existing houses made potentially redundant as a result of farm consolidations. Where for example three or four dairy farms consolidate into one, not all existing houses may be required by the property owners.

This provides an opportunity to 'release' housing stock for farm workers or family members from surrounding farms without increasing the number or density of houses in the area. This can also contribute to sustaining community structures including schools, churches, and clubs.

Council officers have indicated that the existing provision of the FZ provides for this type of excision. However, it was suggested that as part of the Rural Policy review more emphasis could be placed on the importance of farm consolidation in the context of labour and housing needs within the MID, and in the context of the trend to consolidation of dairy farms and potentially of vegetable production farms.

It is recommended that Council formally consider options for the future of farm houses potentially rendered through the amalgamation of properties in the MID. Such consideration should include:

- The impact of current planning provisions on housing stock into the future
- The potential numbers of houses with potential to become surplus as a result of farm consolidations.
- The potential impact of consolidations on local community organisations, structures, and networks
- Statement and analysis of options to best deal with housing implications resulting from farm consolidations in the MID

It is not within the charter of this project to place a priority on this suggested project, as the authors of this report cannot be aware of the range of required tasks and priorities confronting Council.

### Application of RAZ

Table 28 below assesses one potential site for which the RAZ could potentially be applied.

Table 29: Possible RAZ sites

Site	RAZ Criteria	Suitability for the RAZ
<b>Minnies Bed &amp; Breakfast</b> 202 Gibsons Rd, Sale	<p><u>Land Use</u></p> <ul style="list-style-type: none"> <li>• Areas where there are existing and/or new opportunities for rural based tourism (bed and breakfasts, nature based / eco tourism / tourist routes / other coastal based activities/education and commercial facilities) compatible with agricultural/primary production, environmental, and landscape characteristics of the area.</li> </ul> <p><u>Proximity</u></p> <ul style="list-style-type: none"> <li>• Areas near townships and with good road access, to allow for value adding rural industry, and other forms of intensive agriculture / horticultural</li> </ul>	<p><b>This tourism use is currently zoned FZ and partially PUZ1. Bed &amp; Breakfast are permitted within FZ at a small scale.</b></p> <p><b>This B&amp;B is five km from the centre of Sale. It has good road access and access to infrastructure services.</b></p> <p><b>The environmental values and landscape values are unknown and would need to be investigated if this site was to be given further consideration for application of the RAZ.</b></p> <p><b>Since the B&amp;B is a permissible use within a FZ, it is not proposed that this site be rezoned to RAZ.</b></p>

Site	RAZ Criteria	Suitability for the RAZ
	<p><b>practices best suited to such locations.</b></p> <ul style="list-style-type: none"> <li><b>Areas where existing infrastructure services can be capitalised to provide rural based tourism and commercial facilities.</b></li> </ul> <p><i>Environmental Values</i></p> <ul style="list-style-type: none"> <li><b>Areas with low to moderate environmental values (consideration of EVC classes), that can be sustained under anticipated land uses.</b></li> </ul> <p><i>Landscape Values</i></p> <ul style="list-style-type: none"> <li><b>Areas with low to moderate landscape values that can be sustained under anticipated land uses.</b></li> </ul>	

### Special Water Supply Catchment Areas

This Planning Unit is not located within a SWSCA.

#### Proposed zone and overlay changes:

- Retain the existing FZ as applied with existing Schedules to the MID and Dryland areas. This will protect the productive base of the land and recognise the different intensities of farming in the MID and dryland areas.
- There are no sites within this Planning Unit considered appropriate for rezoning to RAZ.
- As there are no areas within this Planning Unit contained within a SWSCA, the application of ESO8 is not required in this Planning Unit.
- Review and update Small Rural Lots Policy.

### 6.3.3 Planning Unit 3 (Glenmaggie-Briagolong)

This Planning Unit requires attention because of its current use and potential for increased use as a lifestyle living precinct due to its physical attractiveness, and also importantly because it remains a very productive grazing area. The rural areas of the Planning Unit are primarily zoned FZ with a 40 ha minimum for subdivision. The evolution of the lifestyle living precinct has occurred on the edge of the rural townships, and into wider broadacre farming areas. The management of potential conflicting land uses (i.e.: introducing residential uses into rural environment) is an important issue that Council will need to manage through review of rural residential areas.

People who have purchased into the area for lifestyle living and hobby farming purposes have done so in knowledge that the area is traditionally and primarily an agricultural area. Owners of existing agricultural land will also be well aware of this. There should be no alternative expectation that the land in the area could or should progressively be removed from agriculture for alternative purposes.



It is therefore proposed that no change should be applied now or in the foreseeable future to the current FZ zoning or schedule provisions.

Private rural lands in this Planning Unit around the main settlement areas of Seaton, Glenmaggie, and Heyfield on the boundary with Planning Unit 3 (Macalister), are a mix of FZ, RLZ, and RCZ. Three schedules are applied to the RLZ in the planning scheme, with key features regarding subdivision and dwellings development represented in Table 30. All three Schedules are applied close to central Heyfield. The RLZ2 is applied at Seaton.

**Table 30: Key features of RLZ Schedules in Wellington Planning Scheme**

	RLZ1	RLZ2	RLZ3
<b>Minimum subdivision area (ha)</b>	<b>All land 0.8 hectares</b>	<b>All land 2.0 hectares</b>	<b>None specified</b>
<b>Minimum area for which no permit is required to use land for a dwelling (ha)</b>	<b>All land 0.4 ha</b>	<b>All land 0.4 hectares</b>	<b>All land 0.4 hectares</b>
<b>Where applied in Planning Unit 3</b>	<b>Heyfield</b>	<b>Seaton, Glenmaggie, Heyfield</b>	<b>Heyfield</b>

It is understood that the use of the mix of Schedules to the rural living zone at Heyfield reflects past history of industrial uses including saw mills and the allocation of buffers around them to reflect different disturbance levels associated with the different types and scale of industry. There may be a case for review of the Rural Living Schedules provisions and their application at Heyfield. However it is not unreasonable to apply a mix of planning provisions in an area such as those represented by the three RLZ Schedules at Heyfield. It does not necessarily follow as argued by some residents at the Heyfield public meeting that the existence of different schedules is inappropriate and that those in larger minimum lot size areas should be afforded the right to subdivide to smaller sizes permissible in proximate areas. Residents buy rural and urban land under certain planning provisions and should have no expectation of change to those provisions based on evolution of their own personal needs.

It is not within the resources of this project to undertake detailed studies of lands around the townships across the shire. This needs to be addressed through a municipal housing and settlement strategy. It is reasonable within such a strategy to review the adequacy and relevance of Schedule provisions in areas around townships in context of future projections and needs.

As identified elsewhere there are a number of tourism related ventures in the FZ that may be more appropriately zoned RAZ to better recognise their existence and to better provide for future expansion if applicable. This is addressed below.

### **Application of RAZ**

Application of the RAZ has been considered for a few sites within this Planning Unit. Sites that were generally considered for the RAZ are currently located in the FZ and are seen to meet the RAZ criteria as outlined in Table 31.

**Table 31: Application of RAZ**

Site	RAZ Criteria	Suitability for the RAZ
<b>Valencia Creek Caravan Park</b> <b>259 Smyths Road,</b> <b>Valencia Creek</b>	<u>Land Use</u> <ul style="list-style-type: none"> <li><b>Areas where there are existing and/or new opportunities for rural based tourism (bed and breakfasts, nature based / eco tourism / tourist routes / other coastal based activities/education and commercial facilities) compatible with agricultural /</b></li> </ul>	<b>The Valencia Creek Caravan Park is in the FZ on Smyths Road, Valencia Creek. The site is quite isolated and is not located close to a main township (Boisdale, is 13 km south of the site).</b>  <b>The environmental values of the site would need to be investigated, however much of the surrounding land is cleared</b>

Site	RAZ Criteria	Suitability for the RAZ
	<p>primary production, environmental, and landscape characteristics of the area.</p> <p><i>Environmental Values</i></p> <ul style="list-style-type: none"> <li>• Areas with low to moderate environmental values (consideration of EVC classes), that can be sustained under anticipated land uses.</li> </ul>	<p>land used for farming.</p> <p>For the above reasons, Valencia Creek Caravan Park may be considered appropriate for RAZ.</p>
<p><b>Wotton Lodge Education Centre</b> 65 Hodges Road, Coongulla.</p>	<p><i>Land Use</i></p> <ul style="list-style-type: none"> <li>• Existing and likely future land use in the area to be primarily agricultural (as identified in zone provisions for RAZ and FZ), or other relevant primary production type (potentially including forestry).</li> <li>• Areas where there are existing and/or new opportunities for rural based tourism (bed and breakfasts, nature based / eco tourism / tourist routes / other coastal based activities/education and commercial facilities) compatible with agricultural/primary production, environmental, and landscape characteristics of the area.</li> <li>• Existing and/or opportunities for new agricultural/primary production and environmental education and research facilities.</li> </ul> <p><i>Proximity</i></p> <ul style="list-style-type: none"> <li>• Areas near townships and with good road access, to allow for value adding rural industry, and other forms of intensive agriculture / horticultural practices best suited to such locations.</li> <li>• Areas where existing infrastructure services can be capitalised to provide rural based tourism and commercial facilities.</li> </ul>	<p>The Wotton Lodge Education Centre is an existing tourism use zoned FZ. It is north of Coongulla township, with good road access via the unsealed Hodges Rd.</p> <p>The proximity to Coongulla meets RAZ criteria.</p> <p>The environmental values are unknown and would need to be investigated if application of the RAZ is being considered for this site.</p> <p>Based on the above, Wotton Lodge Education Centre maybe appropriate for rezoning to RAZ.</p>

Site	RAZ Criteria	Suitability for the RAZ
	<p><u>Environmental Values</u></p> <ul style="list-style-type: none"> <li>• Areas with low to moderate environmental values (consideration of EVC classes), that can be sustained under anticipated land uses.</li> </ul>	
<p><b>Wallaby Rise Camping Park</b> 29 Hurley Road, Glenmaggie</p>	<p><u>Land Use</u></p> <ul style="list-style-type: none"> <li>• Existing and/or opportunities for new agricultural/primary production and environmental education and research facilities.</li> </ul> <p><u>Proximity</u></p> <ul style="list-style-type: none"> <li>• Areas near townships and with good road access, to allow for value adding rural industry, and other forms of intensive agriculture / horticultural practices best suited to such locations.</li> <li>• Areas where existing infrastructure services can be capitalised to provide rural based tourism and commercial facilities.</li> <li>• Proximity to tourism routes and existing tourist facilities/attractions.</li> </ul> <p><u>Environmental Values</u></p> <ul style="list-style-type: none"> <li>• Areas with low to moderate environmental values (consideration of EVC classes), that can be sustained under anticipated land uses.</li> </ul> <p><u>Landscape Values</u></p> <ul style="list-style-type: none"> <li>• Areas with low to moderate landscape values that can be sustained under anticipated land uses.</li> </ul>	<p>Wallaby Rise Camping Park is an existing camping ground currently zoned RCZ. It is located beside Glenmaggie township, with associated good road access.</p> <p>Originally it was considered that the site has higher environmental values than previously discussed sites as the purpose of the RCZ is essentially to conserve environmental and landscape values.</p> <p>Council has now confirmed that the site is located in disturbed Box Ironbark Forest that has been partially cleared for several years, however, further investigation would be required to assess the site's level of environmental value.</p> <p>The camping site also has a bush restaurant.</p> <p>Based on the above considerations and further investigation of environmental values, Wallaby Rise Camping Park may be appropriate for rezoning to RAZ.</p>
<p><b>Paradise Valley Camping Ground</b> 51 Gells Road, Glenmaggie.</p>	<p><u>Land Use</u></p> <ul style="list-style-type: none"> <li>• Areas where there are existing and/or new opportunities for rural based tourism (bed and breakfasts, nature based / eco tourism /</li> </ul>	<p>Paradise Valley Camping Ground is in the FZ ten kilometres north of Glenmaggie township. The Victoria Planning Provisions prohibit new caravan parks in the FZ.</p>

Site	RAZ Criteria	Suitability for the RAZ
	<p>tourist routes / other coastal based activities/education and commercial facilities) compatible with agricultural/primary production, environmental, and landscape characteristics of the area.</p> <p><u>Proximity</u></p> <ul style="list-style-type: none"> <li>• Areas near townships and with good road access, to allow for value adding rural industry, and other forms of intensive agriculture / horticultural practices best suited to such locations.</li> <li>• Areas where existing infrastructure services can be capitalised to provide rural based tourism and commercial facilities.</li> <li>• Proximity to tourism routes and existing tourist facilities/attractions.</li> </ul> <p><u>Environmental Values</u></p> <ul style="list-style-type: none"> <li>• Areas with low to moderate environmental values (consideration of EVC classes), that can be sustained under anticipated land uses.</li> </ul> <p><u>Landscape Values</u></p> <ul style="list-style-type: none"> <li>• Areas with low to moderate landscape values that can be sustained under anticipated land uses.</li> </ul>	<p>The camping ground is an existing use with moderately good access via Licola Road, and the unsealed Gells Road.</p> <p>The site is situated on cleared land primarily used for farming and. The site has been used for public recreation for many years.</p> <p>Although the camping ground is located along the Macalister River, Council has indicated that the site has low to moderate environmental and landscape values.</p> <p>Due to the site's reasonable proximity to Glenmaggie and moderate environmental and landscape values Paradise Valley Camping Ground maybe appropriate for being rezoned to RAZ.</p>
<p><b>Montana Caravan Park</b> Kellehers Road, Glenmaggie.</p>	<p><u>Land Use</u></p> <ul style="list-style-type: none"> <li>• Areas where there are existing and/or new opportunities for rural based tourism (bed and breakfasts, nature based / eco tourism / tourist routes / other coastal based activities/education and commercial facilities) compatible with agricultural/primary production, environmental, and landscape characteristics</li> </ul>	<p>The Montana Caravan Park is an existing tourism use and currently zoned FZ located 14 km north of Glenmaggie on Licola Road.</p> <p>The main route is via Licola Road and the unsealed Kellehers Road.</p> <p>The site has environmental sensitivity due to its proximity to the Macalister River. Council has now confirmed the site has low to moderate environmental</p>

Site	RAZ Criteria	Suitability for the RAZ
	<p>of the area.</p> <p><u>Environmental Values</u></p> <ul style="list-style-type: none"> <li>• Areas with low to moderate environmental values (consideration of EVC classes), that can be sustained under anticipated land uses.</li> </ul> <p><u>Landscape Values</u></p> <ul style="list-style-type: none"> <li>• Areas with low to moderate landscape values that can be sustained under anticipated land uses.</li> </ul>	<p>landscape values as the land is cleared farming land.</p> <p>Based on the RAZ criteria Montana Caravan Park may be appropriate for rezoning to RAZ. .</p>
<p><b>Wombat Valley Wild Country Cabins</b></p> <p>275 Link Road, Woolenook (near Briagolong)</p>	<p><u>Environmental Values</u></p> <ul style="list-style-type: none"> <li>• Areas with low to moderate environmental values (consideration of EVC classes), that can be sustained under anticipated land uses.</li> </ul> <p><u>Landscape Values</u></p> <ul style="list-style-type: none"> <li>• Areas with low to moderate landscape values that can be sustained under anticipated land uses.</li> </ul>	<p>The Wombat Valley Wild Country Cabins are zoned FZ. The nearest township is Briagolong, 17 km south.</p> <p>The environmental values and landscape values are unknown and would need to be investigated if this site was to be given further consideration for application of the RAZ.</p> <p>As the site has poor road access and no supplied infrastructure services. It is not appropriate to rezone the cabins to RAZ</p>
<p><b>Munjara Outdoor Centre</b></p> <p>56 Weir Rd, Glenmaggie</p>	<p><u>Land Use</u></p> <ul style="list-style-type: none"> <li>• Areas where there are existing and/or new opportunities for rural based tourism (bed and breakfasts, nature based / eco tourism / tourist routes / other coastal based activities/education and commercial facilities) compatible with agricultural/primary production, environmental, and landscape characteristics of the area.</li> </ul> <p><u>Environmental Values</u></p> <ul style="list-style-type: none"> <li>• Areas with low to moderate environmental values (consideration of EVC classes), that can be sustained under anticipated</li> </ul>	<p>The Munjara Outdoor Centre is an existing use in the PPRZ located 10 kilometres from Glenmaggie township, and has good road access.</p> <p>The sites proximity to Lake Glenmaggie, may be associated with sensitive environmental and landscape values. This would require investigation if this site was to be further considered for application of the RAZ.</p> <p>The Munjara Outdoor Centre is not considered appropriate for being rezoned to RAZ given its existing public zoning.</p>

Site	RAZ Criteria	Suitability for the RAZ
	<p><b>land uses.</b></p> <p><u>Landscape Values</u></p> <ul style="list-style-type: none"> <li>• Areas with low to moderate landscape values that can be sustained under anticipated land uses.</li> </ul>	
<p><b>Blores Hill Caravan Park</b> 474 Weir Rd, Tinamba</p>	<p><u>Land Use</u></p> <ul style="list-style-type: none"> <li>• Areas where there are existing and/or new opportunities for rural based tourism (bed and breakfasts, nature based / eco tourism / tourist routes / other coastal based activities/education and commercial facilities) compatible with agricultural/primary production, environmental, and landscape characteristics of the area.</li> </ul> <p><u>Proximity</u></p> <ul style="list-style-type: none"> <li>• Areas near townships and with good road access, to allow for value adding rural industry, and other forms of intensive agriculture / horticultural practices best suited to such locations.</li> <li>• Areas where existing infrastructure services can be capitalised to provide rural based tourism and commercial facilities.</li> <li>• Proximity to tourism routes and existing tourist facilities/attractions.</li> </ul> <p><u>Environmental Values</u></p> <ul style="list-style-type: none"> <li>• Areas with low to moderate environmental values (consideration of EVC classes), that can be sustained under anticipated land uses.</li> </ul> <p><u>Landscape Values</u></p> <ul style="list-style-type: none"> <li>• Areas with low to moderate landscape values that can be sustained under anticipated</li> </ul>	<p>Blores Hill Caravan Park is an existing caravan park in the FZ ten km from Glenmaggie township with good road access. The Victoria Planning Provisions prohibit new caravan parks in the FZ.</p> <p>The general area of the site may have environmental values and landscape values, however this would need to be investigated if this site was to be given further consideration for application of the RAZ. Council has now confirmed the site is cleared land previously used for agriculture, therefore the land has low environmental values and has low to medium landscape values. Nearby properties contain native forest and contributes to the attraction of the area and higher environmental values.</p> <p>The site has been used for rural based tourism for many years and the proximity to Lake Glenmaggie is the main reason for the popularity of the caravan park.</p> <p>Based on the RAZ criteria Blores Hill Caravan Park is considered appropriate for being rezoned RAZ.</p>

Site	RAZ Criteria	Suitability for the RAZ
	<b>land uses.</b>	

### Special Water Supply Catchment Areas

Areas of the Planning Unit are within the Glenmaggie Proclaimed Water Supply Catchment, concentrated around Lake Glenmaggie and Macalister River. Because of the importance of water resources for consumption and other beneficial uses including irrigation, environmental health, and recreation it is reasonable for reasons explained elsewhere in this report for an ESO8 to be applied over all such land.

#### Proposed zone and overlay changes are:

- Potentially rezone four sites from FZ to RAZ pursuant to the Wellington Planning Scheme. These sites are known as:
  - Valencia Creek Caravan Park (259 Smyths Road, Valencia Creek)
  - Wotton Lodge Education Centre (65 Hodges Road, Coongulla)
  - Blores Hill Caravan Park (474 Weir Road, Tinamba)
  - Paradise Valley Camping Ground (51 Gells Road, Glenmaggie)
  - Montana Caravan Park (Kellehers Road, Glenmaggie).
- Rezone site known as Wallaby Rise Camping Ground (29 Hurley Road, Glenmaggie) from RCZ to RAZ pursuant to the Wellington Planning Scheme and subject to further environmental considerations.
- Introduce an ESO8 to all private rural lands within the Glenmaggie SWSCA.

### 6.3.4 Planning Unit 4a (Rosedale-Stradbroke)

Topography and land use in this Planning Unit are the most varied of all the units. Topography varies from flat plains to gently undulating land bordering the Macalister Planning Unit through undulating land to hills across the south of the Unit. It also includes sandy gently undulating land east of the South Gippsland Highway through to Lake Victoria. Land use also varies from broadacre farming (mainly sheep, and dairy and beef cattle production), and some small areas of the MID, through to substantial plantation forestry mainly in the hills. On the sandy soils in the far east of the Unit there is also irrigated vegetable growing. Despite this variation the FZ is the dominant zone across the freehold lands, and this caters as-of-right for the above mentioned uses, with a 40 ha minimum for subdivision and below which a permit is required for a residence.

There has been no indication throughout the project of a need for zoning changes, and options for retaining and promoting primary production across the region should be encouraged.

#### Application of RAZ

There are several existing tourist uses within this Planning Unit zoned FZ, these are Frog Valley Cottages on the outskirts of Longford, Riverstay in Wurruk, Rosedale Caravan Park on the outskirts of Rosedale and Kilmany Park. Consideration of each of these sites for RAZ is discussed below.

Table 32: Application of RAZ

Site	RAZ Criteria	Suitability for the RAZ
<b>Kilmany Park</b> <b>1613 Settlement Road,</b> <b>Wurruk.</b>	<u>Land Use</u> <ul style="list-style-type: none"> <li>• <b>Areas where there are existing and/or new opportunities for rural</b></li> </ul>	<b>Kilmany Park is an existing tourism use in the FZ four km west of the centre of Sale. The site is used for tourism purposes and includes a</b>

Site	RAZ Criteria	Suitability for the RAZ
	<p>based tourism (bed and breakfasts, nature based / eco tourism / tourist routes / other coastal based activities/education and commercial facilities) compatible with agricultural/primary production, environmental, and landscape characteristics of the area.</p> <p><u>Proximity</u></p> <ul style="list-style-type: none"> <li>• Areas near townships and with good road access, to allow for value adding rural industry, and other forms of intensive agriculture / horticultural practices best suited to such locations.</li> <li>• Areas where existing infrastructure services can be capitalised to provide rural based tourism and commercial facilities.</li> <li>• Proximity to tourism routes and existing tourist facilities/attractions.</li> </ul>	<p>heritage listed mansion. Facilities include accommodation, and functions, reception and conference areas.</p> <p>The site has good road access via Settlement Rd and the Princes Highway to Sale, and has. good access to infrastructure services</p> <p>Based on Kilmany's Park consistency with the RAZ criteria, the site is considered appropriate for being rezoned RAZ.</p>
<p><b>Frog Gully Cottages</b> 2419 Rosedale-Longford Road, Longford</p>	<p><u>Land Use</u></p> <ul style="list-style-type: none"> <li>• Existing and likely future land use in the area to be primarily agricultural (as identified in zone provisions for RAZ and FZ), or other relevant primary production type (potentially including forestry).</li> <li>• Areas where there are existing and/or new opportunities for rural based tourism (bed and breakfasts, nature based / eco tourism / tourist routes / other coastal</li> </ul>	<p>The Frog Gully Cottages are in the FZ on Rosedale-Longford Rd five km from the centre of Longford. Road access is good.</p> <p>The environmental values and landscape values are unknown and would need to be investigated if this site was to be given further consideration for application the RAZ. Council has now confirmed the site is on land cleared for over 100 years for farming, therefore the environmental values are low, whereas landscape values are</p>



Site	RAZ Criteria	Suitability for the RAZ
	<p>based activities/education and commercial facilities) compatible with agricultural/primary production, environmental, and landscape characteristics of the area.</p> <p><u>Proximity</u></p> <ul style="list-style-type: none"> <li>• Areas near townships and with good road access, to allow for value adding rural industry, and other forms of intensive agriculture / horticultural practices best suited to such locations.</li> <li>• Areas where existing infrastructure services can be capitalised to provide rural based tourism and commercial facilities.</li> </ul> <p><u>Environmental Values</u></p> <ul style="list-style-type: none"> <li>• Areas with low to moderate environmental values (consideration of EVC classes), that can be sustained under anticipated land uses.</li> </ul> <p><u>Landscape Values</u></p> <ul style="list-style-type: none"> <li>• Areas with low to moderate landscape values that can be sustained under anticipated land uses.</li> </ul>	<p>medium.</p> <p>It is recommended that this site be considered for RAZ.</p>
<p>Riverstay 1-15 Princes Highway, Wurruk</p>	<p><u>Land Use</u></p> <ul style="list-style-type: none"> <li>• Areas where there are existing and/or new opportunities for rural based tourism (bed and breakfasts, nature based / eco tourism / tourist routes / other coastal based activities/education and commercial facilities)</li> </ul>	<p>It is understood by Council that this site is subject to Amendment C35 Part 2 to the Wellington Planning Scheme to rezone the land to mixed use zone.</p>

Site	RAZ Criteria	Suitability for the RAZ
	<p><b>compatible with agricultural/primary production, environmental, and landscape characteristics of the area.</b></p> <p><u>Proximity</u></p> <ul style="list-style-type: none"> <li>• <b>Areas near townships and with good road access, to allow for value adding rural industry, and other forms of intensive agriculture / horticultural practices best suited to such locations.</b></li> <li>• <b>Areas where existing infrastructure services can be capitalised to provide rural based tourism and commercial facilities.</b></li> <li>• <b>Proximity to tourism routes and existing tourist facilities/attractions.</b></li> </ul> <p><u>Environmental Values</u></p> <ul style="list-style-type: none"> <li>• <b>Areas with low to moderate environmental values (consideration of EVC classes), that can be sustained under anticipated land uses.</b></li> </ul> <p><u>Landscape Values</u></p> <ul style="list-style-type: none"> <li>• <b>Areas with low to moderate landscape values that can be sustained under anticipated land uses.</b></li> </ul>	
<p><b>Rosedale Caravan Park</b> <b>Cricket Street, Rosedale</b></p>	<p><u>Land Use</u></p> <ul style="list-style-type: none"> <li>• <b>Areas where there are existing and/or new opportunities for rural based tourism (bed and breakfasts, nature based / eco tourism / tourist routes / other coastal based activities/education and</b></li> </ul>	<p><b>The Rosedale Caravan Park is in the FZ on the outskirts of Rosedale. The Victoria Planning Provisions prohibit any new caravan parks in the FZ.</b></p> <p><b>Because of the site's proximity to Rosedale, consideration of the site's zoning is more suited to a</b></p>

Site	RAZ Criteria	Suitability for the RAZ
	<p><b>commercial facilities) compatible with agricultural/primary production, environmental, and landscape characteristics of the area.</b></p> <p><u>Proximity</u></p> <ul style="list-style-type: none"> <li>• <b>Areas near townships and with good road access, to allow for value adding rural industry, and other forms of intensive agriculture / horticultural practices best suited to such locations.</b></li> <li>• <b>Areas where existing infrastructure services can be capitalised to provide rural based tourism and commercial facilities.</b></li> <li>• <b>Proximity to tourism routes and existing tourist facilities/attractions.</b></li> </ul> <p><u>Environmental Values</u></p> <ul style="list-style-type: none"> <li>• <b>Areas with low to moderate environmental values (consideration of EVC classes), that can be sustained under anticipated land uses.</b></li> </ul> <p><u>Landscape Values</u></p> <ul style="list-style-type: none"> <li>• <b>Areas with low to moderate landscape values that can be sustained under anticipated land uses.</b></li> </ul>	<p><b>residential strategy.</b></p> <p><b>For this reason, the Rosedale Caravan Park is not further considered for rezoning to RAZ as part of the Rural Zones Review.</b></p>

### Special Water Supply Catchment Areas

This Planning Unit contains the northern side of the 544km<sup>2</sup> Merriman's Creek Special Catchment Area, as defined under the *Catchment and Land Protection Act 1994*. The catchment provides Seaspray's water supply, and its off take is on a stream side reserve managed by South Gippsland Water.

As discussed in section 6.1, state and local policies strongly provide for the protection of water catchments. The ESO8 has been designed specifically for the protection of water catchments.

**Proposed zone and overlay changes are:**

- Potentially rezone Kilmany Park (1613 Settlement Road, Wurruk) and Frog Gully Cottages (2419 Rosedale-Longford Road, Longford) from FZ to RAZ, pursuant to the Wellington Planning Scheme.
- Introduce an ESO8 across all land in the Merriman's SWSCA.

### 6.3.5 Planning Unit 4b (Eastern Plains)

This Planning Unit occupies the eastern side of the Shire. Its borders are: *West*, Macalister Planning Unit (PU2); *East*, East Gippsland Shire; *North*, Glenmaggie-Briagolong (PU3) and the Northern Ranges (PU1) Planning Units. Lake Wellington forms part of the southern boundary.

Much of this Unit in the east of the Shire is mainly flat to gently undulating with lighter sandy soils of average to low agricultural quality through to the northern shores of Lake Wellington. However land in the north west of the unit is undulating to hilly and mainly on sandy soils of average agricultural quality. The rural lands across the Unit are used mainly for sheep and cattle grazing, with plantation forestry prevalent in the north west. There is limited pressure for other uses including lifestyle living.

There is no evident reason for changing the land use zoning in this Planning Unit.

#### Special Water Supply Catchment Area

No areas of this Planning Unit are contained with a proclaimed water catchment area.

#### Proposed zone and overlay changes:

- There are no proposed zoning or overlay changes for this Planning Unit.

### 6.3.6 Planning Unit 5 (Strzelecki)

The unit has a long history of farming and native and *Pinus* timber production off public lands. Recent changes have seen the conversion of substantial areas of farmland to plantation forestry over the last 30 to 40 years, whereas conservation of native forest areas (eg Tarra Bulga National Park) has been for the past one hundred years, Farming also continues mainly as grazing enterprise. Much of this is on land adjacent to the ridgeline roads that predominate within the hillier parts of the Planning Unit and along the Hyland Highway through the Won Wron/ Carrajung/ Gormandale area. In consultation for this project, the plantation industry (via Gippsland Private Forests Inc.) has expressed general satisfaction with the current planning framework in the unit. Zoning across this unit is the FZ on private land and PCRZ on public land.

Some 'lifestyle living' has emerged, and while it has been suggested that some concerns have been expressed from this sector about forest operations including plantation harvest, these operations are legitimate activities under permitted uses. Persons buying land for whatever use in this Planning Unit should have done so, and will do so into the future in full knowledge of zoning and permitted uses on freehold lands,

It is therefore proposed that there is no apparent reason to change the existing main planning framework in the unit.

#### Application of RAZ

The introduction of the RAZ is proposed on a spot-location basis to identify the existence of tourism enterprise in areas supported by the Shire for promotion of tourism activity. Sites that were generally considered for the RAZ are currently located in the FZ and are seen to meet the RAZ criteria as outlined in Table 33.

Table 33: Application of RAZ

Site	RAZ Criteria	Suitability for the RAZ
<b>Best Friend Holiday Retreat</b> <b>1720 Tarra Valley Road, Tarra Valley</b>	<u>Land Use</u> <ul style="list-style-type: none"> <li>• <b>Areas where there are existing and/or new opportunities for rural based tourism (bed and breakfasts, nature based / eco tourism / tourist</b></li> </ul>	<b>The Best Friend Holiday Retreat is an existing tourism use in the FZ. It provides accommodation for people travelling with their pet dog.</b>  <b>The site is on Tarra Valley Road with good road access</b>

Site	RAZ Criteria	Suitability for the RAZ
	<p>routes / other coastal based activities/education and commercial facilities) compatible with agricultural/primary production, environmental, and landscape characteristics of the area.</p> <p><u>Proximity</u></p> <ul style="list-style-type: none"> <li>• Areas near townships and with good road access, to allow for value adding rural industry, and other forms of intensive agriculture / horticultural practices best suited to such locations.</li> <li>• Proximity to tourism routes and existing tourist facilities/attractions.</li> </ul> <p><u>Environmental Values</u></p> <ul style="list-style-type: none"> <li>• Areas with low to moderate environmental values (consideration of EVC classes), that can be sustained under anticipated land uses.</li> </ul> <p><u>Landscape Values</u></p> <ul style="list-style-type: none"> <li>• Areas with low to moderate landscape values that can be sustained under anticipated land uses.</li> </ul>	<p>and is located close to other land uses along the Tarra Valley Road.</p> <p>Tarra Valley Road provides a tourist route to and from the Tarra Bulga National Park.</p> <p>Being located close to the Tarra Bulga National Park, the site may have significant environmental and landscape values or sensitivities. This would require further clarification. Council has however confirmed that although the surrounding is forested or has riparian values, the site has been cleared and has low to medium environmental values.</p> <p>Based on these considerations, the Best Friend Holiday Retreat may be appropriate for being rezoned to RAZ.</p>
<p><b>Tarra Bulga Guesthouse</b> 1885 Grand Ridge Road, Balook</p>	<p><u>Land Use</u></p> <ul style="list-style-type: none"> <li>• Areas where there are existing and/or new opportunities for rural based tourism (bed and breakfasts, nature based / eco tourism / tourist routes / other coastal based activities/education and commercial facilities) compatible with</li> </ul>	<p>The Tarra Bulga Guesthouse is an existing tourism use in the FZ. While the site is not close to a township area, it has adequate road access via Grand Ridge Road, a main tourist routes through the Tarra Bulga National Park.</p> <p>The site may have significant environmental and landscape values or sensitivities associated with its location</p>

Site	RAZ Criteria	Suitability for the RAZ
	<p>agricultural/primary production, environmental, and landscape characteristics of the area.</p> <p><u>Proximity</u></p> <ul style="list-style-type: none"> <li>• Areas near townships and with good road access, to allow for value adding rural industry, and other forms of intensive agriculture / horticultural practices best suited to such locations.</li> <li>• Proximity to tourism routes and existing tourist facilities/attractions.</li> </ul> <p><u>Environmental Values</u></p> <ul style="list-style-type: none"> <li>• Areas with low to moderate environmental values (consideration of EVC classes), that can be sustained under anticipated land uses.</li> </ul> <p><u>Landscape Values</u></p> <ul style="list-style-type: none"> <li>• Areas with low to moderate landscape values that can be sustained under anticipated land uses.</li> </ul>	<p>on the edge of the Tarra Bulga National Park. This would require further clarification. Council has now confirmed the site has low environmental values and no special sensitivities as the site has been cleared and has a planted garden,</p> <p>Council wishes to encourage tourism uses in this area, therefore subject to the site not possessing special environmental values or sensitivities, it is recommended for this site to be rezoned RAZ.</p>
<p><b>Tarra Valley Caravan Park “Fernholme”</b></p> <p>1906 Tarra Valley Road, Tarra Valley</p>	<p><u>Land Use</u></p> <ul style="list-style-type: none"> <li>• Areas where there are existing and/or new opportunities for rural based tourism (bed and breakfasts, nature based / eco tourism / tourist routes / other coastal based activities/education and commercial facilities) compatible with agricultural/primary production, environmental, and landscape characteristics of the area.</li> </ul>	<p>The Tarra Valley Caravan Park is an existing caravan park in the FZ. The Wellington Planning Scheme prohibits any new caravan parks in the FZ. Access is via Tarra Valley Rd, a main tourist route to the Tarra Bulga National Park</p> <p>The caravan park is not located close to a township,</p> <p>The site may have significant environmental and landscape values or sensitivities associated with its proximity to the Tarra Bulga National Park. This would require further clarification. Council</p>

Site	RAZ Criteria	Suitability for the RAZ
	<p><u>Proximity</u></p> <ul style="list-style-type: none"> <li>• Areas near townships and with good road access, to allow for value adding rural industry, and other forms of intensive agriculture / horticultural practices best suited to such locations.</li> <li>• Proximity to tourism routes and existing tourist facilities/attractions.</li> </ul> <p><u>Environmental Values</u></p> <ul style="list-style-type: none"> <li>• Areas with low to moderate environmental values (consideration of EVC classes), that can be sustained under anticipated land uses.</li> </ul> <p><u>Landscape Values</u></p> <ul style="list-style-type: none"> <li>• Areas with low to moderate landscape values that can be sustained under anticipated land uses.</li> </ul>	<p>has now confirmed that the site contains some remnant native vegetation, however the vegetation is not contiguous with the Tarra Bulga National Park. Council has indicated that the environmental values of this site is likely to be moderate,</p> <p>Subject to the site not possessing special environmental values or sensitivities, it is recommended that the site is suitable for being rezoned RAZ.</p>
<p><b>Eilean Donan Tearoom and Garden</b>  <b>1409 Tarra Valley Road, Tarra Valley</b></p>	<p><u>Land Use</u></p> <ul style="list-style-type: none"> <li>• Areas where there are existing and/or new opportunities for rural based tourism (bed and breakfasts, nature based / eco tourism / tourist routes / other coastal based activities/education and commercial facilities) compatible with agricultural/primary production, environmental, and landscape characteristics of the area.</li> </ul> <p><u>Proximity</u></p> <ul style="list-style-type: none"> <li>• Areas near townships and with good road access, to allow for value adding rural industry,</li> </ul>	<p>The Eilean Donan Tearoom and Garden is an existing tourism use zoned FZ.</p> <p>The site is not close to a township, and is seven km from the Tarra Bulga National Park. It has good access via Tarra Bulga Rd.</p> <p>The property may have landscape and environmental values or sensitivities associated with its proximity to the Tarra Bulga National Park and the Tarra River. Council has indicated that the site over three hectares of cleared land and has an extensive planted garden, with some mature remnant vegetation along river. Council considers that the site is likely to have moderate</p>



Site	RAZ Criteria	Suitability for the RAZ
	<p>and other forms of intensive agriculture / horticultural practices best suited to such locations.</p> <ul style="list-style-type: none"> <li>Proximity to tourism routes and existing tourist facilities/attractions.</li> </ul> <p><i>Environmental Values</i></p> <ul style="list-style-type: none"> <li>Areas with low to moderate environmental values (consideration of EVC classes), that can be sustained under anticipated land uses.</li> </ul> <p><i>Landscape Values</i></p> <ul style="list-style-type: none"> <li>Areas with low to moderate landscape values that can be sustained under anticipated land uses.</li> </ul>	<p>environmental values.</p> <p>Subject to the site not possessing special environmental values or sensitivities, it is considered suitable for rezoning to RAZ to compliment to the tourism use in a prime tourist location near the Tarra Bulga National Park.</p>
<p><b>Westall Balook Campus</b> 1650 Bulga Park Road, Balook</p>	<p><i>Land Use</i></p> <ul style="list-style-type: none"> <li>Areas where there are existing and/or new opportunities for rural based tourism (bed and breakfasts, nature based / eco tourism / tourist routes / other coastal based activities/education and commercial facilities) compatible with agricultural/primary production, environmental, and landscape characteristics of the area.</li> <li>Existing and/or opportunities for new agricultural/primary production and environmental education and research facilities.</li> </ul> <p><i>Proximity</i></p> <ul style="list-style-type: none"> <li>Areas near townships and with good road access, to allow for value</li> </ul>	<p>The Westall Balook Campus is a school camp located within the Tarra Bulga National Park. The site does not need to be rezoned RAZ because PCRZ is considered appropriate for the current use.</p>

Site	RAZ Criteria	Suitability for the RAZ
	<p>adding rural industry, and other forms of intensive agriculture / horticultural practices best suited to such locations.</p> <ul style="list-style-type: none"> <li>Proximity to tourism routes and existing tourist facilities/attractions.</li> </ul> <p><i>Environmental Values</i></p> <ul style="list-style-type: none"> <li>Areas with low to moderate environmental values (consideration of EVC classes), that can be sustained under anticipated land uses.</li> </ul> <p><i>Landscape Values</i></p> <ul style="list-style-type: none"> <li>Areas with low to moderate landscape values that can be sustained under anticipated land uses.</li> </ul>	
<p><b>Chester Hill Cottages</b> 46 Bowdens Road, Won Wron</p>	<p><i>Environmental Values</i></p> <ul style="list-style-type: none"> <li>Areas with low to moderate environmental values (consideration of EVC classes), that can be sustained under anticipated land uses.</li> </ul> <p><i>Landscape Values</i></p> <ul style="list-style-type: none"> <li>Areas with low to moderate landscape values that can be sustained under anticipated land uses.</li> </ul>	<p>Chester Hill Cottages are in the FZ and is distant from large towns and facilities. The site is 4.5 km from the Won Wron Village and on a designated tourist route from Traralgon to Yarram.</p> <p>Council has indicated that the site has low environmental values, due to the garden setting and working farm. The hillside, however, has moderate landscape values.</p> <p>If this site was considered appropriate for rezoning to the RAZ, the landscape values would need to be further investigated.</p> <p>Although the site is distant from townships it is located on a tourist route and may be appropriate for RAZ.</p>
<p><b>Windmill Caravan Park</b> 460 Commercial Road,</p>	<p><i>Land Use</i></p> <ul style="list-style-type: none"> <li>Existing and likely future land use in the area to be</li> </ul>	<p>The Windmill Caravan Park is an existing tourism use, located partially within in</p>

Site	RAZ Criteria	Suitability for the RAZ
Yarram	<p>primarily agricultural (as identified in zone provisions for RAZ and FZ), or other relevant primary production type (potentially including forestry).</p> <ul style="list-style-type: none"> <li>• Areas where there are existing and/or new opportunities for rural based tourism (bed and breakfasts, nature based / eco tourism / tourist routes / other coastal based activities/education and commercial facilities) compatible with agricultural/primary production, environmental, and landscape characteristics of the area.</li> </ul> <p><i>Proximity</i></p> <ul style="list-style-type: none"> <li>• Areas near townships and with good road access, to allow for value adding rural industry, and other forms of intensive agriculture / horticultural practices best suited to such locations.</li> <li>• Areas where existing infrastructure services can be capitalised to provide rural based tourism and commercial facilities.</li> </ul>	<p>Residential 1 Zone and FZ on the outskirts of Yarram. The Victoria Planning Provisions prohibit any new caravan parks in the FZ.</p> <p>As the caravan is located on the edge of Yarram, consideration of the site for rezoning to the RAZ would be more appropriate for a rural living review/strategy.</p>
<p><b>Ship Inn Motel</b> 480 Commercial Road, Yarram</p>	<p><i>Land Use</i></p> <ul style="list-style-type: none"> <li>• Existing and likely future land use in the area to be primarily agricultural (as identified in zone provisions for RAZ and FZ), or other relevant primary production type (potentially including forestry).</li> <li>• Areas where there are existing and/or new opportunities for rural</li> </ul>	<p>The Ship Inn Motel is an existing tourism use, partially in the FZ. on the outskirts of Yarram</p> <p>Consideration of the site for rezoning to the RAZ would be more appropriate for a rural living review/strategy.</p>

Site	RAZ Criteria	Suitability for the RAZ
	<p>based tourism (bed and breakfasts, nature based / eco tourism / tourist routes / other coastal based activities/education and commercial facilities) compatible with agricultural/primary production, environmental, and landscape characteristics of the area.</p> <p><u>Proximity</u></p> <ul style="list-style-type: none"> <li>• Areas near townships and with good road access, to allow for value adding rural industry, and other forms of intensive agriculture / horticultural practices best suited to such locations.</li> <li>• Areas where existing infrastructure services can be capitalised to provide rural based tourism and commercial facilities.</li> </ul>	
<p><b>Forest Lodge Farm</b> 52 Forest Lodge Road, Jack River</p>	<p><u>Land Use</u></p> <ul style="list-style-type: none"> <li>• Existing and likely future land use in the area to be primarily agricultural (as identified in zone provisions for RAZ and FZ), or other relevant primary production type (potentially including forestry).</li> <li>• Areas where there are existing and/or new opportunities for rural based tourism (bed and breakfasts, nature based / eco tourism / tourist routes / other coastal based activities/education and commercial facilities) compatible with agricultural/primary</li> </ul>	<p>The Forest Farm Lodge is an existing tourism use, located in the FZ.</p> <p>The site is not located close to a township and is not located on a major road.</p> <p>The environmental and landscape values of this site would need to be investigated further if the site was considered appropriate for the RAZ,</p> <p>However, due to the sites isolation rezoning to RAZ is not recommended.</p>

Site	RAZ Criteria	Suitability for the RAZ
	<p><b>production, environmental, and landscape characteristics of the area.</b></p> <p><u>Environmental Values</u></p> <ul style="list-style-type: none"> <li>• <b>Areas with low to moderate environmental values (consideration of EVC classes), that can be sustained under anticipated land uses.</b></li> </ul> <p><u>Landscape Values</u></p> <ul style="list-style-type: none"> <li>• <b>Areas with low to moderate landscape values that can be sustained under anticipated land uses.</b></li> </ul>	
<p><b>Toms Cap Vineyard</b>  <b>306 &amp; 322 Lays Road, Wilung South</b></p>	<p><u>Land Use</u></p> <ul style="list-style-type: none"> <li>• <b>Existing and likely future land use in the area to be primarily agricultural (as identified in zone provisions for RAZ and FZ), or other relevant primary production type (potentially including forestry).</b></li> <li>• <b>Areas where there are existing and/or new opportunities for rural based tourism (bed and breakfasts, nature based / eco tourism / tourist routes / other coastal based activities/education and commercial facilities) compatible with agricultural/primary production, environmental, and landscape characteristics of the area.</b></li> </ul> <p><u>Environmental Values</u></p> <ul style="list-style-type: none"> <li>• <b>Areas with low to moderate environmental values (consideration of EVC classes), that can be sustained under</b></li> </ul>	<p><b>The Toms Cap Vineyard is an existing tourism use partially in the FZ.</b></p> <p><b>The site is not close to township area and is not located on a major road.</b></p> <p><b>The environmental and landscape values of this site would need to be investigated further if the site was considered appropriate for the RAZ,</b></p> <p><b>However, due to the sites isolation rezoning to RAZ is not recommended.</b></p>

Site	RAZ Criteria	Suitability for the RAZ
	<p><b>anticipated land uses.</b></p> <p><u>Landscape Values</u></p> <ul style="list-style-type: none"> <li>• <b>Areas with low to moderate landscape values that can be sustained under anticipated land uses.</b></li> </ul>	

### Special Water Supply Catchment Areas

It is proposed to introduce the ESO8 for Special Water Supply Catchments in this Planning Unit on areas in the Merrimans Creek the Tarra Creek and the Agnes Creek Special Water Catchment Areas as designated under the *Catchment and Land Protection Act 1994*. As discussed elsewhere in this report, water is of such importance in Victoria that it is quite appropriate for considerations to be triggered when developments are proposed in Special Water Catchment areas that could have potential to impact on water quality and quantity. While the Shire has a local policy for such water catchments this does not necessarily direct attention to development matters in the Catchments, unless identified by Shire planning staff, and does not carry the same weight as the application of an overlay.

### Other

Other land sustainability hazards have been identified in this Unit including soil erosion and land slip. Justification for the application of Overlays to identify such hazards at point locations or across districts would need to be the subject of detailed studies. Such studies have not occurred under the current project and recommendations are therefore not made that relate to those matters. Also no judgement is able to be made from this project as to whether or not such studies should be commissioned by Council.

### Proposed zone and overlay changes are:

- Rezone four sites from RAZ to FZ pursuant to the Wellington Planning Scheme. Three of these sites are located on Tarra Valley Road and are known as Best Friend Holiday Retreat, Tarra Valley Caravan Park, Eilean Donan Tearoom & Garden. Also, one site known as Tarra Bulga Guest House on Grand Ridge Road.
- Potential rezone of Chester Hill Cottages (46 Bowdens Road, Won Wron) from FZ to RAZ subject to clarification of landscape considerations.
- Introduce an ESO8 for SWSCA.

### 6.3.7 Planning Unit 6 (Coastal West, Hinterland)

This Planning Unit is dominated by extensive grazing use (mainly beef cattle and sheep with some dairying) on average to low quality agricultural sand based coastal soils located between the coastal dunes and the base of the Strzelecki Range. There are also smaller areas of plantation forest, and public reserves. Population across the rural areas is sparse, consistent with the dominant FZ with a 40 ha minimum subdivision size. The land contains sub-surface waters that provide some irrigation, but the water is fully committed, hence limiting expansion of irrigated agriculture including dairying. Its contribution to the economy of the Shire's towns including that of Yarram will be significant, due to the size of the Unit.

The unit is largely free of pressures to compete with agriculture, including for non-production type rural living, and there are no particular conservation strengths. However, low lying land inland of the coastal dunes could be susceptible to impacts from rising sea levels. This could include rising watertables and associated land salinity. There are no points of difference in the Unit to attract tourism or 'lifestyle living' relative to other coastal areas closer to main population centres.

There is therefore no evident reason to change land use zoning in the Unit.

### Special Water Supply Catchment Areas

The northern section of the Planning Unit is covered by the Merrimans Creek Special Areas as designated under the *Catchment and Land Protection Act 1994*. It is proposed to introduce the ESO8 for Special Water Supply Catchments in this area of the Planning Unit. As discussed elsewhere in the report, it is important for proclaimed water catchment areas to be protected because the quality of water needs to be ensured for human consumption, domestic and rural irrigation purposes.

#### Proposed zone and overlay changes are:

- There are no proposed zoning changes within this Planning Unit.
- Introduce an ESO8 for SWSCAs.

### 6.3.8 Planning Unit 7 (Coastal East, Hinterland)

This Planning Unit is mainly on low lying land in the far south east of the Shire abutting the south side of Lakes Victoria and Wellington. It contains a mix of private and public land and the quality of the sandy soils is average to poor, which supports strong growth of coastal bushland featuring associations of melaleuca, banksia, tea tree, wattles, and various coastal eucalypts and bracken fern. Bracken proliferates on cleared sandy farmlands lands where not controlled. The farmed areas have been almost totally cleared of native vegetation and are very sparsely settled.

The farming areas are in the FZ with 40 ha minimums for subdivision and dwelling construction without a permit. Much of the Unit is relatively isolated and experiences little pressure for alternative uses. Also the extensive low lying lands may experience impacts from rising sea levels backing back through the Gippsland Lakes. This could cause extensive inundation and raising of watertables to expand existing land salinity.

There are no evident reasons for changing land use zoning in the Planning Unit. However subject to further intensive investigation there may be strong justification for application of overlays for hazards such as salinity and land inundation.

#### Application of RAZ

The following tourism enterprise sites have been assessed against the RAZ criteria to determine whether they are appropriate for rezoning to the RAZ.

Table 34: Application of RAZ

Site	RAZ Criteria	Suitability for the RAZ
<p><b>Lakeview Caravan Park</b>  <b>211-219 Hollands Landing Road, Hollands Landing</b></p>	<p><u>Proximity</u></p> <ul style="list-style-type: none"> <li>• Areas near townships and with good road access, to allow for value adding rural industry, and other forms of intensive agriculture / horticultural practices best suited to such locations.</li> <li>• Proximity to tourism routes and existing tourist facilities/attractions.</li> </ul> <p><u>Environmental Values</u></p>	<p><b>The Lakeview Caravan Park is an existing caravan park within the FZ. The Victoria Planning Provisions prohibit any new caravan parks in the FZ.</b></p> <p><b>The site is close to a settlement area and close to Lake Victoria, which is a tourist attraction. However the area has limited infrastructure services.</b></p> <p><b>It is likely that the site has environmental and landscape values because of its proximity to Lake Victoria</b></p>

Site	RAZ Criteria	Suitability for the RAZ
	<ul style="list-style-type: none"> <li>Areas with low to moderate environmental values (consideration of EVC classes), that can be sustained under anticipated land uses.</li> </ul> <p><u>Landscape Values</u></p> <ul style="list-style-type: none"> <li>Areas with low to moderate landscape values that can be sustained under anticipated land uses.</li> </ul>	<p>(this would require further investigation). The site is also subject to flooding.</p> <p>Due to the sensitive nature of the location (including susceptibility to flooding) together with its lack of infrastructure it is services, it is considered inappropriate to encourage additional tourism uses to this area by rezoning the site RAZ</p>
<p><b>Roseneath Park</b> 422 Woodpile Road, Meerlieu</p>	<p><u>Proximity</u></p> <ul style="list-style-type: none"> <li>Areas near townships and with good road access, to allow for value adding rural industry, and other forms of intensive agriculture / horticultural practices best suited to such locations.</li> <li>Proximity to tourism routes and existing tourist facilities/attractions.</li> </ul> <p><u>Environmental Values</u></p> <ul style="list-style-type: none"> <li>Areas with low to moderate environmental values (consideration of EVC classes), that can be sustained under anticipated land uses.</li> </ul> <p><u>Landscape Values</u></p> <ul style="list-style-type: none"> <li>Areas with low to moderate landscape values that can be sustained under anticipated land uses.</li> </ul>	<p>Roseneath Park is an existing tourism use in the FZ.</p> <p>The site is not close to a settlement area, or infrastructure services.</p> <p>Due to the site's close proximity to Lake Wellington it may have environmental and/or landscape values. This would require further investigation.</p> <p>Due to the sensitive nature of this area, it is considered inappropriate to encourage additional tourism uses by rezoning the site RAZ.</p>
<p><b>Seacombe Sunshine Lodge-Brannico</b> 179 Seacombe Landing Road, Seacombe</p>	<p><u>Environmental Values</u></p> <ul style="list-style-type: none"> <li>Areas with low to moderate environmental values (consideration of EVC classes), that can be sustained under anticipated land uses.</li> </ul>	<p>The Seacombe Sunshine Lodge is an existing tourism use in the FZ on an inlet to Lake Wellington. The site is quite isolated on an unsealed road and is not located near a main settlement area.</p>



Site	RAZ Criteria	Suitability for the RAZ
	<p><u>Landscape Values</u></p> <ul style="list-style-type: none"> <li>• <b>Areas with low to moderate landscape values that can be sustained under anticipated land uses.</b></li> </ul>	<p><b>It is likely for the site to have environmental and/or landscape values due to its location. The site is also subject to flooding.</b></p> <p><b>Due to the sensitive nature of this area (including susceptibility to flooding), it is considered inappropriate to encourage additional tourism uses to this area by rezoning the site RAZ.</b></p>

### Special Water Supply Catchment Areas

No areas of this Planning Unit are contained within SWSCAs.

### Proposed zone and overlay changes:

- There are no proposed zoning or overlay changes for this Planning Unit.

### 6.3.9 Planning Unit 8 (Coastal)

The Planning Unit contains a sensitive and fragile coastal sand dune environment which is an integral component of Ninety Mile Beach. Sand dunes along the coastline are highly vulnerable to wind erosion, and can deteriorate rapidly and severely when subjected to disturbance. This can often appear as 'blow outs' in the dunes, where vegetation has been disturbed. Walking tracks over dunes are a primary cause, as these expose dune sands to winds coming directly off the water. Therefore, dunes are often fenced and tracks across them boarded or otherwise sealed. The seaward face of the dunes experiences cyclical erosion and deposition associated with storm and climatic conditions, and will be at severe risk of degradation and potential removal from sea level rises should these occur.

The entire unit may be altered and parts destroyed by sea level change should this occur, particularly if accompanied by higher storm activity. The dunes system could be removed and low lying areas behind the dunes may be inundated with sea water. In the eastern and western ends of the Planning Unit, the Gippsland Lakes Coastal Park and the Nooramunga Marine and Coastal Park respectively have diverse vegetation and habitats range. These public land areas will also undergo substantial change if sea level rises occur.

VCAT made a landmark decision in August 2008 in regards to risk of coastal inundation due to impacts of climate change. The applications were for six separate lots with a dwelling on each lot. The land is zoned FZ and is located close to the coast in Toora within South Gippsland Shire Council. The applications were rejected by VCAT on the grounds that the proposed dwellings were on the contrary to the purpose of the FZ and are situated outside coastal settlement areas. This decision was also made in relation to implications caused by climate change (sea level rise, increased storm severity and risk of coastal inundation). The decision noted that climate change will result in extreme weather conditions, which is outside the historic weather conditions that planners base their decisions on for assessing future impacts. In this case, the decision was made that the subject land had unacceptable risk to inundation due to increased storm severity and sea level rise.<sup>17</sup>

### Old Port Foreshore Road

There appear to be a limited number of locations close to some settlements where FZ land has low strategic value for primary production due to a number of constraints such as low agricultural quality, fragmentation into lots too small to support productive land use, retention of environmental values (i.e.

<sup>17</sup> Austlii, Victorian Civil and Administrative Tribunal Decisions, Gippsland Coastal Board v South Gippsland SC & Ors (No 2) (includes Summary) (Red Dot) [2008] VCAT 1545 (29 July 2008), viewed 28/10/08, <<http://www.austlii.edu.au>>.

vegetation or habitat types, or wetlands) that may have some significance. One example sites include the following:

- Old Port Foreshore Road, Port Albert with land fragmented into lots of 3.6 to 8 hectares (9 to 20 acres) is zoned FZ. Some of this land is heavily vegetated with banksias ad grass trees.

In context of the above various planning tool options are potentially applicable to the situation. The main options are:

- Retention of the FZ; and
- Rezoning to RCZ.

The benefits and disadvantages of these options are described in Table 35 below.

**Table 35: Zoning options for Old Port Foreshore Road**

Retention of FZ as is	
Benefits	Disadvantages
<b>Retention of FZ is consistent with surrounding land.</b>	<b>The FZ is to provide for the use of land for agriculture, however landholders cannot use it for this purpose because the lots are too small to be productively be used.</b>
<b>Retention of FZ would provide protection for consideration of this site for any other rural residential review.</b>	<b>These lots have poor agricultural qualities.</b>
	<b>Existing vegetation would need to be retained due to its environmental significance.</b>
	<b>Restrictive range of permitted uses for example caravan park and other tourism type uses are prohibited.</b>
Rezoning to RCZ	
Benefits	Disadvantages
<b>This would conserve the environmental values of the land.</b>	<b>Further investigation would be needed to confirm environmental values.</b>
<b>RCZ could provide for broader range of uses consistent with the conservation of environmental and landscape values of the area.</b>	
<b>Less restriction in relation to range of uses such as dwelling, caravan park etc.</b>	

For the above reasons, particularly the existing environmental values of the land, it is recommended for the land to be zoned RCZ.

### Application of RAZ

Based on generic RAZ criteria the following tourism uses in Table 36 have been assessed this criteria to determine wether the sites are appropriate for being zoned RAZ.

**Table 36: Application of RAZ**

Site	RAZ Criteria	Suitability for the RAZ
<b>Fishwell Lodge and Illawong</b>	<u>Land Use</u>	<b>Fishwell Lodge is an existing</b>

Site	RAZ Criteria	Suitability for the RAZ
<p><b>Lodge by the Sea</b> 105 Langs Road, Robertsons Beach</p>	<ul style="list-style-type: none"> <li>• <b>Areas where there are existing and/or new opportunities for rural based tourism (bed and breakfasts, nature based / eco tourism / tourist routes / other coastal based activities/education and commercial facilities) compatible with agricultural/primary production, environmental, and landscape characteristics of the area.</b></li> </ul> <p><i>Proximity</i></p> <ul style="list-style-type: none"> <li>• <b>Areas near townships and with good road access, to allow for value adding rural industry, and other forms of intensive agriculture / horticultural practices best suited to such locations.</b></li> <li>• <b>Proximity to tourism routes and existing tourist facilities/attractions.</b></li> </ul> <p><i>Environmental Values</i></p> <ul style="list-style-type: none"> <li>• <b>Areas with low to moderate environmental values (consideration of EVC classes), that can be sustained under anticipated land uses.</b></li> </ul> <p><i>Landscape Values</i></p> <ul style="list-style-type: none"> <li>• <b>Areas with low to moderate landscape values that can be sustained under anticipated land uses.</b></li> </ul>	<p>tourism use in the FZ just outside the township zoned area of Robertsons Beach</p> <p>Due to the site's close proximity to Robertsons Beach it is recommended for it to be considered as part of a rural living review/strategy rather than the Rural Zones Review.</p>
<p><b>Seabank Caravan Park</b> 95 Old Port Road, Landsborough</p>	<p><i>Land Use</i></p> <ul style="list-style-type: none"> <li>• <b>Areas where there are existing and/or new opportunities for rural based tourism (bed and breakfasts, nature based</b></li> </ul>	<p>Seabank Caravan Park is an existing tourism use in the FZ. This site has moderate Road access via Yarram Port Albert Rd (a tourism route to Port Albert).</p>

Site	RAZ Criteria	Suitability for the RAZ
	<p data-bbox="657 250 995 600"><b>/ eco tourism / tourist routes / other coastal based activities/education and commercial facilities) compatible with agricultural/primary production, environmental, and landscape characteristics of the area.</b></p> <p data-bbox="603 618 718 645"><i>Proximity</i></p> <ul data-bbox="603 663 995 1093" style="list-style-type: none"> <li data-bbox="603 663 995 949">• <b>Areas near townships and with good road access, to allow for value adding rural industry, and other forms of intensive agriculture / horticultural practices best suited to such locations.</b></li> <li data-bbox="603 967 995 1093">• <b>Proximity to tourism routes and existing tourist facilities/attractions.</b></li> </ul> <p data-bbox="603 1111 868 1137"><i>Environmental Values</i></p> <ul data-bbox="603 1155 995 1352" style="list-style-type: none"> <li data-bbox="603 1155 995 1352">• <b>Areas with low to moderate environmental values (consideration of EVC classes), that can be sustained under anticipated land uses.</b></li> </ul> <p data-bbox="603 1370 829 1397"><i>Landscape Values</i></p> <ul data-bbox="603 1415 995 1576" style="list-style-type: none"> <li data-bbox="603 1415 995 1576">• <b>Areas with low to moderate landscape values that can be sustained under anticipated land uses.</b></li> </ul>	<p data-bbox="1015 250 1410 439"><b>The caravan park may have significant environmental and landscape values because it is located close to a coastal area. This would require further clarification.</b></p> <p data-bbox="1015 456 1378 555"><b>The site is considered to be inappropriate for being rezoned RAZ.</b></p>

### Special Water Supply Catchment Areas

No areas of this Planning Unit are contained with a proclaimed water catchment area.

#### Proposed zone and overlay changes are:

- There are no proposed overlay changes for this Planning Unit.
- Potential rezoning of Old Port Foreshore Road from FZ to RCZ subject to further investigations particularly in relation to environmental values.

## 6.4 Other

Some other issues identified below were identified by the community during the project that are beyond the scope of this project but do require consideration by Council. These include the following:

1. The future and management of rural living areas abutting the towns.

A number of schedules specify different subdivision sizes to the Rural Living Zone around towns such as Heyfield. Some of this has historic rationale that is now superseded. For example, industry in towns has changed, such as the closing of saw mills that required buffers that may now not be relevant or required.

It does not necessarily follow that such societal changes mean that existing historic schedules need to be changed, as it is reasonable for a range of situations to apply. It is also the case that purchasers buy land under certain conditions and should not necessarily believe that changes in those conditions should necessarily occur on the basis of them developing different ideas.

Nonetheless it is recommended that Council should undertake a Rural Living Review/Housing Strategy to review these issues to provide guidance for these areas including the efficient land use and provision of services.

2. There appear to be a limited number of locations close to some settlements where FZ land has low strategic value for primary production due to a number of constraints such as low agricultural quality, fragmentation into lots too small to support productive land use, retention of environmental values (i.e. vegetation or habitat types, or wetlands) that may have some significance. Two example sites include the following
  - Old Port Foreshore Road, Port Albert with land fragmented into lots of 3.6 to 8 hectares (9 to 20 acres) is zoned FZ. Some of this land is heavily vegetated with banksias and grass trees discussed in Planning Unit 8.
  - Corner Old Port Road and Yarram-Port Albert Road (near Yarram), where land is zoned FZ. The lot is 62 acres, 80% of which is bush and the landholder is not allowed to clear the land.

## 7 Strategic Planning Framework

### 7.1 Updates to Local Planning Policy Framework

#### **Clause 21 Municipal Strategic Statement**

##### *Clause 21.03*

Incorporate a copy of the overall Rural Areas Plan illustrating the nine Planning Units into section 21.03-2. There will also need to be some text to provide an overview of the plan.

##### *Clause 21.04 Settlement*

- Incorporate in the section headed Overview a description of the Rural Areas.
- Update the first bullet point in the section headed Undertaking Further Strategic Work.

##### *Clause 21.05 Environment*

- Update the Rural Areas description in the section headed Overview.
- Update the Rural Areas description in the section headed Environment Strategies.

##### *Clause 21.06 Economic*

- Update the Agriculture, Timber and Tourism description the section headed Overview.
- Update Agricultural and timber production description under the Economic Development Strategies.
- Update first and last (if required) bullet point in the section headed Undertaking Further Strategic work.

##### *Insert New Rural Areas Clause XX*

- Provide a description and overview of each of the Planning Units based information in Planning Unit tabulations.

##### *Clause 21.09 Reference Documents*

- Incorporate Rural Zones Review.

#### **Clause 22 Local Planning Policies**

##### *Clause 22.01 Special Water Supply Catchment Areas Policy*

- Delete this policy.

##### *Clause 22.02 Small Rural Lots Policy*

- Delete this policy and insert new Rural Areas Policy.

### 7.2 Zone Updates

#### **Revised Zone Locations**

##### **RCZ to FZ**

##### Planning Unit 1

- Rezone freehold properties north west of Dargo (along Wonnangatta River) currently zoned RCZ to FZ with an ESO8 for protection of water catchment values, subject to **clarification of environmental considerations.**

##### **FZ to RAZ**

##### Planning Unit 1

- Rezone two sites known as the Dargo Valley Winery and Dargo River Inn located at 1 and 13 Lower Dargo Road, Dargo respectively.
- Rezone one site known as Wollangarra Camp (3439 Licola Road, Glenmaggie) subject to **clarification of environmental considerations.**
- Land to the south of Licola township (section of Allot. 1 Parish of Worrowing and section of Lot 1 TP812798), further clarification of details required.

#### Planning Unit 3

- Paradise Valley Camping Ground, (51 Gells Road, Glenmaggie).
- Blores Hill Caravan Park (474 Weir Road, Tinamba).
- Valencia Creek Caravan Park (259 Smyths Road, Valencia Creek).
- Wotton Lodge Education Centre (65 Hodges Road, Coongulla).
- Montana Caravan Park (Kellehers Road, Glenmaggie).

#### Planning Unit 4

- Potential rezone Kilmany Park (1613 Settlement Road, Wurruk).
- Frog Stay Cottages (2419 Rosedale-Longford Road, Longford).

#### Planning Unit 5

- Potential rezone Best Friend Holiday Retreat (1720 Tarra Valley Rd, Tarra Valley).
- Potential rezone Tarra Valley Caravan Park (Fernholme, 1906 Tarra Valley Road, Tarra Valley).
- Potential Eilean Donan Tearoom & Garden (1409 Tarra Valley Road, Tarra Valley).
- Potential rezone Tarra Bulga Guest House (1885 Grand Ridge Road, Balook).
- Potential rezone of Chester Hill Cottages (46 Bowdens Road, Won Wron), subject to **clarification of landscape considerations.**

### **RCZ to RAZ**

#### Planning Unit 3

- Potential rezone site known as Wallaby Rise Camping Ground (29 Hurley Road, Glenmaggie) subject to **clarification of environmental considerations.**

### **Other**

#### Planning Unit 8

- Potential rezoning of several properties on Old Port Foreshore Road, Port Albert (Allot. 140 Parish of Alberton East, Allot. 139 Parish of Alberton East, Lot 1 TP330200, Lot 1 TP744656, Lot 4 LP145912 and Lot 2 LP145912) from FZ to RCZ **subject to clarification of environmental considerations** and discussions with Council officers.

### **Rural Activity Zone – Changes to schedule**

- Minimum subdivision area (hectares) all land – 40 hectares
- Maximum areas for each no permit is required to use land for timber production (hectares). All lands - 40 hectares.
- Minimum area for which no permit is required to alter or extend an existing dwelling (square metres). All land is 40 hectares.
- Restaurant (number of patrons). All land is – 20 bedrooms maximum.
- Permit required for earthworks which changes the rate of flow or the discharge point of water across a property boundary.
- Permit required for earth works which increase the discharge of saline groundwater. All land.

## **7.3 Overlay Updates**

Application of the ESO8 to all private land with the Shire within:

- Glenmaggie SWSCA
- Mitchell River SWSCA
- Merrimans Creek SWSCA
- Agnes River SWSC

#### **7.4 General Provisions**

There may be need to changes made to Clause 66 Referral and Notice Provisions.



# Appendix A Document Review

## Appendix A Document Review

Table 36 identifies documents that have been used to provide substantial strategic input to the project. Other documents not identified in the Table were also referred to and have been used to differing extents. Table 36 therefore provides an indication of key resource material used rather than a detailed identification of all documents.

**Table 37: List of Reviewed Documents**

Wellington Shire
<i>Between Settlements Strategic Framework: East Gippsland &amp; Wellington Shires, Coastal Towns Design Framework Volume 2, Meinhardt Infrastructure &amp; Environment Pty Ltd, 2006.</i>
<i>Building Bushfire Protection Areas, Wellington Shire Council, March 2007.</i>
<i>Coastal Town Urban Design Framework, Meinhardt Infrastructure &amp; Environment Pty Ltd</i> <i>CTDF Loch Sport Urban Design Framework, Volume 3, March 2007;</i> <i>CTDF Golden Beach/Paradise Beach Urban Design Framework, Volume 3, March 2007;</i> <i>CTDF The Honeysuckles Urban Design Framework, Volume 3, March 2007;</i> <i>CTDF Seaspray Urban Design Framework, Volume 3, March 2007;</i> <i>CTDF Woodside Beach Urban Design Framework, Volume 3, March 2007;</i> <i>CTDF McLoughlins Beach Urban Design Framework, Volume 3, March 2007;</i> <i>CTDF Manns Beach Urban Design Framework, Volume 3, March 2007; and</i> <i>CTDF Robertsons Beach Urban Design Framework, Volume 3, March 2007.</i>
<i>Council Plan 2006-2011, Wellington Shire Council.</i>
<i>Directions for a Sustainable Future Wellington Shire: Technical Report Volume 1 and 2, Agriculture Victoria Services and Wellington Shire, 2003.</i>
<i>Economic Development Strategy 2006-2011 (Wellington Shire Council), Nexus Consulting Pty Ltd and Urban Enterprise, 2006.</i>
<i>EVC Mapping Wellington</i>
<i>Licola Development Plan, Nexus Consulting and Urban Enterprise, April 2008.</i>
<i>MID Atlas: MID 2030 A future for the Macalister Irrigation District, Southern Rural Water, 2005.</i>
<i>MID 2030: Draft Strategy, Southern Rural Water, July 2007.</i>
<i>Rural Allotments Maps, DSE.</i>
<i>Tourism Industry Strategy 2006-2011 (Wellington Shire Council), Nexus Consulting Aust Pty Ltd, November 2006.</i>
<i>Wellington Environmental and Biophysical Study: Technical Report, Agriculture Victoria Services and Wellington Shire, July 2001.</i>
<i>Wellington Planning Scheme, Municipal Strategic Statement and Local Planning Policy Framework.</i>
<i>Wellington Population Analysis: Issues and Discussion Paper, National Economics, December 2004.</i>
<i>Wellington LGA Planning Zones &amp; Subdivisional Activity 1990 – 2005.</i>
Gippsland Region
<i>Assessment of agricultural quality of land in Gippsland, Swan and Volum, 1984.</i>
<i>A Study of the Land in the Catchment of the Gippsland Lakes – Volume 2, Lorimer M (Ed) Department of</i>

## Wellington Shire

Conservation and Natural Resources, Victoria 1992.

*Coastal Spaces Landscape Assessment Study*, DSE, September 2006.

*Creating Gippsland's Future – A Strategic Framework for Regional and Local Development in Gippsland: Technical Report*, Department of Natural Resources and Environment, June 2002.

*Gippsland Region LPPF & Policy Support for Application of Various New Rural Zones*.

*Gippsland Sustainable Tourism Strategy: Tourism Industry Research*, Urban Enterprise, August 2006.

*Land Resource Data Atlas: Non Urban Areas*, MMBW and Department of Conservation Forests and Land, 1985.

*Latrobe Valley 2100 Coal Resources Project: Final Report*, GHD Pty Ltd, September 2005.

*Soil Erosion Management Plan for the West Gippsland CMA Region*, DPI, Draft February 2007.

*The changing social landscape of rural Victoria*, Neil Barr, 2005.

*The Timber Industry in Gippsland: A socio-economic assessment*, Gippsland Private Forestry Inc., 2005.

*Understanding Rural Victoria*, Neil Barr, 2005.

*Victorian Wind Atlas*, Sustainable Energy Authority Victoria, December 2003.

*VPP Practice Note: Applying the rural zones*, DSE, March 2007.

**Between Settlements Strategic Framework - East Gippsland and Wellington Shires, Coastal Towns Design Framework Project - Volume 2, 2006.**

<b>Content</b>	<p>Volume 2 of this document examines planning policy for areas outside of the 19 coastal settlements in East Gippsland and Wellington Shires, and evaluates the adequacy of existing policy to manage development pressure in those areas. The following key aspects are identified regarding the future of land between settlements:</p> <ul style="list-style-type: none"> <li>• good quality agricultural land must be protected,</li> <li>• direct more intensive development to existing activity nodes - essentially fully serviced urban areas,</li> <li>• protect the natural resources and environment values of the coastal/lake edge zone,</li> <li>• protect significant landscapes and areas of high landscape quality,</li> <li>• tourism development should be directed to activity nodes,</li> <li>• low density/rural residential development should be both accessible and have access to services, and should not adversely affect agricultural activities.</li> </ul> <p>The report proposes a recommended strategic framework which has implications for the application of the new rural zones, however it fails to take account of the key criteria for the rural zones as specifies in the Draft Planning Practice Note on the application of the 'new' rural zones.</p>
<b>Status and use</b>	To be advised by Council

**Building Bushfire Protection Areas, Wellington Shire Council, March 2007.**

<b>Content</b>	<p>The map in this document identifies areas of Wellington Shire where bushfire protection areas should be present. Most bushfire protection areas are in the north and west of the Shire, including the Alpine National Park and Strzelecki Ranges. It provides useful content for thinking through planning issues in the respective Planning Units identified for the current project</p>
<b>Status and use</b>	To be advised by Council

**Urban Design Frameworks (UDFs) for Golden Beach/Paradise Beach, Honeysuckles, Loch Sport, Manns Beach, McLoughlins Beach, Robertsons Beach, Seaspray, and Woodside Beach Urban Design Framework (UDF). Coastal Towns Design Framework Project.**

<b>Content</b>	<p>These documents confirms the following:</p> <p><b>Golden Beach / Paradise Beach:</b> The settlement pattern should remain in within existing township boundaries as currently defined by the Planning Scheme</p> <p><b>LochSport:</b> This township is likely to experience limited development that should occur within the existing urban area.</p> <p><b>Manns Beach:</b> This settlement is not likely to experience any expansion, and settlement should remain within existing urban boundaries as currently defined by the Planning Scheme.</p> <p><b>Robertsons Beach:</b> The settlement pattern for the village should remain in within existing urban boundaries as currently defined by the Planning Scheme.</p> <p><b>The Honeysuckles:</b> The settlement pattern should remain within existing urban boundaries as currently defined by the Planning Scheme. Any growth will be minor and can be contained within existing zoned area.</p> <p><b>Robertsons Beach:</b> This small settlement is likely to experience only minor expansion, that should remain in within existing urban boundaries as currently defined by the Planning Scheme.</p> <p><b>Seaspray:</b> The settlement pattern of the village is likely to experience modest development with some minor expansion of the existing urban area. This may require some minor rationalisation of the rural to township zone in the area north</p>
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**Urban Design Frameworks (UDFs) for Golden Beach/Paradise Beach, Honeysuckles, Loch Sport, Manns Beach, McLoughlins Beach, Robertsons Beach, Seaspray, and Woodside Beach Urban Design Framework (UDF). Coastal Towns Design Framework Project.**

	west of Davies Street/Ellen Avenue. <b>Woodside Beach:</b> This small settlement is likely to experience only limited expansion that should remain within existing urban boundaries as currently defined by the Planning Scheme.
<b>Status and use</b>	To be advised by Council

**Council Plan 2006-2010, Wellington Shire Council.**

<b>Content</b>	<p>This document articulates the Corporate vision for the municipality including its rural areas. It identifies four key 'focus areas' being: Community and lifestyle, Council Organization, Economy and Natural and Built environment.</p> <p>The Economy and Natural and Built Environment are most relevant to the current rural areas review project. The Plan emphasises the importance of retaining and expanding key employment generating industry sectors, tourism, lifestyle attractors, and provisions of natural resource management. It also emphasises the importance of healthy catchments and waterways, and the quality of open space areas.</p> <p>The document's main emphasis relates to tourism, and attraction of key employment generating industries to the region, while providing limited direct reference to the value of agriculture to the regional economy.</p> <p>It identifies a series of the land use and development actions including:</p> <ul style="list-style-type: none"> <li>• the need for a rural land use strategy update,</li> <li>• the need to tie urban and coastal development to design framework strategies, and</li> <li>• the need to develop strategy to clarify land use and development opportunities, in order to resolve inappropriate subdivision along Wellington Coast and Gippsland Lakes.</li> </ul>
<b>Status and use</b>	Adopted by Council.

**Directions for a Sustainable Future: Volume 1 (Wellington Environmental and Biophysical Study), AgVic / DNRE / Wellington Shire, 2003.**

<b>Content</b>	<p>This document identifies strategic policy units based on biophysical criteria, and provides text characterization of the units. It provides extensive background information used throughout the Rural Zones Review, including for the task of identifying Wellington's agricultural issues and opportunities, and the identification and descriptions of the Planning Units developed for the Shire. However the information provided in the document is not tailored to directly satisfy statutory planning needs (eg application of land use zones) of the current project, and wider interpretation and use of other resource information has also been required (eg on zones, surrounding land use zones etc).</p>
<b>Status and use</b>	Used by Council as an ongoing resource document.

**Economic Development Strategy 2006-2011 (Wellington Shire Council), Nexus Consulting Pty Ltd and Urban Enterprise, 2006.**

<b>Content</b>	<p>This document overviews the role of economic development in the Shire, including the value and opportunities related to agricultural industry. It identifies that the regional population in Wellington for 2004 is 41,240, with 5462 business in 2004. Also, 34% of all business are located in Sale, and over 14,000 persons work in the Shire. Gross Regional Product for Wellington Shire is \$893 million (excluding mining).</p> <p>In 2001, agriculture was worth \$321 million to the Shire's economy, (6 % of</p>
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**Economic Development Strategy 2006-2011 (Wellington Shire Council), Nexus Consulting Pty Ltd and Urban Enterprise, 2006.**

	<p>Victoria's agriculture value). This compares favourably with other "food bowls" of Victoria (Mildura \$525 million: Shepparton (\$412 million). The largest commodities in the Shire by value were: Milk (\$195m) Cattle and calves slaughtered (\$68m), 'Other pastures"/cut hay (\$16m) and shorn wool (\$10m). These four accounted for ~90% of the Shire's agricultural value.</p> <p>The document identifies that main opportunities exist in <u>Value Adding to or processing</u> of commodities currently processed externally (eg: vegetables, dairy and timber), that the region's agriculture requires a prepared profile to attract investment, and that Wellington Council needs to have an investment facilitation process ready.</p> <p>As data in the report is more current than those in the Planning Schemes MSS, the document highlights the need for the Scheme's Local Planning Policy Framework to be updated with latest ABS data relating to the agriculture and the economy including articulation of possible opportunities.</p> <p>The document identifies the role of the timber industry and its impact on agricultural areas, and it identifies that strategic directions include development of Heyfield and Yarram as key timber towns, and development of timber related activities in Rosedale.</p>
<b>Status and use</b>	To be advised by Council

**Ecological Vegetation Class (EVC) Mapping, Department of Sustainability and Environment**

<b>Content</b>	<p>EVCs maps provide information on the importance of vegetation and ecology that can be added into the Planning scheme. Map information can be translated and used in Wellington's Planning Scheme and assists with the GIS requirements, and interpretation of Planning Units within the current project.</p>
<b>Status and use</b>	EVC mapping is adopted and used by Government for a range of needs.

**MID Atlas: MID 2030 A future for the Macalister Irrigation District, Southern Rural Water, 2005.**

<b>Content t</b>	<p>The comprehensive MID Atlas provides historical and physical data of the MID. The Atlas covers the following</p> <ul style="list-style-type: none"> <li>• Southern Rural Water's customer issues including land use, soil permeability, farm improvements, irrigation methods, and service levels.</li> <li>• Key asset issues including bulk water movements, supply system, supply assets, drainage system, and groundwater.</li> <li>• Sustainability matters including nutrients, environmental flows and climate; water depth and land salinisation.</li> </ul> <p>Excellent maps are included and cover a wide range of topics, and the Atlas was invaluable for characterizing Planning Unit 2 (Macalister) and planning matters relevant to it.</p>
<b>Status and use</b>	The document is adopted by SRW and is part of its developing MUID 2030 strategy, (refer below).

**MID 2030: Draft Strategy, Southern Rural Water, July 2007.**

<b>Content</b>	<p>This document provides strategic visions for the future of the MID to 2030 and primarily focuses on sustainable farming practices (eg reducing water losses from irrigation infrastructure) and improved service levels to irrigators rather than to statutory planning related matters. It identifies investment in irrigation infrastructure and strategies for improved irrigation and production efficiencies. In so doing it reinforces the importance of the MID to the Shire and to the State. Key vision objectives are:</p>
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## MID 2030: Draft Strategy, Southern Rural Water, July 2007.

	<p><i>Even before 2030, customers, industry and stakeholders will see the MID as the best irrigation area in Australia.</i></p> <p><i>By building upon its natural advantages of good soils, excellent water quality, water security and milder climate it will become an increasingly attractive area for irrigation investment.</i></p> <p><i>The MID can transform itself from a supply system with one of the lowest industry efficiencies to one with an efficiency of 85% for its channels and 95% efficiency for its pipelines.</i></p> <p><i>Investments on farm supported by higher supply service levels can deliver major on-farm water savings and the opportunity for increased production. Typically on-farm irrigation efficiency will improve with at least 80% efficiency achieved through a variety of on-farm methods.</i></p> <p><i>The climate is likely to change. By 2030, the expectation is that the area will be hotter and drier with less reliable and reduced water resources. The MID has significant capacity to adapt to changing climates. The opportunity to create water savings and the flexibility to change growing seasons and crops makes the area resilient.</i></p> <p><i>Eliminating losses from the supply system and closed irrigation practice on-farm means that most of the time, there will be zero flow in the drains. There will be a significant decrease in the export of nutrients and other pollutants from the MID, resulting in improved water quality for the downstream rivers and lakes. Local rivers will have flow patterns that support their improved condition and external environmental impacts will be minimised.</i></p>
<b>Status and use</b>	The final strategy is in preparation.

## Rural Allotment Map, DSE.

<b>Content</b>	This map provides detailed vision of the distribution of rural allotments across the Shire. Rural allotments are relevant to the project as it shows the areas that may be affected by the Planning Units and refinement of the rural zones. It assists to identify agricultural areas that should be protected to maintain the availability of productive agricultural land.
<b>Status and use</b>	General resource document.

## Tourism Industry Strategy 2006-2011 (Wellington Shire Council), Nexus Consulting Pty Ltd, 2006.

<b>Content</b>	<p>This comprehensive document identifies that a study by Tourism Alliance in 2005 found that approximately \$81 million is spent by domestic and international visitors to the Shire annually and that 920 people are employed in the industry. It identifies that key tourist attractions include the Ninety Mile Beach, the Tarra Bulga National Park, the High Country / Alpine region.</p> <p>It also identifies that:</p> <ul style="list-style-type: none"> <li>• there is a shortage of market specific accommodation including; accommodation for disabled youth, hostel, wilderness accommodation, luxury/high quality accommodation and commercial camping along the shoreline</li> <li>• demand is increasing generally for high quality accommodation, and conference centre type facilities in key tourist areas.</li> </ul> <p>The document does not identify links between tourism and agricultural industry. It will be important for Council to keep abreast of potential existing and future land</p>
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**Tourism Industry Strategy 2006-2011 (Wellington Shire Council), Nexus Consulting Pty Ltd, 2006.**

	use conflicts between tourism growth and the agriculture and timber industries.
<b>Status and use</b>	To be advised by Council

**Wellington Environmental and Biophysical Study, AgVic / DNRE / Wellington Shire, 2001.**

<b>Content</b>	<p>This document in part provides a good strategic overview of the land in the Shire. It provides an assessment of the Shire's key natural resources, particularly land (soils and landform). Includes content on Biophysical Environment, Landform/Landscape, and Climate. It also identifies web links to 1:1000 soils and land form mapping of West Gippsland (i.e.: valuable map scale).</p> <p>The document has strong relevance (through document content and identified website links) for consideration of agricultural land quality, and input to development of Planning Units in Shire Rural Lands review, and consideration of rural land use Zones. However its content on suitability for different agricultural enterprise types does not add much to strategic planning consideration, as all fall within definition of agriculture, with as-of-right use in the Farming Zone.</p> <p>Its strategic level mapping of hazards such as flood prone land and erosion risk is relevant to relevant consideration of land use zoning and overlays application (eg: Land Subject to Inundation Overlay, Erosion Management Overlay), but mapping scale is too small for direct planning scheme interpretation – (i.e.: site verification would always be needed in the making of planning decisions, and for development of Overlay mapping). .</p> <p>The document identifies preceding resource documents relevant to rural land Reviews of respective municipalities</p> <p>Its 1:100,000 map sheets assist interpretation of agricultural land quality classes, and provide input to the definition of Planning Units within municipalities. It also led to DPI –<b>Victoria Resources on line - West Gippsland website</b> that provides soil / landform maps (prepared by Sargeant, I and Imhof, M.) titled Major Agricultural Soils of West Gippsland</p>
<b>Status and use</b>	To be completed with advice from Council

**Wellington Planning Scheme – MSS and LFFP**

<b>Content</b>	<p>The Planning Scheme is prepared to a standard format required by the State Government. It states the rural land use and agricultural issues and opportunities as identified by council at the time of the Scheme's preparation The following sections of the Planning Scheme are highly relevant to the rural areas review project: CI 21.01 Municipal Profile; CI 21.02 Key Influence; CI 21.04 Settlement; CI 21.05 Environment.</p> <p>The Municipal Strategic Statement (MSS) and the Local Planning Policy Framework (LPPF) have also provided background and contextual information for the project.</p>
<b>Status and use</b>	Adopted Council document

**Wellington Population Analysis Issues and Discussion Paper, National Economics, 3 December 2004.**

<b>Content</b>	This is relevant as it sets the frameworks for the vision of more rural living development. It identifies that the region continues to faces the 'Triple whammy of aging' (i.e.: general aging of the population; young people leaving; older people
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**Wellington Population Analysis Issues and Discussion Paper, National Economics, 3 December 2004.**

	<p>arriving), and the need to reverse and /or minimize the impact of population growth.</p> <p>The document refers to Agricultural Economic Efficiency and that the Shire's increasing productivity and efficiency is compatible with population decline.</p> <p>Key advantages in the Shire relate to retirement migration, resource processing (i.e.: dairy product manufacturing), stronger manufacturing employment, and one large town (Sale). These underpin the Shire's relatively high level of sustainability yet only one specifically relates to protection of agricultural land. The other relates to the attractiveness of the region and its success in providing a diverse economy. Economic development aimed at maintenance of towns' viability will not necessarily support broader economic development aims, and the document suggests that areas not longer viable for agriculture could be used for Rural Living.</p>
<b>Status and use</b>	To be confirmed with Council

**Wellington Subdivision Activity 1990-2005.**

<b>Content</b>	Provides useful map overview of settlement patterns and where the pressure spots for subdivisions are occurring.
<b>Status and use</b>	Useful strategic level input to Project.

**Gippsland region documents**

**Assessment of Agricultural Quality of Land in Gippsland: Swan and Volume, 1984.**

<b>Content</b>	<p>The document provides a sound strategic level indication of the agricultural quality (productivity and versatility) of land across Gippsland, for application through policies, zones, and overlays. It provides and maps (at 1:250,000 scale) a 5-Class Agricultural quality system used (High Quality Class 1 to Marginal Class 5) plus a non-agricultural Class 6. The ratings are based on assessment of inherent features and climate characteristics. Land in Irrigation Districts is classed highest due to added versatility and production intensity provided by applied irrigation water.</p> <p>Agricultural quality is based on <i>productivity</i> and <i>versatility</i> and is an expression of soil (arability, moisture status, fertility effective root depth, rockiness, erodibility), slope and growing season, and across the Shire, land with low rating generally used for extensive production eg sheep/cattle grazing), and can be important for agriculture. The report differentiates between capability (bio physical factors) and suitability (biophysical, plus socio-economic factors: irrigation, drainage, urban development, extractive industry, public land, freehold forestry).</p> <p>Assessment differences occur between this work (mapping) and more recent work of AgVic. This led to led to Baw Baw Shire dropping the Environment Significance Overlay (ESO) cover over high quality agricultural land.</p>
<b>Status and use</b>	The document is well regarded throughout Gippsland. Its relevance is in strategic level indication of agricultural quality based on sound assessment principles for consideration of both local policy / MSS directions and the application of rural land use zones. However, but the mapping scale is not suited to detailed planning (i.e.: local level planning decisions should not be made based on the soils mapping without site investigations/ground truthing).

**A Study of the Land in the Catchment to the Gippsland Lakes: Lorimer MS (Edit) Department of Conservation and Natural Resources 1992.**

**A Study of the Land in the Catchment to the Gippsland Lakes: Lorimer MS (Edit) Department of Conservation and Natural Resources 1992.**

<b>Content</b>	<p>This document very adequately describes the land characteristics and strategic level land capability for much of Wellington Shire. (It does not cover land on the southern aspect of the Strzelecki Ranges, and most of the Shire's coastal strip).</p> <p>The document maps, describes, photographs indicative landscapes and provides indicative cross sections of the land using Land Systems and subsystems (or Land Components) as its base. These are areas with physical and environmental features that are uniform within limits for identification of sustainability characteristics and performance. Land System descriptions and tabulations cover the following topics: Climate; Geology; Physiography; Present Land Use; Soil Characteristics, and Native Vegetation. They also summarise main sustainability hazards including susceptibility wind and water erosion, salinity, and flooding.</p> <p>This information when combined with information specific to the quality of the land for agriculture enables strong interpretation of the land for strategic planning purposes.</p>
<b>Status and use</b>	<p>This publication is a timeless resource that is potentially underutilized by the planning system in the Gippsland Region. It should be used by all relevant municipalities as a planning scheme reference document (together with the above described <i>Assessment of Agricultural Quality of Land in Gippsland ( Swan and Volume, 1984)</i> for use in the making of planning decisions.</p>

**Coastal Spaces Landscape Assessment Study: State Overview Report, DSE September 2006.**

<b>Contents</b>	<p>This document implements objectives of the WGCMA 1995 and Victorian Coastal Strategy 2002. It identifies that visually significant landscapes (i.e.: open expansive views, rolling hills, and backdrop to visually significant coastlines) contribute to the coastal experience and in turn deliver economic benefits via tourism and social benefit to Victorians, and that:</p> <ul style="list-style-type: none"> <li>• Tourism is a key attractor for redevelopment and growth in coastal areas.</li> <li>• Landscape features in Character Areas can attract demand for growth in residential dwellings within and outside settlements to take advantage of views.</li> <li>• Landscape character and types identified and tools and information available to protect visually significant landscape.</li> </ul> <p>It identifies existing settlements in Gippsland Coastal Region and Landscape Character types and particular land use pressures resulting from character types. It recommends application of the Significant Landscape Overlay (SLO) over 14 Significant Landscapes within the Gippsland Region.</p>
<b>Status and use</b>	<p>Check with Shire</p> <p>Lisa/V: Are any of the 14 recommended SLO areas for Gippsland in Wellington Shire?</p> <p>The Implementation Framework is being used in parts of Victoria to manage development impacts within coastal landscapes, and the report provides valued information for consideration in the three coastal Planning Units identified for the Shire in the current project.</p>

**Creating Gippsland's Future: A Strategic Framework For Regional And Local Development In Gippsland, DSE Melbourne (with others), 2002.**

**Creating Gippsland's Future: A Strategic Framework For Regional And Local Development In Gippsland, DSE Melbourne (with others), 2002.**

<p><b>Content</b></p>	<p>This document (~150 pages) mainly collates and interprets existing information across land use, land resource, social demographic matters. It provides substantial background to understanding of broader Gippsland region, and a basis for considering individual municipalities in context of wider Region. It proposes that agricultural diversification will occur in some areas of Gippsland with trends to niche markets including ethnic foods, while consolidation of farms will continue to occur in broad scale farming areas. Mapping is at scales too small for direct application into planning schemes (apart from broad strategic/conceptual levels). Chapter 5 contains relevant land resource material including salinity, flooding groundwater management areas etc. that are potentially relevant to application of Overlays across rural areas. Main sections include:</p> <ol style="list-style-type: none"> <li>1: Description of current national and state context</li> <li>2: Development potential of the region including:             <ul style="list-style-type: none"> <li>core competencies – (commodity analysis and market / trade potential)</li> <li>industry relationships (including regional multipliers); and</li> <li>structural adjustment, (including community capacity to change)</li> </ul> </li> <li>3: Issues re the development of likely new directions for resource-based industries in the medium- (2 to 5 years) and long term (5 to 20 years).</li> <li>4: Guidance re infrastructure provision to underpin implementation of the strategic framework.</li> <li>5: Biophysical Opportunities for Sustainable Development (includes land suitability assessment of opportunities for agricultural diversification in Gippsland and analysis of environmental threats such as salinity, flooding, fire and loss of biodiversity, and a groundwater and surface water evaluation.</li> </ol> <p>The report identifies that:</p> <ul style="list-style-type: none"> <li>• The rate of entry into farming was slightly higher in 1991-1996 than 1986-1991, with main increases in Wellington Shire (including the MID), the Latrobe Valley, parts of South Gippsland. Decreased entry rate occurred in East Baw Baw.</li> <li>• Many farmers are experiencing declining incomes earned directly from farming activities that could adversely affect particularly the livelihood of farm families that fully depend on farm income. (Barr notes increases in off farm income in farming families)</li> <li>• Much of the Region experienced farm consolidation, but fragmentation is highest in South Gippsland Shire. Slower fragmentation is occurring in other areas including parts of Latrobe Valley, South Gippsland West, and the Bairnsdale region.</li> </ul> <p>The report provides a useful map of Gippsland plantation forestry and includes land suitability assessments for a wide range of (potentially) obscure agricultural production types and plantation forestry types.</p> <p>Salinity, soil erosion, and flooding risk areas are mapped in report at scales too small for application into planning schemes, but these could potentially be underpinned by mapping/data at appropriate scale. The maps provide useful regional scale perspectives, and its Chapter 5 components on <i>groundwater</i> and <i>surface water</i> provide strong information for consideration in Planning Schemes at policy and overlay levels. It identifies:</p> <ul style="list-style-type: none"> <li>• 8 Gippsland <i>Surface Water Management Areas</i> (SWMAs) (South Gippsland; Latrobe; Thomson; Mitchell; Tambo; Snowy; East Gippsland; Bunyip)–.</li> <li>• 12 <i>Groundwater Management Units</i> (GMUs). (Wy –Yung; Seacombe; Sale; Wa De Lock; Moe; Leongatha; Corinella; Rosedale; Tarwin; Lang Lang; Giffard; Denison).</li> <li>• Sustainable yields are determined for GMUs as the basis for groundwater extraction licensing.</li> <li>• Extensive extraction occurs for mine dewatering and gas and oil production in the basin, as well as for intensive agriculture and irrigation</li> </ul> <p>Chapter 5 on Bioregion/Biodiversity material provides a useful strategic overview.</p> <p>The report identifies that the strength of primary production has continued, with some sectors (eg: Agriculture, Forestry and Fishing, and Manufacturing), consistently improving their export capacity despite structural changes, while others have declined in importance. It predicts that Agriculture Forestry and Fishing, Mining and Electricity, Gas and Water Supply will continue to have strong export potential.</p>
<p><b>Status and use</b></p>	<p>The Report is intended to guide strategic and socio-economic planning for natural resources,</p>

### Creating Gippsland's Future: A Strategic Framework For Regional And Local Development In Gippsland, DSE Melbourne (with others), 2002.

	(including land and water), and resource-based industries in Gippsland and is most valuable as a strategic and benchmarking tool for understanding key values and issues across Gippsland against which future situations can be prepared. It does not analyse and report statistics on a Shire by Shire basis, but more on Census statistical areas. Statistical information and maps of agricultural produce based on census collector units provides a useful broad picture view of Gippsland but are limited for application into planning schemes, apart from assisting with broad local policy type content. It highlights the need for consideration of appropriate planning tools for designated <i>Surface Water Management Areas</i> .
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### Gippsland Region LPPF and Policy Support for Application of Various New Rural Zone prepared by Wellington Shire

<b>Content</b>	Provides a matrix type gap analysis of strategic documentation for application of new zones for Gippsland's six municipalities.
<b>Status and use</b>	It provides useful information for thought on policy support for application 'new' rural zones.

### Gippsland Sustainable Tourism Strategy: Tourism Industry Research, Urban Enterprise, 2006.

<b>Content</b>	The document covers a wide range of tourism related information, including: the economic value of tourism in the Gippsland region, the profile of visitors and touring visitors, tourism market segmentation and the performance of the tourism business sector.
<b>Status and use</b>	This is a thorough strategy for the Gippsland region. However it does not specifically address individual municipalities, and its information can only be generally applied to the Wellington Shire (eg: via identifying regional tourism issues). The document is not useful for development of Planning Units or zoning criteria in Wellington Shire.

### Latrobe Valley 2100 Coal Resources, DPI, September 2005.

<b>Content</b>	<p>This document assesses the potential development of the Latrobe Valley coal fields to the end of this century. It also reviews available coal resources and regional environmental, social and economic impacts of its use, and recommends action to protect these coal resources for future use.</p> <p>The document outlines the references to brown coal in Wellington's Planning Scheme, Brown Coal is mentioned in <b>Clause 21.10</b>:</p> <ul style="list-style-type: none"> <li>• <i>To facilitate orderly coal development so that the resource is utilised in a way which is integrated with State and local strategic planning.</i></li> <li>• <i>To ensure the use and development of land overlying the coal resource having regard to the need to conserve and utilise the coal resource in the context of overall resources having regard to social, environmental, physical and economic considerations in order to ensure a high quality of life of residents.</i></li> <li>• <i>To provide a clear understanding within the regional community of the implications of designating land for future coal resource development or for buffer areas in the future use of land.</i></li> </ul> <p><b>Clause 22: Coal Resource and Coal Buffers Policy</b> is also relevant to the current project. The Wellington Shire also has a <i>State Resource Overlay (Brown Coal)</i> and <i>ESO Schedule 3</i> which implements a buffer between coal areas and urban development.</p> <p>This report considers that only some of the Gippsland's coal resource areas are appropriately protected by special use zoning (SUZ1) and recommends that the Latrobe and Wellington Planning Schemes should be amended accordingly.</p>
<b>Status and use</b>	Does Wellington Council support the recommendations in this study? The report's recommendations have been seriously considered in the current project.

### (Draft) Soil Erosion Management Plan for the West Gippsland CMA Region, DPI, 2006.

	The document covers the full West Gippsland CMA Region including Wellington Shire. It identifies soil erosion as a threat to many natural resource assets including water, land and productivity. Strategic level maps are presented that have been useful in refining, describing and interpreting the Planning Units developed under the current project. Environmental significance overlays (ESOs) are already placed over a number of areas in the region that are susceptible to erosion.
<b>Status and use</b>	This document is a draft only and has not yet been released.

### The Changing Social Landscape of Rural Victoria, N Barr & DPI, April 2005.

<b>Content</b>	<p>This strategic level document discusses trends in ownership, settlement patterns, and the use of Victoria' rural lands as a base for categorising those lands at the municipality level. Identifies four broad categories of rural landscapes at the municipality level (i.e.: Agricultural production, Rural amenity, Rural transitional, Irrigation). It proposes that the overall trend in broadacre rural areas is to farm consolidation and fewer traditional farmers. Conversely, trends near regional centres are to fragmentation to smaller farms and to part time or other farming, with higher incidence of farming being supported by off farm incomes and external resources.</p> <p><b>Agricultural production landscapes:</b> These are generally experiencing declining terms of agricultural trade, and are dominated by large farms. With the trend to consolidation of farms ('Get big or get out') for improved productivity fewer farms and population decline inevitable. Populations are mainly older, and social connectedness is adversely impacted.</p> <p><b>Rural amenity landscapes:</b> Demand for landscape amenity living has occurred ('Get out or get small') and a trend has been to increase land use intensification or commit to off-farm work. Farm populations in these areas trend towards commuters or retirees, with positive future implications for small towns.</p> <p><b>Transitional landscapes:</b> The slow decline in some commodity types (eg wool industry) has resulted in diversification of and from traditional agriculture and the introduction of more controversial new land uses (eg forestry). New settlers have merged on the land with retirees or lower income people 'migrating' to towns. There is tolerance trust and talent in emerging rural communities. Planning and mediation of conflict are increasing in importance.</p> <p><b>Irrigation landscapes:</b> These traditional irrigation areas have increased land use intensity, population water and amenity. They experience increased competition between irrigators and substantial structural adjustment is occurring).</p> <p>The report does not provide criteria to apply to the allocation of land use zones.</p>
<b>Status and use</b>	<p>The report provides useful perspectives on the changing face of farming areas and rural/farming communities. It is useful for strategic thought at the Planning Scheme's MSS / Local policy level by assisting in development of visions for rural lands across all or parts of municipalities. (i.e.: To what extent do Councils want to protect agricultural production compared with rural amenity? If the latter is dominant, what do Councils see the land being predominantly used for?</p> <p>It does not explicitly link to the planning system.</p>

### Timber Industry in Gippsland, Gippsland Private Forestry Inc. 2005.

<b>Content</b>	<p>The document highlights the importance of timber on Wellington's economy as 52% of Gippsland's plantations are in Wellington. It provides detailed municipal-based information on the timber industry in the Gippsland region, Specific information on Wellington Shire is useful for Stage 1 of the Rural Zone Review which requires the identification of issues and opportunities of agricultural areas and segments in the Shire. The socioeconomic impact of the timber industry is analysed, however this is not specifically related to Wellington. The location of softwood and hardwood plantations is relevant.</p>
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### Timber Industry in Gippsland, Gippsland Private Forestry Inc. 2005.

<b>Status and use</b>	The document including maps has provided valuable input to the definition and description of Planning Units in the Shire and to the interpretation of land use planning considerations within them.
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### Victorian Wind Atlas, Sustainable Energy Authority Victoria, December 2003.

<b>Content</b>	The Wind Atlas illustrates the wind speed in all areas of the Shire suitability for wind farms. It illustrates the constraints on the location of wind farms, such as land reserved under the <i>National Parks Act 1975</i> . The atlas classifies Wellington Shire as a 'high wind resource'
<b>Status and use</b>	The information in the Atlas provides a perspective of where proposals for wind energy facilities could be anticipated to emerge and provides a clearer base for council to develop policies for such facilities. The Council supports the development of wind farms.

### VPP Practice Note: Applying the rural zones, DSE 2007.

<b>Content</b>	The practice note discusses the four rural zones (FZ, RAZ, RLZ and RCZ) in context of State planning policy. It identifies their objectives and guidance on where the zones should be applied.
<b>Status and Use</b>	The practice notes is a formally adopted Government document that must be used by Council to guide planning decisions. It has been an essential reference guide for developing the criteria for application of the rural zones in the Shire.

# Appendix B Stakeholder Consultation

## **Questions and Topics for Discussion – Stakeholder Interviews**

### **General (Council and Agencies)**

Maunsell is conducting interviews with key stakeholders for the review of rural zones in Wellington Shire. This project involves a thorough analysis of rural areas across Wellington Shire to determine the suitability and application of the new rural zones within the Victorian Planning Provisions and to make recommendations where changes and amendments are required.

The Wellington Shire Rural Zones Review project will involve the refinement of the Rural Zones Criteria specified in GRAP to guide recommendations for the future application of rural zones across the Shire.

1. What documents you have that would be relevant to this project? (Check against our list of documents)
2. Do you have any electronic data that could be useful for this project?
3. What are the agency's key issues in relation to the application of the new rural zones? Eg: catchment areas, tourist areas, agricultural areas etc.
4. What are the social forces and economic drivers affecting agricultural land in Wellington Shire?
5. Broadly identify the location of where tourism development pressure exists and/or key tourism development nodes?
6. Do you feel there are gaps in strategic documentation?
7. What do you see as the opportunities are for this zone review and its strategic relevance? What are your thoughts on the application of the revised zones?
8. MID Questions –
  - a) What is the vision for MID regarding productivity diversity?
  - b) What are the structural adjustment matters emerging from water supply/pricing/bulk entitlements etc?
  - c) Is there any reason for not applying FZ/RAZ within MID?
  - d) Any apparent reason for application of the RAZ from Shire (and agribusiness) perspective?

### **Water authorities –**

9. To what extent is East Gippsland Water's responsibility in Wellington Shire?
10. How important is agriculture to the local, regional and state economy?
11. How important is the protection of the agricultural areas and what are the agricultural trends?

### **Council –**

12. Are there any existing and future land use conflicts with the growth of tourism industry and the existing agriculture and timber industries?



# Stakeholder Consultation

The Project Team is grateful for the time and assistance offered by all stakeholders with whom consultation has been held.

The following text identifies key matters identified in consultation sessions between Maunsell/EnPlan with key stakeholders as interpreted by the Project Team. The notes are not exhaustive records of the discussions.

The order of presentation below is not an indication of priority nor importance of discussions held.

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## Gippsland Private Forestry Inc

**Meeting: Rob Willersdorf (GPF), G David (EnPlan for Maunsell)**

**Date: Tuesday 4 March 2008**

**Location: Bairnsdale (GPF office)**

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*Note: The following text summarises main matters interpreted by G David from discussion with Mr Willersdorf.*

Private forestry in Wellington Shire is a complex tapestry. Historically APM dominated on the north side of the Strzelecki Ranges and State Government Forests dominated the south side of the ranges. Forested land is held as freehold and leased crown (under various Government Acts) following the sale of Vic Plantations to HVC. Midway and Great Southern Forests are both now in the area.

Three plantation species are grown: *Pinus radiata*, Shining Gum (*Eucalyptus nitens*), Blue Gum (*E. globulus*). Wellington Shire contains most of Gippsland's *Pinus* plantations.

Main plantation areas in the Shire include the following:

- Strzelecki Ranges;
- Stradbroke area (HVC Plantations); and
- Stockdale area (mainly freehold plantations).

The Shire boundary passes through the middle of the Fernbank area plantations that are also relevant.

The hardwood plantations sector is expanding faster than softwoods. The softwoods are owned by HVP, who want to hold on to its existing estates. Some land is being converted from hardwood to pine, therefore while some pines expansion is occurring this is not onto 'new' plantations land.

A key driver for hardwood expansion in the Region was the decision by Australian Paper to upgrade its pulp production at Maryvale to match pulp production with paper production demands. (Previously, paper manufacture exceeded pulp supply which had to be imported.) Viability for this requires supply security, and agreements have been made with the State for sourcing of primary product from Public lands (eg: from HVC forests).

Midway and Great Southern Forests are expanding the hardwood plantations area, and this accounts for most expansion that occurred between 2004 and 2007, and harvest from these will commence in about a decade.

Midway is a joint operation with Macquarie Bank: MB is financier, Midway is forest manager. Its expansion targets are for an additional 20,000ha plantations over the next 10 years at 2,000ha pa. It is an opportunistic entrant into the Region.

The total plantation areas have potentially peaked.

Great Southern Plantations originate in Western Australia. It does not have a direct market agreement with Australian Paper and could opt to sell elsewhere (eg: it could transport product to Geelong for shipping if product is not required in Gippsland (i.e.: by Maryvale mill)). GSP has strong presence in Western Victoria, and Gippsland is considered part of its broad-based Australian stock.

Wellington Shire contains half of Gippsland's plantation estate and is therefore very important within the Gippsland plantation forests industry. Also both Midway and GSF are with the Wellington Planning Scheme provisions, and the land and general environment in Gippsland.

### Land characteristics

Productivity is largely influenced by rainfall and landform. Blue Gum prefers >700mm but some production is on land down to 650mm.

The industry requires a diversity of land types and conditions ranging from flatter less productive land with cheaper production costs, to steeper more productive land. The flatter land generally is in larger land parcels and is easier/less expensive to work and harvest (economies of scale etc). Conversely, some of the land with smaller parcels is of higher productivity. The mix of land types provides for a more even annual management and harvest regime.

Advantages of Wellington Shire include the combination of:

- Relative proximity to the Maryvale plant;
- Yield productivity; and
- Reasonable production costs.

Cleared land is sought as uncleared bush land can no longer be used because of land clearance controls.

The Latrobe Valley is less suited for forestry than initially thought, due to its duplex soils (i.e.: sharp distinction between A-horizon soils and clay B-horizon soils).

*Pinus* is slower growing and tolerates more varied soil conditions than the Eucalypt varieties, and country south of Sale is well suited to Pines. Pine is used for structural timbers.

### **Re competition for land with the dairy sector**

There is a view that plantation forestry is in competition with the dairy industry for land, however forestry cannot compete economically with dairying and high intensity horticulture.

Former dairy farms bought for conversion to plantations are normally properties that have previously shifted from dairying to beef production rather than being converted directly from dairying.

Plantation companies normally purchase beef or sheep properties rather than dairy properties, despite the risk of sheep country being less productive. For example, the plantation land in the Fernbank area was considered to be marginal sheep land, but it is growing good trees, and HVP regard it as good pine country, and as flatter lighter country it is good for winter harvest (i.e.: an important factor in maintaining continuity of supply to processing mills and the timber estate needs to be able to provide for year round harvest).

The plantations sector categorises land production in terms of Mean Annual Increment (MAI) (i.e.: measure of growth rate). Rate categories used are:

- <10 tonnes per ha Poor
- 11-15 tpa
- 16-20 tpa
- 21-25 tpa
- 26-30 tpa Excellent

Large areas of Wellington Shire meet or exceeds the economic threshold of MAI >15.

### **50 year vision**

The Gippsland plantations estate is fairly mature with some on its third rotation. The area covered now is in the high 90,000's of hectares. It is expected that in the absent emergence of a main new competitor for land, over the next 10 years plantations may expand by up to another 25,000 to 30,000ha (i.e.: ave 2,500ha per year), but land coverage will plateau at about that time.

### **Community interface**

Community interface has troubled plantations companies in the past and may trouble new companies in the future. The main issue is harvest trucks trafficking along gravel rural residential roads often in the hills areas. This related to:

Combination of danger, dust, and noise;

Use of herbicides and pesticides; and

Lately the notion of wildlife culling.

While there have been perceptions or assertions of diminished populations this has not been substantiated, and plantations areas stack up well for labour requirements per hectare of production except potentially against intensive horticultural enterprises and some dairying. (Refer to *The Timber Industry in Gippsland: a Socio-economic assessment* report for information).

### **Planning Scheme Zones and Overlays**

Approximately half of the plantations established in Gippsland have required permits, triggered by Overlays even though plantation forestry in its own right does not require permits.

Overlay controls in planning schemes do not mention timber production specifically for triggering permit requirements but permit triggers occur through land disturbance, the definition of works. For example, deep ripping of planting lines for tree planting is interpreted as works in some municipalities. The industry considers that if 'works' are intended to include this activity there is scope for Overlay provisions to be specific on this, however its primary position is that ground ripping should not be included as works where changes to drainage sites from properties are not being altered.

This is not such an issue with Wellington Shire as there are fewer applicable Overlays and the Industry is keen to ensure that this remains that way.

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## **Southern Rural Water re Macalister Irrigation District**

**Meeting: Mr Terry Clapham (SRW), G David (EnPlan for Maunsell)**

**Date: Wednesday 5 March 2008**

**Location: Maffra (SRW office)**

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The MID has five discrete management zones (for supply and drainage) These are identified in the MID 2030 Atlas.

SRW is mainly requested to comment on boundary excisions and boundary re-alignments. Laser levelling landforming earthworks do not require a permit where they are part of an approved Whole Farm Plan.

SRW regards land excisions in the MID as a bit of an annoyance, but does not have major issues with it.

SRW recognises pressure for subdivision for urban encroachment as a burgeoning issue close to Sale, and identifies this through matters such as interference with water delivery (i.e.: channels).

A big picture concern from urban encroachment is potential for stranding of assets. For example, the need to supply end of line properties with water if land before the end of the line is developed for other purposes. This can create areas that are uneconomic and impractical to continue to supply.

### **Trends**

Trend is for land aggregation through consolidation of farms. A flow on effect is that following consolidation water rights can be striped off the property for shifting to high producing areas and the remaining dry property is re-sold.

Purchasers in recent times have included New Zealand dairy operators and some interstate and Victorian vegetable growers (growers have shifted from the South Werribee area because of cheaper land and water prices).

Vegetable growers have different irrigation supply needs than dairy farmers (eg: different water quantities and supply times, and sprays require smaller application rates but more frequent applications). This is better managed now, following improved automation of the delivery system.

### **Other SRW contacts**

Other SRW persons identified for contact by Maunsell are:

- **Derek Lidell** (Werribee) 0417 614 793 regarding Catchments and groundwater
- **Vince Lipardi** (Werribee) 0412 514 795 regarding rivers and streams planning matters
- **Mr Paul Byrnes (Werribee)** regarding MID 2030 Strategy

**Telephone discussion: Mr Paul Byrnes (SRW), G David (EnPlan )**

**Date: Unrecorded**

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To be inserted

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## **GippsDairy**

**Meeting: Dr Danielle Auld Executive Officer GippsDairy Inc), G David (EnPlan)**

**Date: Wednesday 5 March 2008**

**Location: Warrigal (GippsDairy office)**

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Wellington Shire contains 477 dairy farms of which 380 (4/5 of total) are on channel irrigation. In recent years water security has proven better than in northern Victoria as Lake Glenmaggie is an annual filling storage that has not experienced shortages as in the main northern Victorian and Murray storages. This may become more significant over time to raise the profile and importance of Gippsland dairying.

Wellington Shire dairy farms are being purchased by buyers from New Zealand and some from northern Victoria.

While corporate farming is increasing, 'big corporates' are few, and 48% of Gippsland dairy farms remain as family operations.

Need to be careful in analysing the stated average age of farmers. While the average age of dairy farm owners is 57-62, the average age of the farm managers is 35-45 years. In many cases while the parents are listed as the owners, offspring are in fact now the managers potentially in transition to ownership.

While vegetable production is emerging in the MID, vegetables are in fact suited only to those areas with suitable soil types (i.e.: lighter and more permeable soils). Note: Murray Goulburn Dairies consider that around one third of the MID could be suitable for vegetables and regard this as a form of threat to dairying in the area.

Many dairy farms (48-51%) employ labour and labour needs to live close by. The peak labour period includes silage making time, and farmers often prefer women for herd handling functions (although this may not be reflected in the labour breakdown figures).

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## **Murray Goulburn Dairies**

**Meeting: Mr Ross Greenaway, Mr Andrew Gallagher MID, G David (EnPlan for Maunsell)**

**Date: 13 March 2008 (3.30 pm)**

**Location: Brunswick corporate office**

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Consolidation of farms is occurring across dryland and irrigation dairying areas.

MGD is not too concerned about zoning and rural living trends in Wellington Shire.

MGD has concerns about long term competition from vegetable production (i.e.: incursion into traditional dairy production areas and considers that around one third of the MID area could be suitable for vegetable production).

It is important to retain good services supply into irrigated dairy areas (eg: three phase power).

MGD considers that private forestry fragments services provided into dairying districts, and regards private forestry to be a significant change in land use with detrimental implications for dairying. It considers the only winners from private forestry to be the land seller and the forestry manager.

Produce from the Maffra dairy produce plant is exported via the Port of Melbourne, and it is necessary to maintain good transport infrastructure links including rail.

Dairy production is likely to increase across the broader Gippsland Region. Retention of the status quo is likely in Wellington Shire. Volume of production per unit area (i.e.: litres/ha) is unlikely to change much across the non-irrigation areas. However there is considerable potential for expansion of dairying south of the Strzelecki Ranges Giffard-Woodside area if it can 'get rid' of private forestry competition, and gain increased access to groundwater.

Dairy processing requires protection, and this requires the maintenance and potential expansion of the dairy production base (by protecting dairy farmers from other competition). This was the main reason why MGD discussed dairying futures with Gippsland municipalities in the past 18 months.

The Maffra dairy processing plant is the second largest in Australia and adequate buffers are needed around the plant to minimise any potential for conflict from competing or incompatible uses. The plant derives half of its supply from irrigation areas and half from dryland dairying areas. The Leongatha dairy processing plant is to be upgraded, and both it and the Maffra plant require production security.

Wellington's main strengths for dairying include climate, water security, and its suitable soil resources (Water application rates/ha are lower in Gippsland irrigation than for other irrigated areas (i.e.: northern Victoria)).

Wellington's main weaknesses are isolation from transport, including the high cost of transporting in supplementary feeds into the region, hay produced in Gippsland is generally of poor quality and Wellington Shire would be a major net importer of hay.

Potential threats to dairying in Gippsland include potential to divert Gippsland water to Melbourne.

Road infrastructure in Wellington Shire is good and land use planning around Maffra to the high country is good. However, too much urban development has been permitted east of Sale.

There is a need for Shire planning staff to engage better with dairy field staff.

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## **Agribusiness Gippsland and Victorian Farmers Federation**

**Meeting: Alex Arbuthnot (Chair of Agribusiness Gippsland, and Victorian Farmers Federation representative), G David (EnPlan for Maunsell) and Viesha Berzkalns (Maunsell)**

**Date: Friday 15 February 2008**

**Location: Maunsell Australia Pty Ltd (Melbourne Office)**

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Discussion generally covered the following:

Overview of rural areas review process based on identification and characterisation of Planning Units (G David).

Feedback from A Arbuthnot on the following broad matters:

- Natural geographic and social units in Wellington Shire (I will have maps to assist);
- Contacts you consider should be consulted with;
- Confirmation of what are considered to be rural planning issues in the Shire for rural lands based on personal knowledge of the Shire over the past 20 yrs or so (eg: rural residential pressures in farming land, windfarms, planning responses to flooding and fire etc);
- Vision of the future opportunities and constraints of dairying confronting dairying;
- Vision of the future opportunities and constraints confronting vegetable growing; and
- Vision of the future opportunities and constraints confronting the grazing industries.

### **Summary of discussion**

Primary production in Gippsland will expand and intensify, due to a range of factors with a push for Gippsland to be come recognised as Victoria's next major food bowl. The Region has good soils and reliable rainfall and the provision of irrigation water and groundwater (where available), and where there is potential for additional extraction for production, are major intensifying assets.

Changing technologies (for production, on-farm handling and storage, and improved infrastructure (eg: transport) better provides for regional scale processing / value adding plants and improved regional economy.

There is substantial capacity for expansion of both horticulture and forestry, with forestry being considered a crop.

All of the above forms of primary production are associated with consolidation of farms for economies of scale. In the Macalister Irrigation District (MID) for example the number of farms has decreased from a peak of around 600 to now around 200. Corporate farming has replaced some family farming and this (and international purchase (eg: from New Zealand)) is likely to continue.

Farm production needs to be protected. However, the setting of minimum lot sizes is not necessarily appropriate in all areas, particularly where:

- Farms are consolidating and will continue to do so due to a range of industry and economic drivers;
- High intensity production (via water availability) can be achieved (eg: hydroponics) on small areas.
- The ability to sustain viable social communities (eg: via retention of schools churches sporting and other clubs) is dependent on retaining a body of residents.

Hence, excisions of surplus farm houses in farm consolidation areas can be beneficially important.

New rural residential development needs to generally be contained within designated areas.

### **Main specific points identified by A Arbuthnot**

*Note: The following points are collated from discussion notes and are not necessarily in order of discussion, or importance.*

General acceptance of the notion of the Planning Units and of the following unit bases for further refinement:

Substantial change is likely to occur in Gippsland agriculture and rural land use for primary production. Change is likely to include intensification of primary production across dryland cropping, horticulture, irrigation, and plantation forestry

### **Dryland cropping**

Climate change is expected to result in higher rainfalls in Gippsland, and this will provide improved environments for the growing of feed grains including red wheats, barleys, and triticale. Expansion will extend onto the coastal strip generally south of Sale. Grain produce will be increasingly used to supplement dairy feed in the Region.

However, sheep farmers are generally reluctant to change to cropping land uses for a range of cultural and capital reasons.

### **Irrigation areas**

Consolidation of farms is occurring, in part by buyers coming in from New Zealand interested in acquiring individual farms or consolidating several farms to provide for herds of greater than 400 cows. This is in part resulting from higher land prices in New Zealand meaning that larger areas can be purchased in Gippsland with property sales money from New Zealand.

The number of dairy farms has (anecdotally) declined from around 600 in the MID when the Nambrok-Denison Soldier Settler (irrigated area south of Thomson River) farming was at its peak, down to around 200 now. However, milk production has not dropped and is expected to increase.

Consolidation is prevalent in the Soldier Settler area. Note: The Soldier Settler area is likely to be found to have smaller base allotment sizes than other parts of the Irrigation District, due to the subdivision of larger holdings into Soldier Settler blocks.

Larger transport vehicles have evolved (eg: B-Double milk trucks to cart milk over longer distances), linked to changing technologies in on-farm milking and bulk milk storage, and to the capacities of regional dairy processing plants. This also has implications for the on size requirements and condition of roads, and hence for future infrastructure planning.

Minimum lot sizes is not a primary concern, as dairy farms are consolidating (as above) and lot sizes are not necessarily the driver of sustaining agriculture in the irrigation district. For example, intensive horticulture can be shed-based rather than land area based (i.e.: can be viable on very small areas where water is available), and this may increase into the future.

Consolidation of farms is associated with pressures for excision of existing surplus farm houses for rural living opportunity. This can be beneficial to the area as it can assist to sustain community services and networks (eg: Schools, churches, sporting and other clubs etc). The current dwelling density is appropriate within the irrigation area, taking all of the above into account.

### **Horticulture**

The main horticulture area is Boisdale east of Maffra. Nambrok Denison also has potential for horticulture.

The value of horticultural production is relatively low compared with Dairying.

The Covino family are large new growers in the area.

A large very Queensland horticultural entity has recently moved into the Boisdale area.

### **Forestry**

Plantation forestry is a form of cropping and is more economically valuable to the Shire than tourism at this stage, and is a large employer.

There are a range of social issues associated with private forestry development.

### **Coal**

A Mining licence issued over coal deposits from Traralgon to Rosedale for conversion of coal to diesel may have substantial rural land use planning implications.

### **Urban development and Rural Living**

Expansion of Sale has pushed to the west into land that has good potential for expanded agriculture. This is limited to some extent by Sale RAAF Base, which has a commitment for a surrounding buffer from housing. Preference is for expansion of Sale to be to the west. (*Note: Need to check on the status of RAAF Base buffer*).

There is a view that rural residential development should be permitted and/or contained along the uplifted ridge area north of the Princes Highway between Rosedale and Sale. (The ridge area also contains gravel deposits).

Expansion of the oil industry in the south west of the Shire and in Latrobe City will lead to increased pressures for urban expansion and rural living.

A visionary view is that a strip of land along the interface between the highlands and the plains in the Shire could become a high quality rural residential area.

Coal is a big long-term consideration in rural land use planning in the south west of the Shire.

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## **Department of Planning and Community Development**

**Phone Interview: Alan Freitag (DPCD) and Lisa Ryan (Maunsell)**

**Date: Thursday 7 February 2008**

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Alan Freitag noted that no recent changes have been made to the rural zones practice note.

The West Gippsland CMA Soil Erosion Management Plan is not of great relevance to the Planning Scheme or Wellington.

Environmental Significance Overlays in the South Gippsland Shire Council has triggered a lot of planning permit applications. The South Gippsland Shire Council has released a discussion paper on the rural zones prior to undertaking their full zone review.

Water Catchments in the Gippsland region have an ESO. There are issues with what to do in these areas.

Other Councils in the Gippsland Region are considering whether to undertake the review of the rural zones. As of yet, Latrobe Shire Council and East Gippsland Shire Council have not yet begun their rural zone review. Baw Baw Shire Council has begun their rural zone review and at the time of the discussion with Alan Freitag the reviewed zones were in the exhibition stage.

In regards to tourism related issues, Alan Freitag suggested that the six part tourism document could be useful for the tourism aspects of the rural zone review for highlighting important tourist areas and associated issues. Frank Norden (Wellington Shire Council) and Gavin Brosche (Planner for Gippsland 51 722 535) were noted as contacts for further information.

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## **Tourism Wellington**

**Phone Interview: Tourism Victoria and Viesha Berzkalns (Maunsell)**

**Date: Friday 8 February 2008**

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Tourism Wellington had no specific planning advice, however it was noted that coastal areas of the Shire require more tourist accommodation in order to cater for the increasing tourism demand. Areas such as Seaspray, Golden Beach and Loch Sport were highlighted as specific areas that require more accommodation, for example caravan park expansion.

Other sites experiencing increased tourism growth are Lake Guthridge (near Sale) and Port of Sale.

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## **South Gippsland Water**

**Phone Interview: Janice (South Gippsland Water) and Lisa Ryan (Maunsell).**

**Date: Thursday 7 February 2008**

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At the time of the conversation Janice from South Gippsland Water did not have any specific information in regards to the rural zone review. She can however be contacted in future if further information is required.

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## **East Gippsland Water**

**Phone Interview: South Gippsland Water and Viesha Berzkalns (Maunsell)**

**Date: Thursday 7 February 2008**

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East Gippsland Water is not responsible for Wellington Shire. It has interest over the Mitchell River Special Catchment Area as proclaimed under the under the *Catchment and Land Protection Act 1994*

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## **Gippsland Water**

**Phone Interviews:**

**Paul Young & Steve Shiners (Gippsland Water) and Viesha Berzkalns (Maunsell)**

**Gillian Bush (Gippsland Water) and Graeme David (EnPlan Partners for Maunsell)**

**Date: Monday 11 February 2008**

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The proclaimed catchment and the watershed may be of some relevance for the zone review. A copy of this was sent to Maunsell in ESRI format.

Southern Rural Water is responsible for the MID. Gippsland Water is a customer of Southern Rural Water. The main catchment in Wellington is Marrimans Creek (which is the CMA's responsibility).

Gippsland Water role is distributing water to townships in Wellington Shire. As the providers of potable water, Gippsland Water has an interest in keeping a good quality of water that comes from the catchments. SGW has specific interests over the Glenmaggie and Merriman Creek Special Water Catchment Areas (under the *Catchment and Land Protection Act 1994*)

Steve noted that Council would be good point of call to discuss the type of developments people have proposed surrounding the water catchments.

---

## **Regional Development Victoria**

**Phone Interview: Penny (Regional Development Victoria) and Viesha Berzkalns (Maunsell)**

**Date: Friday 8 February 2008**

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The Regional Manager of Regional Development Victoria was unavailable at the time of the conversation. Penny however noted that the organisation does not have any know planning issues.

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## **DPI - Minerals and Petroleum**



# DSE – Coastal & Crown Land Management

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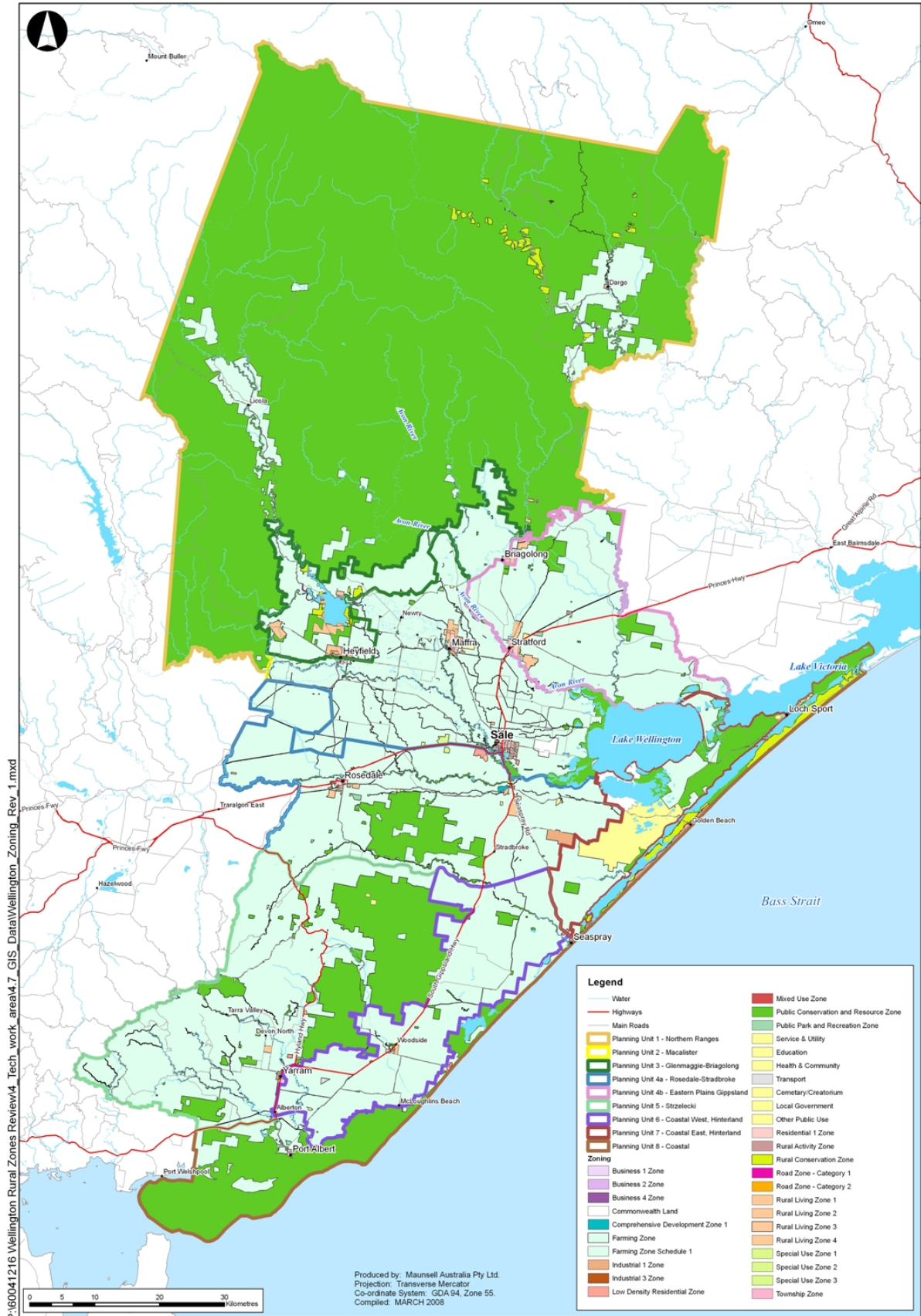
# Appendix C Information Fact Sheet

## Appendix C Information Fact Sheet

Insert Information Fact Sheet

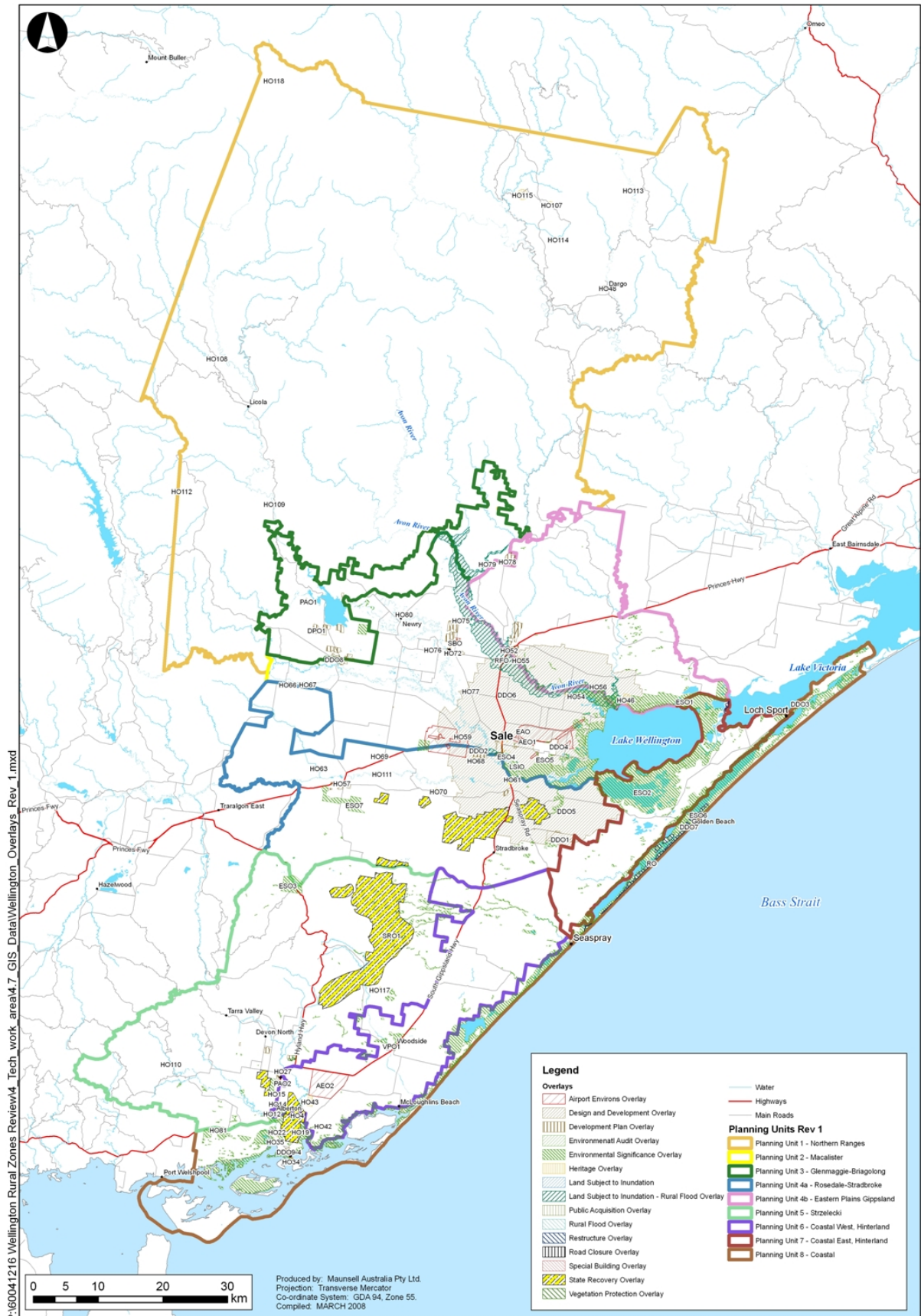
# Appendix D Wellington Shire's Zoning

# Appendix D Wellington Shire's Zoning



## Appendix E Wellington Shire's Overlays

# Appendix E Wellington Shire's Overlays



## Appendix F Census Data



## Appendix F Census Data

Industry of Employment	Heyfield	Loch Sport	Maffra	Port Albert	Rosedale	Sale	Seaspray	Stratford	Yarran	Wellington
Agriculture, forestry & fishing	9.1%	0.0%	4.8%	18.1%	4.5%	2.1%	5.9%	4.8%	7.5%	13.9%
Mining	1.1%	0.0%	3.2%	0.0%	2.1%	5.0%	0.0%	4.1%	1.5%	3.7%
Manufacturing	18.8%	8.6%	10.0%	8.4%	13.9%	6.7%	7.4%	10.7%	7.8%	7.9%
Electricity, gas, water & waste services	1.6%	2.0%	2.7%	0.0%	2.8%	1.3%	8.8%	0.9%	1.1%	1.7%
Construction	7.8%	15.2%	7.8%	7.2%	8.5%	7.4%	17.6%	8.1%	8.3%	7.5%
Wholesale trade	4.4%	0.0%	2.5%	4.8%	3.3%	1.8%	4.4%	2.7%	2.9%	2.2%
Retail trade	13.7%	19.2%	12.1%	3.6%	17.3%	14.7%	8.8%	13.2%	15.9%	12.0%
Accommodation & food services	3.6%	7.3%	5.7%	12.0%	5.9%	7.5%	8.8%	5.5%	7.6%	5.5%
Transport, postal & warehousing	5.7%	6.0%	4.2%	3.6%	4.7%	2.7%	0.0%	6.1%	2.8%	3.2%
Information media & telecommunications	0.0%	0.0%	1.1%	0.0%	0.0%	0.8%	0.0%	1.3%	0.5%	0.7%
Financial & insurance services	0.5%	2.0%	18.0%	3.6%	2.4%	2.1%	0.0%	1.6%	1.9%	1.4%
Rental, hiring & real estate services	0.5%	5.3%	1.0%	0.0%	0.7%	1.3%	0.0%	0.5%	1.0%	0.9%
Professional, scientific & technical services	1.3%	0.0%	3.3%	0.0%	1.4%	3.4%	4.4%	2.1%	2.9%	2.9%
Administrative & support services	2.2%	0.0%	3.5%	0.0%	3.5%	3.3%	7.4%	3.6%	3.1%	2.6%
Public administration & safety	6.6%	2.6%	5.1%	8.4%	5.7%	11.7%	4.4%	7.0%	5.7%	7.9%
Education & training	4.0%	2.0%	10.1%	7.2%	3.8%	8.7%	0.0%	6.4%	8.6%	8.0%
Health care & social assistance	9.7%	9.3%	14.1%	12.0%	10.6%	12.8%	4.4%	13.1%	13.6%	11.2%
Arts & recreation services	0.9%	4.6%	0.7%	0.0%	0.0%	0.9%	0.0%	0.5%	0.0%	0.9%
Other services	4.9%	8.6%	4.8%	0.0%	4.3%	3.5%	4.4%	3.9%	4.5%	3.3%
Inadequately described/Not stated	3.5%	4.1%	2.2%	10.8%	4.5%	2.4%	13.2%	3.8%	2.8%	2.8%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<b>Total Persons</b>	<b>548</b>	<b>151</b>	<b>1,675</b>	<b>83</b>	<b>423</b>	<b>5,626</b>	<b>68</b>	<b>559</b>	<b>616</b>	<b>17,029</b>

'Industry of employment' census data from 2001 and 2006 for towns across the Shire are presented in Table 38. The townships of Dargo, Golden Beach / Paradise Beach and Licola are excluded from the analysis as ABS data is not available for them

**Table 38: Industry by Employment, 2006 ABS Census**

Source: 2006 ABS Census

**Table 39: Industry by Employment, 2001 ABS Census**

Industry of Employment	Heyfield	Loch Sport	Matfra	Port Albert	Rosedale	Sale	Seaspray	Stratford	Yarram	Wellington
Agriculture, Forestry and Fishing	7.2%	4.3%	4.4%	25.4%	7.8%	2.5%	7.1%	6.4%	10.5%	16.4%
Mining	0.6%	0.0%	1.5%	0.0%	1.6%	2.2%	7.1%	1.0%	2.3%	1.5%
Manufacturing	9.0%	4.3%	10.8%	10.4%	15.9%	7.6%	7.1%	10.4%	6.6%	7.9%
Electricity, Gas and Water Supply	2.2%	0.0%	3.5%	0.0%	3.1%	1.7%	0.0%	1.8%	0.5%	1.8%
Construction	8.4%	21.4%	7.0%	0.0%	9.7%	6.3%	7.1%	6.6%	7.7%	6.3%
Wholesale Trade	4.9%	0.0%	4.1%	9.0%	1.6%	2.9%	7.1%	3.0%	3.9%	3.3%
Retail Trade	15.3%	22.9%	15.2%	17.9%	20.9%	19.4%	14.3%	20.2%	20.8%	15.3%
Accommodation, Cafes and Restaurants	4.5%	10.0%	3.9%	0.0%	3.9%	5.9%	0.0%	7.0%	5.6%	4.4%
Transport and Storage	18.2%	0.0%	5.5%	4.5%	2.3%	2.3%	0.0%	4.2%	2.2	3.3
Communication Services	1.4%	0.0%	1.5%	4.5%	0.8%	0.9%	7.1%	1.8%	0.5	0.9
Finance and Insurance	1.2%	0.0%	2.4%	4.5%	1.6%	2.2%	0.0%	2.4%	1.4%	1.6%
Property and Business Services	3.5%	4.3%	6.3%	4.5%	2.3%	8.4%	14.3%	6.2%	6.0%	6.1%
Government Administration and Defence	2.5%	4.3%	3.3%	4.5%	2.9%	8.8%	0.0%	4.8%	3.7%	5.5%
Education	7.2%	12.9%	10.5%	0.0%	6.3%	8.2%	0.0%	4.8%	7.3%	7.7%
Health and Community Services	9.6%	7.1%	11.6%	14.9%	8.4%	11.9%	14.3%	10.4%	9.3%	9.9%
Cultural and Recreational Services	0.0%	0.0%	2.5%	0.0%	0.8%	1.8%	0.0%	1.4%	1.9%	1.6%
Personal and Other Services	3.1%	8.6%	3.6%	0.0%	4.7%	5.3%	14.3%	5.8%	7.1%	4.1%
Non-classifiable economic units	0.0%	0.0%	0.8%	0.0%	0.8%	0.3%	0.0%	1.2%	0.0%	0.5%
Not stated	1.2%	0.0%	1.6%	0.0%	4.7%	1.4%	0.0%	0.6%	2.9%	1.7%
Percentage	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<b>Total Persons</b>	<b>489</b>	<b>70</b>	<b>1,419</b>	<b>67</b>	<b>383</b>	<b>5,371</b>	<b>42</b>	<b>500</b>	<b>648</b>	<b>15,728</b>

Source: 2001 ABS Census

Available data for the main towns are presented in the following tables.

## Heyfield

The urban centre/locality of Heyfield experienced a similar trend to that of Wellington Shire.

The median age in Heyfield was 43 years in 2006, with 34.60% of residents over 55 years (6% higher than the proportion across the Shire.)

The 25-54 years age group is most common (37.90% in 2001: 35.30% in 2006).

The 55-64 years age group increased from 8.8% in 2001 to 14.70% in 2006.

The over 65 years category increased from 17.90% in 2001 to 19.60% in 2006.

**Table 40: Heyfield (Urban Centre/Locality) Age Structure, 2001 and 2006**

Age groups:	Persons	Percentage	Persons	Percentage
	2001		2006	
<b>0-4 years</b>	84	5.90%	104	7.10%
<b>5-14 years</b>	243	17.00%	169	11.60%
<b>15-24 years</b>	183	12.80%	168	11.50%
<b>25-54 years</b>	541	37.90%	516	35.30%
<b>55-64 years</b>	126	8.80%	215	14.70%
<b>65 years and over</b>	255	17.90%	287	19.60%

Source: ABS Census Data 2001 and 2006

## Loch Sport

The age of Loch Sport's population increased from 2001 to 2006.

The median age in Loch Sport was 60 years in 2006.

The over 55 years category increased from 46.50% in 2001 to 64.40% in 2006.

The number of younger people at Loch Sport declined from 2001 to 2006.

The proportion below 24 years decreased from 19.90% in 2001 to 12.60% in 2006.

*Note: Due to the small population of Loch Sport these figures do not represent large shift in actual numbers of people.*

**Table 41: Loch Sport (Urban Centre/Locality) Age Structure, 2001 and 2006**

Age groups:	Persons	Percentage	Persons	Percentage
	2001		2006	
<b>0-4 years</b>	27	2.80%	12	1.50%
<b>5-14 years</b>	86	9.10%	42	5.40%
<b>15-24 years</b>	76	8.00%	44	5.70%
<b>25-54 years</b>	326	34.40%	181	23.30%
<b>55-64 years</b>	168	17.70%	211	27.10%
<b>65 years and over</b>	273	28.80%	289	37.10%

Source: ABS Census Data 2001 and 2006

## Maffra

The data for Maffra suggest that the population is ageing.

The median age in Maffra was 40 years in 2006. This is consistent with the average for Wellington Shire.

From 2001 to 2006 the proportion of Maffra residents below 55 years declined, while that for over 55 years increased.

Table 42: Maffra (Urban Centre/Locality) Age Structure, 2001 and 2006

Age groups:	Persons	Percentage	Persons	Percentage
	2001		2006	
<b>0-4 years</b>	281	7.20%	257	6.20%
<b>5-14 years</b>	607	15.60%	591	14.20%
<b>15-24 years</b>	483	12.40%	518	12.50%
<b>25-54 years</b>	1,456	37.30%	1,474	35.50%
<b>55-64 years</b>	354	9.10%	494	11.90%
<b>65 years and over</b>	722	18.50%	814	19.60%

Source: ABS Census Data 2001 and 2006

## Port Albert

The median age of persons in Port Albert in 2006 was 53 years. This is 13 years above the average for the rest of the Shire.

The 25 - 54 years age group is most common. It increased by 10% from 2001 to 2006 (34.3% to 44.4%).

The proportion over 55 years increased from 33.1% in 2001 to 45.2% in 2006.

The proportion of persons under 24 years increased (eg: The 5 to 14 years group increased from 5.40% in 2001 to 9.70% in 2006).

Table 43: Port Albert (Urban Centre/Locality) Age Structure, 2001 and 2006

Age groups:	Persons	Percentage	Persons	Percentage
	2001		2006	
<b>0-4 years</b>	3	1.30%	11	4.40%
<b>5-14 years</b>	12	5.40%	24	9.70%
<b>15-24 years</b>	12	5.40%	15	6.00%
<b>25-54 years</b>	99	44.40%	85	34.30%
<b>55-64 years</b>	40	17.90%	52	21.00%
<b>65 years and over</b>	34	15.20%	60	24.20%

Source: ABS Census Data 2001 and 2006

## Rosedale

The age distributions at Rosedale are similar to those for the Wellington Shire.

The median age of persons in Rosedale in 2006 was 40 years.

The 25 to 54 years group is most common (40.90% in 2006).

While the proportion of residents over 55 years increased from 2001 to 2006, it is low relative to some other towns in the Shire.

**Table 44: Rosedale (Urban Centre/Locality) Age Structure, 2001 and 2006**

Age groups:	Persons	Percentage	Persons	Percentage
2001		2006		
<b>0-4 years</b>	63	6.10%	54	5.00%
<b>5-14 years</b>	191	18.30%	145	13.50%
<b>15-24 years</b>	148	14.20%	149	13.80%
<b>25-54 years</b>	418	40.20%	440	40.90%
<b>55-64 years</b>	85	8.20%	127	11.80%
<b>65 years and over</b>	133	12.80%	161	14.90%

Source: ABS Census Data 2001 and 2006

### Sale

Age distributions for Sale are generally similar to those for the Shire as a whole.

The median age of Sale residents in 2006 was 37 years (compared with 40 for the whole Shire).

The 25 and 54 years is the most common at around 40%

**Table 45: Sale (Urban Centre/Locality) Age Structure, 2001 and 2006**

Age groups:	Persons	Percentage	Persons	Percentage
2001		2006		
<b>0-4 years</b>	942	7.40%	880	6.60%
<b>5-14 years</b>	1,986	15.50%	1,970	14.80%
<b>15-24 years</b>	1,737	13.60%	1,771	13.30%
<b>25-54 years</b>	5,273	41.20%	5,219	39.10%
<b>55-64 years</b>	1,064	8.30%	1,369	10.30%
<b>65 years and over</b>	1,793	14.00%	2,126	15.90%

Source: ABS Census Data 2001 and 2006

### Seaspray

The age structure of Seaspray remained fairly constant from 2001 to 2006,

The median age in 2006 was 46 years.

The most common age group of 25 - 54 years remained static at 11.3%.

The only significant changes are:

The proportion of people from 5 - 14 years declined by 12% (17.70% in 2001: 5.40% in 2006).

The proportion of people over 55 increased from 30.2% in 2001 to 36.6% in 2006.

**Table 46: Seaspray (Urban Centre/Locality) Age Structure, 2001 and 2006**

Age groups:	Persons	Percentage	Persons	Percentage
2001		2006		
<b>0-4 years</b>	16	7.50%	13	7.00%
<b>5-14 years</b>	37	17.50%	10	5.40%
<b>15-24 years</b>	24	11.30%	21	11.30%
<b>25-54 years</b>	84	39.60%	74	39.80%
<b>55-64 years</b>	27	12.70%	32	17.20%
<b>65 years and over</b>	37	17.50%	36	19.40%

Source: ABS Census Data 2001 and 2006

### Stratford

The median age of persons in Stratford in 2006 was 42 years.

The proportion of Stratford residents from 0 - 4 and 5 - 14 years declined from 25% in 2001 to 12.4% in 2006

The proportion aged over 55 years increased from 17% in 2001 to 32.3% in 2006.

**Table 47: Stratford (Urban Centre/Locality) Age Structure, 2001 and 2006**

Age groups:	Persons	Percentage	Persons	Percentage
2001		2006		
<b>0-4 years</b>	125	9.40%	75	5.20%
<b>5-14 years</b>	232	17.50%	225	15.60%
<b>15-24 years</b>	140	10.50%	149	10.30%
<b>25-54 years</b>	544	40.90%	527	36.60%
<b>55-64 years</b>	119	9.00%	192	13.30%
<b>65 years and over</b>	160	12.00%	273	19.00%

Source: ABS Census Data 2001 and 2006

### Yarram

The median age in Yarram in 2006 was 48 years, eight above the average for the Shire.

From 2001 to 2006, the proportion of younger persons remained relatively constant.

The proportion of persons below 24 years declined slightly from 28.4% in 2001 to 28% in 2006

The proportion of persons in the 25 to 54 years category declined from 35.40% in 2001 to 30.6% in 2006.

The number of older persons increased in 2006.

- The proportion between 55 - 64 years increased from 10.7% in 2001 to 13.2% in 2006
- The proportion over 65 years increased from 23.3% in 2001 to 28.2% in 2006.

**Table 48: Yarram (Urban Centre/Locality) Age Structure, 2001 and 2006**

Age groups:	Persons	Percentage	Persons	Percentage
		2001	2006	
<b>0-4 years</b>	94	5.30%	86	5.00%
<b>5-14 years</b>	245	13.70%	206	12.00%
<b>15-24 years</b>	208	11.70%	189	11.00%
<b>25-54 years</b>	632	35.40%	525	30.60%
<b>55-64 years</b>	191	10.70%	227	13.20%
<b>65 years and over</b>	416	23.30%	484	28.20%

Source: ABS Census Data 2001 and 2006

# Appendix G Local Planning Policy



## Appendix G Local Planning Policy

Draft Clause 22.02

### 22.02 RURAL POLICY

This policy applies to application all land in the Farming Zones, Rural Activity Zones and Rural Conservation Zone.

#### Policy Basis

The following factors are evident in the rural areas of the Shire:

- Agricultural and timber industries are of fundamental importance to the Shire's economic prosperity
- Productive agricultural land, including the Macalister Irrigation District and the extensive dryland areas is the cornerstone of the Shire's agricultural sector.
- Fragmentation and loss of productive agricultural land from production will diminish the value of the shire's agricultural sector
- Small lot subdivision and houses in productive agricultural areas can cause problems including:
  - Long term loss of strategic important agricultural land
  - Conflicting lifestyles and expectations of ex-urban and farming land owners;
  - Opposition by ex urban land owners
  - Land use conflict, including opposition to traditional farming practices;
  - Poor management of small lots (including controls of animals and weeds) where productive use is not the primary objective of land management;
  - Increased demands for urban based services in outlying areas which cannot be provided effectively or efficiently;
  - Detriment to environmental or landscape character values caused by the proliferation of houses and associated outbuildings and earthworks.
  - Increased demand for rural tourism related activities (if incompatible with primary production activity).

#### Objectives

- To protect agriculture and agricultural land from inappropriate encroachment by urban and non-production based rural settlement.
- To ensure that discourage the creation of small lots on farming properties if necessary, results in clear improvement to farming efficiency and land management.
- To encourage the consolidation of farm lots for more efficient agricultural production.

- To discourage dwellings on small lots that are not directly associated with agricultural production.
- To ensure that dwellings on small rural lots do not compromise rural production activities and operations.
- To ensure that inappropriate small rural lot development does not occur in areas of environmental significance and sensitivity.
- To discourage subdivision which re-aligns boundaries, particularly in irrigated areas, for the purpose of creating small lots for housing purposes.
- To discourage the use and development of agricultural land that would be incompatible with its sustainable use.

## **Policy**

It is policy that the following matters will be taken into account when considering applications to use or develop land in rural areas:

### **Subdivision**

- Subdivision of rural land should hold only be permitted where it can be demonstrated that it will facilitate and provide greater flexibility for continued agricultural production such land.
- To encourage the Consolidation of farming operations which support agricultural where the improved viability and environmental sustainability, will be encouraged.
- Applications to realignment boundaries will only be permitted for the purpose of making minor adjustments including taking into account topographical or public infrastructure features, except where re-subdivision will support more productive agricultural outcomes particularly through farm consolidation.
- The area of land title remaining after a small lot is created should comply with the minimum lot size specified in the relevant applying to the zone of land.
- To discourage Subdivision that is likely to lead to such concentration of lots as to change the general use or development of that particular areas and which is not consistent with the purpose of the zone.
- To prevent the creation of irregular shaped lots that do not support efficient agricultural practices.
- Small rural lots should be located to minimise impact on significant environmental features such as remnant vegetation, wetlands, coastal reserves and waterways and should be strongly discouraged in domestic water supply catchment areas.
- Small rural lots should be preferably by located adjacent to sealed roads and be close to utilised and community services.
- Applications for creation of small rural lots should be accompanied by a detailed report that fully addresses all the relevant issues identified within the Decision Guidelines of the zone.

### **Housing**

- The construction of dwellings on agricultural land should only be permitted where it is demonstrated that the dwelling is necessary for carrying out of a rural activity on the land there

is a clear nexus between the “dwelling” and agricultural activity, and where the sustainability of the agricultural resource is not threatened by the use of the land for housing.

- Small rural lots intended for housing purposes should generally have a maximum of 2 hectares on irrigated land, and 4 hectares elsewhere unless there is a need for a large areas to take account of natural features, infrastructure or to provide a farm boundary configurations that supports efficient agricultural practices.

### **Tourism**

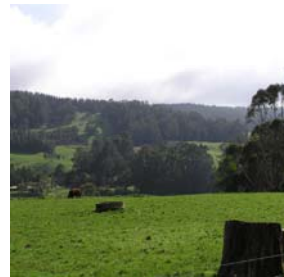
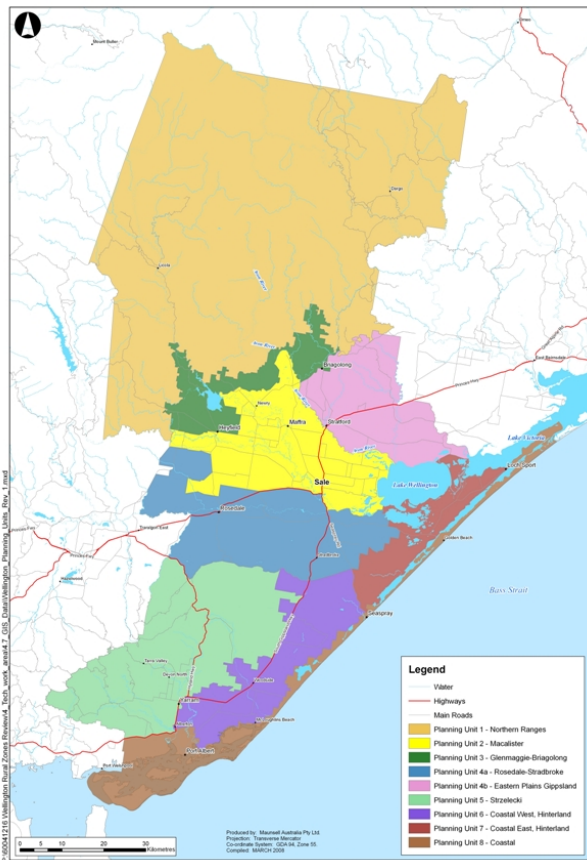
- Encourage new opportunities for rural based tourism (nature based/eco tourism/ tourist routes/ other coastal based activities) and commercial facilities compatible with agricultural/primary production, environmental, and landscape characteristics of the area.

### **Timber**

- Encourage the establishment of value adding timber productions activities after consideration of the impact on environment.
- Encourage timber production and agroforestry on marginal agricultural land (including steep land, poor soil, perched water tables, salinity affected and erosion prone land).

### **Other**

- Ensure that use or development in rural areas, including advertising signage, is compatible with and has an association with surrounding agricultural activity.
- Discourage use and development adjacent to main roads in rural areas that are unrelated to agriculture or rural based tourism.
- Discourage the use and development of productive agricultural land, particularly in the Maclister Irrigation District, for dog breeding and boarding facilities.



# Wellington Shire Rural Zones Review Planning Units

## Volume 2

Wellington Shire Council

20 January 2009

# Planning Units

Prepared for

**Wellington Shire Council**

Prepared by

**Maunsell Australia Pty Ltd**

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In association with

**EnPlan Partners**

20 January 2009

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# Quality Information

Document Planning Units


Ref 60041216

Date 20 January 2009

Prepared by Chay Moran

Reviewed by Viesha Berzkalns & Graeme David (EnPlan)

## Revision History

Revision	Revision Date	Details	Authorised	
			Name/Position	Signature
0	20/01/2009	Volume 2 Planning Units	Lisa Ryan	

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# Planning Unit 1 – Northern Ranges

<b>PLANNING UNIT: Northern Ranges</b>
<b>1.0 DESCRIPTION OF PHYSICAL LAND UNITS</b>
<p><b>Location and Boundaries:</b>          The Planning Unit covers the northern part of the Shire including the Alpine National Park, State Forest, and Mt Darling-Snowy Bluff Wilderness Zone. The Unit is mainly public land interspersed with freehold land mainly in the Macalister and Wannangatta River valleys to and around Licola and Dargo. The southern boundary of the Unit joins the Glenmaggie-Briagolong Planning Unit (PU3) along the interface between the public land (Public Conservation and Resource Zone), and the private land (Farming Zone) in the Glenmaggie-Briagolong Unit.</p>
<p><b>Land Form and Landscape Character:</b>          The Unit is predominantly a forested mountainous ridge-and-ravine type terrain with deeply incised narrow valleys on the southern face of the Victorian Alps, and is an important dominant northern feature of the Shire. Geology is mainly sedimentary mudstone, siltstone and sandstone. Cleared farmland is mainly in river valley terraces formed from deposition material and on some confined rounded, less hilly areas at Dargo formed on granite based geology, and surrounded by a steeper and higher landscape.          (Full descriptions are provided in <i>Aldrick J M et al in A Study of the Land in the Catchment of the Gippsland Lakes</i>, Dept of Conservation and Natural Resources, Victoria 1992).</p>
<p><b>Agricultural Quality</b></p> <p>The land in this Unit is mainly classified as <b>Class 6*</b>, (i.e.: public non-agricultural land not available for agricultural purposes). The cleared farmlands are <b>Class 4</b> and <b>Class 5</b>. Class 4 land can be used for grazing but is not suitable for cropping. Class 5 land is the lowest agricultural quality. It generally has steep to very steep slopes for agriculture, with thin skeletal soils, or a growing season less than 9 months.          * <i>Classification by Swan and Volum Department of Agriculture 1984.</i></p>
<p><b>Land Capability, Land Suitability:</b>          Capability of the land is limited by slope and soil types over much of the mountainous areas that remain forested. Climate can also limit growing season on farming areas to less than 8-9 months. The soils in hills areas are subject to soil creep and to erosion when exposed. There is high fire risk and very high expected fire intensity in the highland area associated with large fuel loads and steep terrain. The expected fire intensity in this Unit is &gt;16,000 kW/m (kilowatts of energy per metre of fire front), which is the highest potential fire intensity. Therefore careful management is required in all forms of land use in this Unit to minimise soil and broader environmental degradation.</p>
<p><b>Natural Resource Management / Environmental</b></p> <p>The Unit is in the Highlands Southern Fall Bioregion. It contains large areas of State Forest and parts or all of the Alpine National Park, the Mt Darling-Snowy Bluff Wilderness Area, Heritage Rivers Catchments, and 'untouched' Reference Areas.          As most of land in the Unit is forested public land it retains high ecological and broader environmental values.          The Ecological Vegetation Classes (EVCs) of the Unit include 'Dry Forests' interspersed by 'Wet or Damp Forests'. There are also scatterings of 'Montane Grasslands, Shrublands or Woodlands' in the more northern region of the Unit. These EVCs are common within the Bioregion and the State, however the unit contains listed threatened flora and fauna.          Much of the Unit including the Licola and Dargo districts is located within Special Areas (i.e. Proclaimed Water Supply Catchments) under the <i>Catchment and Land Protection Act 1994</i>.</p>



## 2.0 Strategic Rural Influences

### SPPF, Practice Notes and Zone Purpose:

#### Gippsland Rural Influences (identified in Wellington Planning Scheme) relevant to PU1:

Agriculture, timber production, conservation, and recreation/tourism are main regional social and economic influences. All have past and current importance in this Unit.

#### Local Rural Influences:

The timber industry and farming areas in the Unit have strong family traditions. Freehold titles were created for farming in the mid-1800's, during the gold era.

The natural environment across the public lands is a main conservation and recreation/tourism influence.

#### Emerging Trends in the region:

Conservation interests have increased over past decades, consistent with expansion of national parks and diminished forestry from public lands. Beef cattle production (with some sheep) remains the main enterprise type. Touring and ecotourism may continue to expand.

#### Relevant Municipal Strategic and Local Policy objectives, strategies and actions:

##### Clause 21.01 Municipal Profile identified the following

The **Environment** section of this clause outlines the Alpine National Park as a key feature of the Great Diving Range and the Shire.

##### Clause 21.02 Key Influences

Lifestyle is influenced by and linked to the Shire's natural environment, including the northern ranges of the Shire, and the other dominant land uses.

Rural lifestyle and opportunity for rural residential development are important community and Shire values.

The Shire's landscape features and environmental diversity are important state and national environmental assets. The Shire is therefore seen as a key prospect for tourism, and economic development.

##### Clause 21.03-2 Strategic Framework Land Use Plan

The Strategic Framework Plans for Wellington Shire identify directions for future land use and development, of which includes special areas that need to be protected, such as heritage places and National Parks.

##### Clause 21.04 Settlement

Dargo and Licola are key Rural townships that attract many people using and visiting the Alpine National Park and High Plains.

Wellington Shire's **Settlement Strategies** include:

- Limiting areas zoned for rural living to areas close to developed settlements, to utilise existing social, cultural, and infrastructure facilities.
- Having regard to environmental features and constraints, in particular wastewater and effluent disposal when assessing rural living proposals.

The Scheme states the following for **Dargo and Licola**:

- *Promote the significant potential for the development of tourism in and around Dargo and Licola.*
- *Encourage further expansion of Licola where such development can be adequately serviced and will have a minimal impact on the environment, particularly the water quality in the Macalister River.*
- *Ensure that all development is sited and designed*

##### Clause 21.05 Environment

###### Rural Areas

Land in this Planning Unit is described as one of the 'most ecologically important and diverse areas of the State' with the National Parks attracting people to visit and live in the Shire. The aesthetics and rural amenity of the area therefore requires protection.

Towns and communities depend on the Thompson and Latrobe River catchments for town water and rural irrigation. Catchment health is therefore very important, and a Shire

## 2.0 Strategic Rural Influences

objective is to ensure that land use and development in water catchments do not adversely affect water quality and quantity. Designation of much of the Planning Unit as Special Water Supply Catchment Areas under the *Catchment & Land Protection Act 1994* recognises this.

### Wildfire and Flooding

A Municipal Fire Prevention Plan has been adopted by the Shire in order to create minimise the impacts of wildfires. Runoff surges are a constant threat that can cause substantial damage to infrastructure assets (eg: bridges, roads) and erosion of river embankments.

**Environmental Strategies** in this Planning Scheme clause, including the following:

#### Rural Areas

- *Require dwellings in rural areas to be sited to minimise fire risk and minimise the need for removal of native vegetation.*
- *Discourage residential development and associated uses in areas which have high agricultural value, environmental and/or scenic significance, are near main landfill sites or are in areas that are subject to high bush fire risk or flooding.*

### Wildfire and Flooding

- *Ensure that new land use or development does not increase the level of fire risk and includes adequate fire protection measures.*

### Clause 21.06 Economic Development

Shire **Tourism** objectives, include a recommendation for a tourist route across the Great Dividing Range. Tourism strategies also include:

- *Facilitate high quality tourist use and development which links to the agricultural economy, natural environment, and heritage of the Shire.*

### Clause 22.01 Special Water Supply Catchment Areas Policy (refer also to Cl 21.05)

Much of the Unit is in Proclaimed Water Supply Catchments. Shire objectives in these are:

- *To protect water quality and quantity in catchments used for domestic and rural water supply, and to protect aquifer recharge areas.*
- *To manage land use or development in water catchments to ensure that they do not have off-site effects which could adversely affect water quantity.*
- *To minimise residential development and intensive farming activity in water supply catchments and aquifer recharge areas, particularly near water supply take-off points.*
- *To encourage retention of natural vegetation and the establishment of new vegetation cover.*
- *To encourage farm practices that minimise nutrient inputs to waterways and to encourage the development of whole farm planning.*
- *To encourage new development proposals which result in reduced nutrient flows.*

In Cl 22.01 it is stated policy is that when considering an application to use or develop land within a Special Water Supply Catchment Area, Council '*will have regard to the likely impacts of the proposed use or development on water quality and quantity in the catchment*'.

This specifically relates to preventing nutrients from entering surface waters, buildings within 100m of waterways or water bodies, subdivision and intensive farming practices especially near take-off points in lower catchment areas, and subdivision and intensive farming activities in aquifer recharge areas will be discouraged.

## 3.0 PLANNING DATA INFORMATION

### Demographic Data:

#### Population growth

The 2006 ABS Census population figures for Dargo and Licola were:

- Dargo – 144 persons
- Licola – 21 persons.

Population in both towns declined between 2001 to 2006 (Dargo: -1.46% pa, Licola -17.81% pa).

*NB: Population growth was calculated using 2001 data from the Wellington Population*

### 3.0 PLANNING DATA INFORMATION

Analysis: Issues and Discussion Paper (2004) as 2001 ABS specific Census data for Dargo and Licola was not available. These estimated population growth figures may therefore be inaccurate, particularly for Licola.

#### Age Structure

In 2006 Dargo had 53.4% of residents over the age 55 years. (Data are not available for Licola due to its very low total population.)

#### Industry by Employment

The largest employment 'industry' category in Wellington Shire was Agriculture, Forestry and Fishing (16.4 % of Shire's employment in 2001; 13.9% in 2006). In 2006 Agriculture, Forestry and Fishing, employing 30.6% of 'Dargo' residents. (*Licola data not available*).

#### **Settlement Patterns:**

Settlement is sparse (as the Unit is dominated by public land), occurring, in Dargo and Licola, and on farms.

Extensive areas of the Unit are covered by lots equal or greater than 80 hectares (348 parcels are of this size). Other lot sizes in the Unit are:

- 40 to 80 hectares (176 lots)
- 20 to 40 hectares (136 lots)
- 10 to 20 hectares (141 lots)
- Less than 10 hectares (1,003 lots).

Areas around Dargo and Licola, and extending up Wonnangatta River, Dargo River, Wellington River and Macalister River, have smaller land parcel sizes.

The township of Dargo mostly comprises land parcels <10 hectares. Dargo houses are generally on lots 0.4 to 20 hectares in size. Several lots are listed as vacant. Surrounding the township area are rural land parcels with a house, and rural land excluding a house. Licola and its surrounding areas have larger parcel sizes ranging from less than 10 hectares to 80 hectares. Lots in Licola and surrounding the Wellington River are mostly described as rural land with houses.

The Planning Unit has:

- 40 lots with houses (mostly located in Dargo and a couple in Licola);
- 80 vacant rural residential lots (0.4 to 20 hectares in size);
- 113 rural residential lots (0.4 to 20 hectares in size) with a house;
- 293 rural land lots with a house; and
- 250 lots of rural land excluding a house.

(Source: Maps produced by Wellington Shire Council GIS).

#### Road Access

The main road routes in this area are C601 Dargo Road and C486 Licola Road. Road access is otherwise limited.

#### **Land Tenure:**

As noted above, land tenure is predominately public land with pockets of freehold land mainly in valleys to and around Licola and Dargo. The Lions Club largely owns Licola township.

#### **Agricultural Strategic Importance:**

Agriculture has strong historic strategic importance in this Unit. Its scale of contribution to the Shire's economy is not large.

#### **Water:**

As noted above, much of the Unit is in Special Water Supply Catchments as prescribed under the *Catchment and Land Protection Act 1994* and requires consideration in planning decisions.

Surface Water Management Areas (WMAs) as prescribed by the *Water Act 1989* in the Unit include the Mitchell River Basin (including Moroka River, Little River, Dry River, Humffray River, Wongungarra River, Crooked River, Wonnangatta River, Dargo River and Wentworth River), the Thomson Macalister Basin (Caledonia River, Macalister River, Carrey River,

### 3.0 PLANNING DATA INFORMATION

Dolodrook River, Barkly River and Wellington River), and Avon River Basin (including Turton River, Little River and Avon River).

Climate change may result in changes to distribution, frequency and severity of rainfall events. Impact of this on specific areas such as Dargo and Licola areas is difficult to predict, but needs to be considered in strategic planning and in planning decisions.

#### Existing Land Uses:

The public land dominating the Unit includes wilderness areas, National Park, and State Forest. Two areas are classified as 'strict nature reserves'. Logging occurs from State Forests. Cattle grazing is the main farming use.

#### Agribusiness / Rural Industry:

There is no agricultural value adding in the Unit.

#### Rural Tourism:

The Alpine National Park is a main tourist attraction in the Planning Unit. The Public lands generally are used for activities including bushwalking, fishing, horse riding and four-wheel driving. Dargo and Licola provide access points to the Alpine region.

Tourist accommodation, recreational activities and school camps, identified by the Shire include:

##### Dargo

- |                                   |                     |       |
|-----------------------------------|---------------------|-------|
| • <i>Dargo Valley Winery</i>      | 1 Lower Dargo Road  | FZ    |
| • <i>Dargo River Inn</i>          | 13 Lower Dargo Road | FZ    |
| • <i>Wonnangatta Caravan Park</i> | 7611 Dargo Road     | PCRZ  |
| • <i>Dargo Hotel</i>              | 110 Lind Avenue     | Urban |

##### Licola

- |                                    |  |       |
|------------------------------------|--|-------|
| • <i>Camp Welcola</i>              | Tamboritha Road (this site was burnt out in bushfires of January 2007) | Urban |
| • <i>Wollangarra Camp</i>          | Licola Road  | Urban |
| • <i>Licola Wilderness Village</i> | 5 Jamieson Road  | Urban |
| • <i>Licola Caravan Park</i>       | 14-18 Jamieson Road  | Urban |

Other accommodation and school camps venues include venues at Tamboritha Forest Road, Licola (Melbourne Grammar School Camp, Snowy Ranges Tours, and Sambain Chalet).

The Wellington Planning Scheme identifies that potential tourism growth in this Unit is mainly associated with the Great Dividing Range. It recommends a tourist route across the Diving Range, and potential for high quality eco-tourism development, and other general tourism activities. Tourism growth in Licola is also supported by the *Licola Development Plan* (April 2008).

*Note: Wellington Shire is not aware of all the B&B establishments, as businesses in the FZ that accommodate 6 or less guests are not required to register with Council.*

#### Coal, Stone Extractive Resources:

The *Direction's for a Sustainable Future* document identifies areas of mineral resources in the Shire. Some inactive gold resources sites are on public land in the north-east of the Unit.

#### Timber Resources:

The Unit's strong history in timber production from public lands has diminished in recent decades. Hardwood and softwood plantation forestry has expanded in the Shire, and plantations have matured. The Alpine National Park is not available as timber resource in the future.

#### Existing Zoning:

Public Conservation and Resource Zone (PCRZ) covers much of the Unit's. Farming Zone (FZ) areas generally surround Dargo and Licola.

- Licola is zoned TZ surrounded by FZ and PCRZ around Macalister River.

### 3.0 PLANNING DATA INFORMATION

- Dargo township is zoned Township Zone (TZ), and Rural Living Zone (RLZ2) surrounded by the Farming Zone (FZ).
- Farming land along the Dargo and Wonnangatta River north of Licola is zoned Rural Conservation (RCZ).

The schedule for the FZ prescribes:

- |   |     |
|---|-----|
| • Minimum subdivision area<br>hectares  | 40  |
| • Minimum area for which no permit is required to use land for a dwelling<br>hectares | 40  |
| • Minimum setback from a road (metres)  |     |
| ○ A RDZ1 or land in a PAO to be acquired for RDZ1<br>metres                           | 100 |
| ○ A RDZ2 or land in a PAO to be acquired for RDZ2<br>metres                           | 40  |
| • Minimum setback from a boundary (metres) – any other boundary<br>metres             | 5   |
| • Minimum setback from a dwelling not in same ownership (metres)<br>metres            | 100 |

The schedule for RLZ2 prescribes:

- |   |     |
|---|-----|
| • Minimum subdivision area<br>hectares  | 2.0 |
| • Minimum area for which no permit is required to use land for a dwelling<br>hectares | 0.4 |

There are no interface issues with adjoining municipalities as the land uses in the neighboring municipalities are similar to this Planning Unit, as continuation of the Great Diving Ranges.

#### Existing Overlays:

The Heritage Overlay is applied to the following areas:

- HO48 - Old Hotel Dargo High Plains Road, Dargo.
- HO107 - Grant Historic Area, McMillans Road, Dargo.
- HO108 - Barkly River Bridge. Licola–Glencairn Road, Glencairn.
- HO109 - Cheynes Bridge. Macalister River crossing Heyfield-Jamieson Road (Licola Road).
- HO112 - Morning Star Gold Battery Site, Morning Star Creek (Donnelly Creek Goldfields).
- HO113 - Harrisons Cut Gold Diversion Site, Dargo River.
- HO114 - Jungle Creek, Gold Mining Division Site, Dargo River.
- HO115 - Good Hope Quartz Goldmining Precinct. McMillan Track. Grant Historic Area.

There are no other overlays applied in the Planning Unit.

### 4.0 STRATEGIC DIRECTIONS AND ZONE IMPLEMENTATION

#### Strengths / Opportunities:

##### Agriculture and Rural Industry

Agriculture on cleared land in this Planning Unit is surrounded by forested land and has no competition from incompatible land uses.

##### Water Resources

The entire Planning Unit is a valuable and secure water supply source for environmental, irrigation, farm water supply, and potable uses.

##### Conservation

A large extent of the Unit's natural environmental assets is already included in the Public Conservation and Resource Zone in various public land categories.

## 4.0 STRATEGIC DIRECTIONS AND ZONE IMPLEMENTATION

### Rural Living

Opportunities for further non-production based rural living development proximate to existing services and infrastructure are very limited.

### Tourism

Tourism opportunities mainly relate to the natural environmental and location on alpine traffic routes. Potential may exist for Licola and Dargo to be further developed as stop over places for visitors to the Great Diving Range, or as a destinations point for local exploration. Licola's low population base relies on visitors to derive economic activity.

The *Licola Development Plan* (April 2008) identifies several recommendations for supporting tourism growth in Licola. Recommendations from the plan include:

- *Explore the rezoning of land south of the township to Rural Activity Zone to allow for tourism uses such as accommodation, tavern or four wheel drive club rooms.*
- *Review the zoning of the PCRZ triangle parcel of land in Licola Township, in light of being in private ownership.*
- *Rezoning of land to Rural Activity Zone to encourage new tourism uses in the township.*

Refer to the *Licola Development Plan* for further information on developing tourism opportunities in Licola.

### **Weaknesses / Constraints:**

#### Agriculture and Rural Industry

Expansion potential for agriculture is prevented by the large proportion of public land in state forests or national park, and general unsuitability of most such land for agriculture. Climatic and environmental features including temperatures and short growing seasons also limit agricultural diversity of the land mainly to cattle grazing. Potential for wildfire is a main concern and periodic flooding of river flats is a reality, which may be further impacted upon by climate change (eg: changes in storm intensities, total rainfalls, and rainfall distribution).

#### Water resources

Water quality in all rivers and streams including the Macalister River and Avon Rivers can be severely impacted upon by erosion from peak flows and by wildfire.

#### Conservation

Fire and flood can exert the main detrimental impacts on the natural environmental values.

#### Rural Living

Most of this Unit is remote from settlement areas and associated services. Any proposals for rural living development must be considered against Ministerial Direction No.6 on expansion of Rural Living development, including the State's stringent guidelines on this matter, and must be approved by the Minister for Planning.

Potential exists for conflict between rural living with wildfire, environmental, and agricultural values and interests in the Unit, and should be discouraged where this could occur.

#### Tourism

Tourism venues and activities in this Unit must be highly sensitive to the environment.

### **Updates proposed for Local Planning Policy (LPPF) in the Planning Scheme:**

As part of implementation for the Rural Areas Review modifications required to following clauses:

#### **Clause 21 Municipal Strategic Statement**

##### *Clause 21.03*

Incorporate a copy of the overall Rural Areas Plan illustrating the nine planning units into section 21.03-2. There will also need to be some text to provide an overview of the plan.

##### *Clause 21.04 Settlement*

- Incorporate in the section headed Overview a description of the Rural Areas.
- Update the first bullet point in the section headed Undertaking Further Strategic Work.

## 4.0 STRATEGIC DIRECTIONS AND ZONE IMPLEMENTATION

### *Clause 21.05 Environment*

- Update the Rural Areas description in the section headed Overview.
- Update the Rural Areas description in the section headed Environment Strategies.

### *Clause 21.06 Economic*

- Update the Agriculture, Timber and Tourism description the section headed Overview.
- Update Agricultural and timber production description under the Economic Development Strategies.
- Update first and last (if required) bullet point in the section headed Undertaking Further Strategic work.

### *Insert New Rural Areas Clause XX*

- Provide a description and overview of each of the Planning Units based information in Planning Unit tabulations.

### *Clause 21.09 Reference Documents*

- Incorporate Rural Zones Review.

## **Clause 22 Local Planning Policies**

### *Clause 22.01 Special Water Supply Catchment Areas Policy*

- Delete this policy.

### *Clause 22.02 Small Rural Lots Policy*

- Delete this policy and insert new Rural Areas Policy.
- 

### **Implementation Tools:**

Retain PCRZ as the dominant zone across the public lands of the Unit.

Planning attention is needed around Dargo and Licola to ensure to ensure orderly development / expansion of non-rural use.

Appropriate application of the RAZ needs to be considered if tourism uses are to increase in the Dargo and Licola areas.

Consider appropriateness of the RCZ in some farming areas (eg: Dargo area) against RCZ and FZ objectives, and the zoning of other 'equivalent' farmed lands

### **Zones: RCZ, FZ, RLZ, RAZ (and/or schedules)**

#### RAZ Application

Areas for potential application of the RAZ include the following:

- *Dargo Valley Winery* 1 Lower Dargo Road
- *Dargo River Inn* 13 Lower Dargo Road
- Southern areas of Licola Township (*Licola Development Plan, 2008*).

#### FZ Application

- Rezone freehold properties to the north west of Dargo along Wonnangatta Valley subject to clarification of environmental considerations.

### **Overlays: (and /or schedules)**

- A large section of the Planning Unit forms part of the Special Water Supply Catchment Areas and will require an ESO.
- The *Licola Development Plan* recommends a review of the application of the Wildfire Overlay and Land Subject to Inundation Overlay for the Licola Township.

# Planning Unit 2 – Macalister

PLANNING UNIT: MACALISTER
1.0 DESCRIPTION OF PHYSICAL LAND UNITS
<p><b>Location and Boundaries:</b></p> <p>The Planning Unit generally contains the Macalister Irrigation District (MID) and close surrounding irrigated and dryland 'buffer' lands. It also includes the lower end of the Lake Wellington catchment between the Avon and Latrobe Rivers through to Lake Wellington to the east of the Princes Highway. Minor portions of the MID extend outside of the Unit.</p>
<p><b>Land Form and Landscape Character:</b></p> <p>This Unit does not contain notable landscape features. It is mainly a flat to very gently undulating plain typical of land set out under gravity fed irrigation. Most soil material has been eroded and deposited over time from surrounding hills. However slope variation occurs in the north and west of the Unit where upper areas of the MID are interspersed by dryland ridges not suited for (or inaccessible to) gravity irrigation, and by excised river valleys. These in combination lead to a complex formal boundary to the MID.</p> <p>The land east of the Princes Highway is predominantly low lying as the lower end of the Lake Wellington catchment, and the MID drainage system 'feeds' Lake Wellington. It has high incidence of salinity caused by high watertables at low elevation above Lake Wellington.</p>
<p><b>Agricultural Quality</b></p> <p>Soils in the MID are classified <b>Class 1</b> for agriculture* (i.e. highest quality). This is elevated above the Class 3 ratings of surrounding land by the availability of irrigation water which enhances both production levels and versatility.</p> <p>Most other soils surrounding the MID and east to Lake Wellington are <b>Class 3</b> and <b>3a</b>. The versatility of Class 3 soils is limited but they can be good for dairying and general grazing. The Class 3a soils are considered suitable for more intensive uses provided where supplementary irrigation can overcome summer water deficiencies.</p> <p>MID land is generally on alluvial floodplains but at higher elevations than the levels containing the main river channels (eg: Thomson, Macalister and Avon). Soils vary due to differences in drainage and in the length of time since deposition. They are mainly clayey and pervious, but may be silty or sandy, and are generally coarser in the north. Where drainage is good the soils have developed good structure, contributing to their suitability for irrigation. Where drainage is poor clay mottling is common in the soil profile. Overall the soils are fertile with low erosion hazard, but are susceptible to compaction particularly when wet.</p> <p>In the northern parts of the MID gently sloping ridges of land project into the irrigated land from the north (i.e. to the south-east from Lake Glenmaggie. This land is higher than the irrigation supply channels and cannot be gravity irrigated by the existing system.</p> <p>Expanded spray irrigation is occurring in parts surrounding the formal boundaries of the MID. This has occurred through licences access to groundwater or surface water. This access to water raises the versatility of the land and hence it's induced agricultural quality.</p> <p>The land east of the Princes Highway is a series of low terraces formed as past and current floodplains and is rated Agricultural Class 3, where not irrigated. The surface soils tend to be variable between sandy and clayey, with sands being more prevalent on slight windblown rises in the landscape. The soils are generally of relatively low fertility evidenced by prevalence of bracken fern, with the sands often underlaid by various sand, gravels, and other more impervious materials. The sandy soils are naturally low in trace elements. Drainage is often poor, and waterlogging of sub-soils evidenced by soil mottling is common. Groundwater is moderately to highly saline and watertables are commonly within 2 metres of the surface.</p> <p>Swamp land abuts the rivers close to Lake Wellington, and the margins of the Lake.</p> <p>* <i>Classification by Swan and Volum Department of Agriculture 1984.</i></p>



## PLANNING UNIT: MACALISTER

### 1.0 DESCRIPTION OF PHYSICAL LAND UNITS

#### Land Capability, Land Suitability:

The Unit carries several key land capability hazards including land salinity and associated high watertables, and prolonged waterlogging in low lying areas towards the downstream end of the Unit east of the Princes Highway. Flood risk occurs adjacent to the Macalister and Avon Rivers. Nutrients in waters have been a main problem in the Gippsland Lakes and have been a main focus of attention to reduce export from within in this Planning Unit. All of these matters require management care and planning attention. Capability for all uses is diminished on land that is susceptible to those hazards, and site investigations are required on affected areas to determine extent of impacts.

Flood levels in the mid-2000s provide important planning indicators to guide where expanded urban and agricultural development need to be controlled. (Refer to elaboration below.)

Approximately 50% of MID has very high, to moderate permeability soils that are better suited to spray irrigation than flood irrigation. Introduction of spray irrigation (fixed and traveling systems) since the 1990s has expanded irrigated use of higher elevation and lighter soils areas in and adjacent to the MID boundaries, and is improving irrigation efficiency overall.

Land capability for other (non-agricultural) uses is not defined here but is assisted by the general flatness and limited where subject to sustainability hazards (salinity, water logging, flooding etc).

#### Natural Resource Management / Environmental

The land in this Unit is almost totally cleared for agriculture, with native vegetation restricted mainly to road and stream reserves. Some elevated rises toward Lake Glenmaggie retain native paddock vegetation.

There are no significant public land resources (i.e. reserves and parks), but valuable natural assets occur (e.g. Thomson, Latrobe, Avon and Macalister Rivers; several wetlands of international significance; Lake Wellington; threatened flora and fauna species; groundwater resources; and a number of remnant vegetation areas).

### 2.0 Strategic Rural Influences

#### SPPF, Practice Notes and Zone Purpose:

##### Gippsland Rural Influences:

###### Regional Drivers

Agriculture and horticulture are integral to Wellington's economy generating \$321m\* in 2001 (65% from milk production).(\*ABS figure)

##### Local Rural Influences:

The MID is a major strategically important primary production district, mainly supporting dairying but also beef and some sheep production, and horticulture. Surrounding dryland areas are also important.

##### Emerging Trends in the region:

###### Main trends include:

- A shift towards large and fewer farms, through farm consolidation in part by external purchasers (e.g. from New Zealand, northern Victoria and elsewhere), and (in dairy industry) by changing technology and bulk milk storage and processing capacities. This results in surplus houses with pressures for excision of house lots.
- Increased use of spray irrigation technologies to introduce irrigation to new areas and to improve water use efficiency in established flood irrigation areas.
- Some introduction of horticulture into areas previously used for grazing agriculture, particularly on lighter soils where spray irrigation can be operated.
- Increasing pressures for rural living and rural residential (i.e. non-farming uses) mainly close to Sale and Maffra, and potentially close to Lake Glenmaggie.

## 2.0 Strategic Rural Influences

- Improved farm and water management has substantially reduced nutrient movement from the MID since 2001 to comply with the MID Nutrient Reduction Plan objective to decrease phosphorus discharge by 40% by 2005.
- Climate change in the MID and upper catchments may cause hotter and more variable conditions (MID Atlas).
- The strategic importance of agriculture in the MID and surrounding areas may increase from uncertainty over the future of water availability to irrigation areas in northern Victoria. This is expressed through 'migration' of farmers from other areas into this Planning Unit.

Relevant Municipal Strategic Statement (MSS) and Local Policy (LPPF) objectives, strategies and actions:

### **Clause 21.01 Municipal Profile**

This clause emphasises the importance of the MID in the rural and agricultural sector.

The East Sale RAAF base is an important airfield infrastructure, and local employer.

Clause 21.03-2 Strategic Framework Land Use Plan

A Strategic Plan has been developed for the ongoing development of Maffra and Sale.

### **Clause 21.04 Settlement**

The strategic objectives for each major town in the Shire are identified, including Sale and Maffra as 'urban townships'. Sale is the main centre for employment, commercial and recreational facilities in the Shire. Strategy plans of the towns are also included in this clause. Settlement strategies have been identified for the following townships:

#### **Sale**

- *Facilitate development in accordance with the Sale Strategy Plan and the Sale Strategy Preferred Activity Precincts Plan included in this Clause.*
- *Discourage development that may prejudice the operation of the West and East Sale airfields or their ability to expand.*

#### **Maffra**

- *Facilitate development in accordance with the Maffra Strategy Plan included in this Clause.*
- *Encourage new development for residential and rural residential purposes in the Maffra district to establish in the existing residential, low density residential and rural living zoned areas adjoining and to the north and north east of the Maffra urban area.*

### **Clause 21.06 Economic Development**

Agriculture and aviation are important economic development aspects of the Shire's economy. Economic development strategies are outlined for both sectors.

### **Clause 21.08 Monitoring and Review**

Appropriate use of agricultural land is a key strategic issue that needs to be monitored, via reviewing planning permits in the MID.

### **Clause 22.02 Small Rural Lot Policy**

Small lot subdivision in Farming Zone, Rural Activity Zone, or Rural Conservation Zone areas can create a long-term loss of valuable farmland.

### **Clause 22.05 Air Fields and Environs Policy**

Key Shire objectives are to ensure the safety and efficiency of airfield operations at the East Sale RAAF Base and West Sale Airfield.

## 3.0 PLANNING DATA INFORMATION

### **Demographic Data:**

#### Population growth

The Unit's key towns are Sales and Maffra. The 2006 census population figures show:

- Sale – 13,336 persons (Sale Urban Centre/Locality)
- Maffra – 4,149 persons (Maffra Urban Centre/Locality)

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Both towns expanded between 2001 and 2006 (Sale: 0.83% pa; Maffra: 1.25% pa).

#### Age Structure

The average median of age (2006) were:

- Sale: Average median age 37years (39.10% in 25-54 year age group).
- Maffra: Average median age 40 years (increase in residents over 55).

#### Industry by Employment

'Agriculture, Forestry and Fishing' was the Shire's largest employment sector in 2001 (16.4% of population) and 2006 (13.9%).

In Maffra in 2001 the largest employer was the retail sector (15.2% of residents). In 2006 the biggest was the financial and insurance and services industry (18.0%)

In Sale the retail industry was the largest employer of residents in 2001 (14.7%) and 2006 (19.2%).

#### **Settlement Patterns:**

##### Settlement areas

Areas around Sale and Maffra experience pressures for non-production based rural living and low density residential development.

The township of Maffra mostly comprises lots less than ten hectares. The residential lots are generally occupied by a house. Several lots on outskirts of Maffra are between ten to twenty hectares. A large section of land in the northwest corner of Maffra is designated as multi lot subdivisional land. The northern section of Maffra mostly comprises rural land 0.4 to twenty hectares in size with a house. Sale's settlement pattern is similar to Maffra. The town has a dense settlement pattern of houses on lots less than ten hectares. Northern and eastern outer areas of Sale are rural residential land 0.4 to twenty hectares (including a house) and rural land (including a house). A large area of Sale's western outer area is rural land (without houses).

The southern section of Heyfield is included in this Unit. The Unit also contains several smaller settlement areas including Boisdale, Newry and Tinamba. These settlements contain a small number of allotments less than 10 hectares in size with a house or classed as vacant.

##### Density

Outside township areas the irrigated MID settlement density is greater than in surrounding dryland areas. Throughout the MID (and this Unit) there is 1,889 properties classed as rural land with house (and 1,051 properties classed as rural land excluding a house). There are 7,361 houses in this Planning Unit.

The Planning Unit contains the following allotments:

- Equal to or greater than 80 hectares (213 lots)
- 40 to 80 hectares (624 lots)
- 20 to 40 hectares (1,032 lots)
- 10 to 20 hectares (732 lots)
- Less than 10 hectares (16,999 lots).

The large numbers of smaller allotments are associated with dense settlement areas in Maffra and Sale.

*(Source: Maps produced by Wellington Shire Council GIS).*

##### Road Access

Road access throughout the Planning Unit is excellent, with the Princes Highway immediately to the south. Many roads in the Unit accommodate loaded B-Double milk transport.

#### **Land Tenure:**

Land tenure is almost exclusively freehold in this Unit. Trends are for larger and fewer farms in dairy and other sectors, and for more 'imported' feed.

#### **Agricultural Strategic Importance:**

The MID dairy industry returns around \$150m at the farm gate, and generates over \$500m

### 3.0 PLANNING DATA INFORMATION

into the local economy (MID Atlas). It is very strategically important for agriculture at Shire, Regional, and State levels.

Dryland lands surrounding MID in this Unit contribute to strategic importance via their own production and provide an important farming buffer to the MID.

The strategic importance of agriculture in this Planning Unit is likely to further increase relative to other areas of the State if rainfall increases occur in Gippsland associated with increased easterly weather patterns and reduced rainfall and water security in northern Victorian irrigation areas.

#### **Water:**

This Planning Unit has highly assured surface water, and supplementary groundwater supply resources. These provide a major competitive advantage to the MID and abutting lands areas. The MID is supplied by Lake Glenmaggie, with the Thomson Reservoir as a back-up in dry seasons and in peak demand periods, when the Main Southern Channel is congested.

The groundwater resources include deep aquifers including the confined Boisdale Formation, the Latrobe Valley Coal Measures (and Balook Formation) and the Latrobe Group aquifers. However around 75% of pumped groundwater (supplements channel supplies) is drawn from the shallow alluvial Haunted Hills aquifer within 30m below ground level (generally ~20,000ML pa).

The Government-approved Lake Wellington Salinity Plan, permits watertable control pumps to operate in shallow aquifer to contain watertable levels. Improved irrigation control infrastructure and reduced irrigation application rates are also used to contribute to watertable/salinity management (ref MID Atlas).

Permissible Annual Volumes (i.e. groundwater extraction caps) are fully or over-allocated in the MID shallow aquifers of the Wa De Lock and Denison Groundwater Management Areas (GMA). The Boisdale Formation aquifer is in the Sale GMA.

The State's '*Index of Stream Condition*' rates the main streams in the Unit to be in marginal to very poor health.

#### **Existing Land Uses:**

The MID covers 53,000ha in MID via 600 km of gravity fed earthen channels and 40 km of pipes. At 2007, the SRW service supplied ~39,500ha of this area to 707 irrigation customers on 971 irrigated properties. Surface Water Rights totaled ~126,000ML (118,000 ML for irrigation: 8,000 ML for stock and other uses) (SRW figures, 2007).

- Approx. 90% of the MID irrigated area is used for pasture-based dairy and beef production, (~80% dairy by area). The MID has ~100,000 dairy cows. Farms are typically of 50-100 ha with 200-300 cows, but many are larger.
- Remaining irrigated land use (~1.5% of MID) is used for horticulture/vegetable production (via 3 major growers). This is mainly from 800ha on Avon River flats at Boisdale.

Irrigation also occurs outside official MID on land not supplied by SRW infrastructure (i.e.: Macalister Irrigation Area). These properties obtain water either directly from rivers (Latrobe, Thomson, Macalister or Avon) or groundwater pumping from deeper aquifers (e.g. Boisdale, Balook or Latrobe Group).

Irrigated horticulture has expanded. (Up to 25% of the MID may be suitable for horticulture.)

Dryland areas in the Unit fringing the formal MID boundary mainly support beef, with some dairying.

#### **Agribusiness / Rural Industry:**

The Maffra milk processing factory is the second largest in Australia, processing most of the region's milk. Locally grown vegetables are mainly grown for processing. These businesses are very important to Shire, and Regional and State economies.

#### **Rural Tourism:**

While the Planning Unit is not a rural tourism destination in its own right, Sale is generally considered the 'gateway' to the Gippsland Lakes, and provides various accommodation options. The *Gippsland Sustainable Tourism Project* (2003) by Urban Enterprise identified that Sale had the largest concentration of tourism businesses in Wellington Shire (71

### 3.0 PLANNING DATA INFORMATION

tourism related businesses (includes 35% restaurants, cafes and bars, 21% accommodation.)

Rural tourism has less strategic importance than agriculture across in the rural areas of the Unit.

Tourism venues\* in the Macalister Planning Unit include:

#### **Maffra**

- *Cambrai Hostel* 117 Johnson Street
- *Macalister Hotel* 2 Johnson Street
- *Maffra Motor Inn* 184 Johnson Street
- *Metropolitan Hotel* 97 Johnson Street
- *Pingvin* 1/121 Johnson Street
- *Maffra Holiday Park* 187 Johnson Street

(All of the above are within urban zoned areas)

#### **Sale**

- ***Minnies Bed & Breakfast*** **202 Gibsons Road\***
- *Bon Accord B&B* 153-155 Dawson Street
- *Sale Motel* 271 York Street
- *King Avenue Motor Inn and Apartments* 20-26 Princes Highway
- *Hacienda Motor Inn and Conference Centre* 68 Raymond Street
- *ACE Swan Motel* 386-394 York Street
- *Midtown Motor Inn* 91 York Street
- *Gippsland Hotel* 153-161 York Street
- *Aspen Motor Inn* 342 York Street
- *Comfort Inn* 25-41 Princes Highway
- *Kilmory Park* 20 Settlement Road
- *The Armadale* 63-69 Desailly Street
- *Quest Sale* 180-184 York Street
- *Sale Motor Village* 2-6 Foster Street
- *Thomson River Caravan Park* South Gippsland Highway
- *Sale and District Agricultural Society* Sale-Maffra Road
- *Captain's Lodge International and VIP Restaurant* 46-54 Princes Highway

(All of the above are in urban zoned areas of Sale except \*Minnies Bed & Breakfast which is zoned FZ and PUZ1)).

#### **Others**

- *Tinamba Tavern Bed and Breakfast* 9 Tinamba-Seaton Road, Tinamba\*
- *The Cricket Club Hotel* 18-20 Main Street, Cowwarr

(The above tourism uses are located in TZ)

*Note: The Shire does not have record of accommodation facilities in the Farming Zone that provide for up to 6 guests as this is an as-of-right use without permit.*

#### **Coastal Activities:**

This Unit is not a coastal unit, (apart from boat access to Sale harbour) and is not a primary coastal destination. However the Unit does front Lake Wellington.

#### **Coal, Stone Extractive Resources:**

The Unit does not contain significant extraction resources.

#### **Timber Resources:**

The Unit is not used for timber production milling or processing and is unlikely to be so used

### 3.0 PLANNING DATA INFORMATION

in the foreseeable future.

#### Existing Zoning:

The farming areas of this Unit are almost exclusively in the Farming Zone (FZ).

The schedule for the FZ prescribes:

- Minimum subdivision area for MID 25 hectares
- All other FZ land 40 hectares
- Minimum area for which no permit is required to use land for a dwelling 40 hectares (except MID 25 hectares)
- Minimum setback from a road (metres)
  - A RDZ1 or land in a PAO to be acquired for RDZ1 100 metres
  - A RDZ2 or land in a PAO to be acquired for RDZ2 40 metres
- Minimum setback from a boundary (metres) – any other boundary 5 metres
- Minimum setback from a dwelling not in same ownership (metres) 100 metres

A permit is required in the MID for all earthworks that change the rate of flow or discharge point of water across a property.

The immediate Maffra area has a several zones including Residential 1 Zone (R1Z), Rural Living Zone 2 (RLZ2), Rural Living Zone 4 (RLZ4), Low Density Rural Living (LDRZ), Public Use Zone 1 (PUZ1) Service and Utility, and Public Use Zone 6 (PUZ6) Local Government.

The township is surrounded by FZ.

Sale has a range of zones, for industrial, business and residential use. The residential zones in Sale include R1Z, RLZ1, RLZ2, and LDRL.

The schedule for RLZ1 prescribes:

- Minimum subdivision area 0.8 hectares
- Minimum area for which no permit is required to use land for a dwelling 0.4 hectares

The schedule for RLZ2 prescribes:

- Minimum subdivision area 2.0 hectares
- Minimum area for which no permit is required to use land for a dwelling 0.4 hectares

The schedule for RLZ4 prescribes:

- Minimum subdivision area 4.0 hectares
- Minimum area for which no permit is required to use land for a dwelling 0.4 hectares

There are no interface issues with adjoining municipalities as this Unit is almost totally enclosed within Wellington Shire. It has only a very short connection with Baw Baw Shire west of Lake Glenmaggie.

#### Existing Overlays:

The RFO (Rural Flooding Overlay) is used extensively along the floodplains of the Avon, Macalister and Thompson Rivers.

The LSIO (Land Subject to Inundation Overlay) is applied in a few locations adjacent to the more widely used RFO.

Other Overlays with limited application in the Planning Unit (i.e. isolated or small area locations include:

- DDO (Design and Development Overlay) DDO 4, 5 and 6 apply building heights around the Sale RAAF base into the eastern margin of the Unit east of Sale.
- DPO (Development Plan Overlay) is applied to small locations near towns.
- EAO (Environmental Audit Overlay) has very limited application and is not significant in the broader rural context.
- SBO (Special Building Overlay) has very limited application and is not significant in the broader rural context.

### 4.0 STRATEGIC DIRECTIONS AND ZONE IMPLEMENTATION

### 3.0 PLANNING DATA INFORMATION

#### **Strengths / Opportunities:**

##### Agriculture and Rural Industry

This Planning Unit has critical importance and opportunity of ongoing strength as a major strategic primary production area, with the combination of irrigation (from the annually filled Glenmaggie Reservoir), climate, and soils providing a major and reliable competitive advantage. Protection of these values and investment into irrigation has strong Government and local policy support and must not be compromised. This may increase with expected climate change.

The SRW and the Maffra dairy processing plant provide major assured local employment provided agriculture remains buoyant.

Current rural zoning (dominated by FZ) provides policy and strategic protection for agriculture/primary production across the Planning Unit.

Separation from Melbourne provides a protection to agriculture. (The dominance of agriculture is challenged by population pressures for rural living development in municipalities closer to Melbourne (e.g. Baw Baw, South Gippsland and Bass Coast)).

Opportunity to expand on irrigation and associated production has been demonstrated since the 1990s through the steady increase in the application of spray irrigation (via fixed and travelling systems). Expansion capacity is largely tied to groundwater availability, water trading and water use efficiency. The northern section of the irrigation supply system is currently being converted to pipelines to improve efficiency.

##### Water Resources

Surface and ground water resources for agriculture are at least as assured anywhere in Victoria.

Conversion of the northern channels to pipelines will improve water use efficiency through reduced seepage loss to groundwater, reduced evaporation losses, and change to more efficient water application technology.

##### Conservation

Opportunities for conservation based on natural environmental assets are limited in the rural parts of this Planning Unit as most natural environmental assets have been removed for agricultural production.

##### Rural Living

There are limited short term opportunities for expansion of non-production based rural living development beyond any permitted expansion associated with Sale and Maffra. (Refer below).

##### Tourism

There are limited natural opportunities for tourism within the Planning Unit which does not contain obvious stand alone tourism attractions. Clause 21.06 Economic Development of the Wellington Planning Scheme identifies tourism development strategies. One strategy encourages the *redevelopment of the Sale Golf Club into a high quality 18 hole championship golf course, including redevelopment of the clubhouse and provision of tourist accommodation.*

#### **Weaknesses / Constraints:**

##### Agriculture and Rural Industry

The open channel irrigation supply system is not highly efficient and will be improved by pipelining (i.e. configuration of supply network and outlets restricts flow rates with distance along system and can reduce on-farm water efficiency). Efficiency has also been improved by automation, and adoption of more efficient irrigation practices including improved farm layout, and water application techniques.

Salinity and associated high water tables will require constant attention into the future to sustain primary production levels. This is particularly so in the lower end of the Planning Unit, and particularly east of the Princes Highway to Lake Wellington which has moderate to highly saline groundwaters, and watertables commonly within 1-2 m of the land surface.

Despite Agricultural Quality being rated at Class I to Class 3 soils are not inherently highly fertile. The sandy surface soils in Gippsland are inherently low in nutrients including trace elements and require good management and fertiliser to maximize production.

### 3.0 PLANNING DATA INFORMATION

#### Water resources

Potential exists for some irrigated areas at the 'end of channel' supply lines to become isolated from main supplied areas through adverse planning decisions, including rural living development. Water trading has potential to exacerbate this matter if traded off some end of line properties. This may apply east of Sale.

#### Conservation

This Planning Unit has a very low base to work from to improve the presence and conservation of natural environmental attributes.

#### Rural Living

Rural living can conflict with farming practices in agricultural areas. Non-production based residents living in rural areas around the State often complain about smells and noise associated with farming/agricultural practices. There is potential conflict of land uses on the northern outskirts of Sale, where potential urban development could impact on high quality agricultural land currently used for dairying. Environmental constraints have limited urban expansion in other directions.

#### Tourism

The Planning Unit's rural areas do not contain strong stand-alone tourism attributes.

#### **Other matters for planning attention:**

Planning policy and implementation needs to consider maintenance needs for the rural workforce in the Unit including the more intensive MID, and ability to maintain rural social structures and networks. For example, consolidation of irrigation farms can result in 'surplus' houses, on the amalgamated farms. Options to retain those houses to provide for farm labour, and retention of core populations in communities without increasing housing density in relevant areas requires careful strategic attention.

#### **Updates proposed for Local Planning Policy (LPPF) in the Planning Scheme:**

As part of implementation for the Rural Areas Review modifications are required to following clauses relevant to this Planning Unit:

#### **Clause 21 Municipal Strategic Statement**

##### *Clause 21.03*

Incorporate a copy of the overall Rural Areas Plan illustrating the nine Planning Units into section 21.03-2. There will also need to be some text to provide an overview of the plan.

##### *Clause 21.04 Settlement*

- Incorporate in the section headed Overview a description of the Rural Areas.
- Update the first bullet point in the section headed Undertaking Further Strategic Work.

##### *Clause 21.05 Environment*

- Update the Rural Areas description in the section headed Overview.
- Update the Rural Areas description in the section headed Environment Strategies.

##### *Clause 21.06 Economic*

- Update the Agriculture, Timber and Tourism description the section headed Overview.
- Update Agricultural and timber production description under the Economic Development Strategies.
- Update first and last (if required) bullet point in the section headed Undertaking Further Strategic work.

##### *Insert New Rural Areas Clause XX*

- Provide a description and overview of each of the Planning Units based information in Planning Unit tabulations.

##### *Clause 21.09 Reference Documents*

- Incorporate Rural Zones Review.



### 3.0 PLANNING DATA INFORMATION

#### **Clause 22 Local Planning Policies**

##### *Clause 22.01 Special Water Supply Catchment Areas Policy*

- Delete this policy.

##### *Clause 22.02 Small Rural Lots Policy*

- Delete this policy and insert new Rural Areas Policy.

#### **Implementation Tools:**

It is proposed that the Farming Zone (FZ) be retained as the dominant zone across the Unit. It should not be applied only on a case by case basis and only where there is strongly reasoned and orderly justification.

Planning attention is needed around the margins of Sale and Maffra in particular to ensure orderly development / expansion of non-rural use. This would be subject to other investigations, such as a Rural Living Review or Shire Housing and Settlement Strategy now required by the state government of all municipalities.

Agriculture needs to be protected by appropriate minimum lot sizes for subdivisions and dwelling construction (without need for a permit) associated matters including house/allotment excisions. Minimum allotment sizes for subdivision need to represent sizes consistent with potential to retain land uses at efficient scales of operation.

#### **Zones: RCZ, FZ, RLZ, RAZ (and/or schedules)**

##### RAZ Application

No change is proposed for the application of the RAZ in this Planning Unit.

##### FZ Application

No change is proposed for the application of the FZ in this Planning Unit.

#### **Overlays: (and /or schedules)**

There are no special water supply catchment areas within the Planning Unit.

#### Attachment 1: Groundwater extraction conditions for main aquifers in the MID

Aquifer	PAV (ML)	Allocation (ML)	Usage Range (ML)	**Estimated Use in MID (ML)
Shallow alluvial aquifer	41,700	50,032	20,000 - 50,000	21,000
Boisdale Formation	13,000	23,360	7,000 - 17,000	4,000
LVCN Formation	9,000	21,241	9,000 - 13,000	2,000
Latrobe Group	None*	31,533	17,000 - 19,000	0
<b>TOTALS</b>	<b>63,700</b>	<b>126,166</b>	<b>N/A</b>	<b>27,000</b>

\*\*No further allocation permitted.

\*\*Estimated from metered usage where available and assumptions of likely use.

(Source: MID Atlas)

#### **Key References**

**Swan IR and Volum AG.** *Assessment of Agricultural Quality of Lands in Gippsland.* Research Project Series No 134, Department of Agriculture Victoria. 1984. (ISBN 0 7241 8184 9)

**Lorimer MS (Edit).** *A Study of the Land in the Catchment of the Gippsland Lakes.* Volumes 1 and 2 Land and Catchment Protection Branch, Department of Conservation and Natural Resources. 1992. (ISBN 0 7306 2629 6)

**Sposito V.** *Directions for a Sustainable Future.* Department of Primary Industries, Victoria. 2003

#### **MID Atlas. SRW**

# Planning Unit 3 – Glenmaggie-Briagolong

## PLANNING UNIT: Glenmaggie-Briagolong

### 1.0 DESCRIPTION OF PHYSICAL LAND UNITS

#### Location and Boundaries:

The Planning Unit is sited between the hills of the Northern Ranges Planning Unit (PU1) and the Macalister Planning Unit (PU3) on the Gippsland Plains. Parts of the Unit extend as narrowing fingers northwards into the valleys of the Macalister and Avon Rivers, and Freestone Creek area.

However the Unit also extends around the southern and western sides of Lake Glenmaggie through to the Seaton area.

#### Land Form and Landscape Character:

Most of the land in the Unit occupies the farmed 'change of slope' transition area between the mountains to the north and the Gippsland plains including the Macalister Irrigation District to the south. The topography trends from steep hills in the north to rolling hills and ridges in the south.

The steeper areas have ridge and ravine type topography with shallow acidic soils with little profile definition, and are naturally covered by open and shrubby forest types.

The lower areas, generally abutting the plains, are of rounded hills with moderate slopes and a broader drainage pattern. Soils vary across sandy, silty and clayey but in the west of the Unit around Stockdale, the surface soils are commonly sandy and deep with moderate slopes. Such land is extensively used for plantation forestry, and has a sheep production history.

There are limited areas of alluvial soils adjacent to streams mainly in the lower areas. These contain soils washed from the hills and deposited on flatter grades. These soils vary in composition and structure.

The landscape character changes distinctly from the cleared plains (including the MID) to its south, to mixed timbered and cleared south facing topography in the north of the Unit.

The net result is a land form and landscape character traditionally used for grazing agriculture. More recently its appeal has increased for 'lifestyle living' particularly where elevated views and environmental features of native bushland are valued.

#### Agricultural Quality

Land in this Unit is predominately classed as **Class 3\***. This is good grazing land with limited versatility for other uses. While Class 3 is formally described as land as being suitable for extensive area cropping and sometimes orchards, the former does not apply in this land Unit. In fact the 'productive' land in the Unit is used primarily for beef cattle production, with some sheep. There is little if any dairy production which is concentrated on the plains to the south). The land is not suitable for intensive cropping, such as vegetable growing, (or for irrigation generally).

The sandier soils on lower areas (eg: in the Stockdale area) have inherently low fertility as indicated by abundant bracken fern. Such land has traditionally been extensively used for sheep grazing.

Land in the upper fingers extending into the mountain valleys diminishes in Agricultural Quality down to Class 5\* (i.e. marginal agricultural land) due to a combination of steep slopes and shallow soils, and a growing season of less than 9 months (due to low temperatures). There are small areas of higher quality land on contained river flats, where growing season will also be limited by cold winter temperatures.

*\* Classification by Swan and Volum Department of Agriculture 1984.*

#### Land Capability, Land Suitability:

The inherent capability of the land in this Planning Unit is reduced for a wide range of uses by slope and potentially depth to bedrock in steeper areas. This includes for most forms of primary production. The land is generally capable of supporting grazing enterprise under sound management where good surface cover is retained, but in steeper areas with shallow soils, the land is highly susceptible to sheet and gully erosion, and soil creep where the soil

## PLANNING UNIT: Glenmaggie-Briagolong

### 1.0 DESCRIPTION OF PHYSICAL LAND UNITS

surface is exposed (e.g. through over grazing). Capability of the steeper lands is very low for uses involving land disturbance including cropping, and its lack of use for plantation forestry indicates low capability and suitability for that purpose. Construction of access tracks and other excavation sites in this area needs to be well planned and constructed to avoid land degradation.

The sandier soils on lower areas and with lower slopes are susceptible to wind erosion when exposed, and sound soil conservation measures are required for their management. These soils can withstand ripping such as for plantation forestry, and are generally quite stable under such use.

Land suitability for irrigation is diminished across the Unit due to slope and nearly all of the Unit is elevated above the MID gravity supply system.

Consequently, productive land use over much of this Planning Unit is limited to beef cattle grazing in the steeper areas, with sheep grazing also in the less hilly areas, and plantation forestry mainly in the west.

Serious wildfire has been experienced in this Planning Unit and is a constant serious hazard within the Unit.

#### Natural Resource Management / Environmental

The Unit contains a mix of cleared, uncleared and semi-cleared land. Land in the steeper areas tends to be less cleared. Some land is reverting to native vegetation via regeneration, potentially on land being managed primarily for lifestyle use.

### 2.0 Strategic Rural Influences

#### SPPF, Practice Notes and Zone Purpose:

##### Gippsland Rural Influences:

Agriculture has strong policy support at State and regional levels.

##### Local Rural Influences:

Shire policies strongly promote agriculture and private forestry, and recognise a role for rural living in strategic locations.

Pressure for rural lifestyle living, known as 'Tree Changers', has increased in this Planning Unit particularly in higher elevations with remnant vegetation and views. This may result in conflicts between lifestyle living and agriculture and may be associated with conflicting issues around fire protection needs and lifestyle development in forested areas. Rainfall is lower than often anticipated, and on site domestic water supply provision is required.

#### Relevant Municipal Strategies (MSS) and Local Policy (LPPF) objectives, strategies and actions:

##### Clause 21.02 Key Influences

###### Settlement

This clause identifies the importance of rural residential development as a lifestyle feature of the Shire.

##### Clause 21.03-2 Strategic Framework Land Use Plan

A Heyfield Strategy Plan outlines its future development and land use opportunities.

##### Clause 21.04 Settlement

###### Rural Townships

Towns of less than 1,000 residents in this Planning Unit (Glenmaggie, Seaton and Coongulla) provide a limited range of minor services, such as commercial and community facilities.

###### Rural Lifestyle

Rural lifestyle settlement strategies identify that areas zoned for rural residential living need to be located close to developed settlements with existing infrastructure, services and community facilities.

###### Heyfield

Strategies for Heyfield, include:

## 2.0 Strategic Rural Influences

- *Strongly discourage the further subdivision of land in the Heyfield Restricted Residential and Sensitive Use Development Area identified in the Heyfield Strategy Plan.*
- *Encourage residential development at a density of one dwelling per lot in the Heyfield Restricted Residential and Sensitive Use Development Area identified in the Heyfield Strategy Plan.*

### Clause 21.05 Economic Development

Shire economic development objectives relating to tourism in this Planning Unit include:

- *Facilitate high quality tourist use and development which links to the agricultural economy, natural environment, and heritage of the Shire.*
- *Concentrate urban type tourist and commercial recreation development in established centres.*
- *Assess proposed sites for tourist developments along the coastline and lakes foreshore on the basis of their environmental capability and suitability.*

### Clause 22.01 Special Water Supply Catchment Areas Policy

A small part of this Unit is in the Proclaimed Water Supply Catchment to Lake Glenmaggie. The objectives of this clause are as follows:

Large parts of the Unit are in Proclaimed Water Supply Catchments. Shire objectives in these are:

- *To protect water quality and quantity in catchments used for domestic and rural water supply, and to protect aquifer recharge areas.*
- *To manage land use or development in water catchments to ensure that they do not have off-site effects which could adversely affect water quantity.*
- *To minimise residential development and intensive farming activity in water supply catchments and aquifer recharge areas, particularly near water supply take-off points.*
- *To encourage retention of natural vegetation and the establishment of new vegetation cover.*
- *To encourage farm practices that minimise nutrient inputs to waterways and to encourage the development of whole farm planning.*
- *To encourage new development proposals which result in reduced nutrient flows.*

### Clause 22.02 Small Rural Lots Policy

This clause applies to applications to subdivide land in the Farming Zone, Rural Activity Zone, or Rural Conservation Zone. This is relevant because small lot subdivision in rural areas can create conflicts and a long-term loss of valuable farmland. Shire objectives for Small rural lots are:

- *To ensure that the creation of small rural lots on farming properties results in a clear improvement to farming efficiency and land management.*
- *To ensure that dwellings on small rural lots do not prejudice rural production activities and are properly sited.*
- *To ensure small rural lots do not occur in environmentally significant and sensitive areas.*
- *To discourage subdivision which re-aligns boundaries, particularly in irrigated areas, for the purpose of creating small lots for housing purposes unless there is a demonstrable rural and/or community benefit for the dwelling.*

## 3.0 PLANNING DATA INFORMATION

### Demographic Data:

#### Population growth

Heyfield (the largest town in the Unit). From 2001-2006 its population increased from 1,427 to 1,461 or 0.39% (ABS Census figures).

#### Age Structure

The median age of Heyfield residents on the night of the 2006 Census was 43 years (ABS figures). The most common age group is 25 to 54 years (37.90% in 2001: 35.30% in 2006).

### 3.0 PLANNING DATA INFORMATION

The smallest age group in 2006 was 0 to 4 years (7.10% of residents).

#### Industry by Employment

The largest industry sector by employment for Wellington Shire was 'Agriculture, Forestry and Fishing' (16.4 % of Shire's employment in 2001; 13.9% in 2006).

The largest employment sector in Heyfield in 2001 was 'Transport and Storage' (18.2% of residents). In 2006, the Manufacturing was the largest (18.8%).

#### **Settlement Patterns:**

Settlement on farmland in the Unit is sparse, however subdivision and sale of individual allotments off farms has introduced non-production based rural living or 'lifestyle' living. This mainly occurs across the north on high elevation land with good views, and often considerable areas of remnant bushland.

#### Settlements areas

The main settlement in this Unit is Heyfield and smaller townships include Seaton, Glenmaggie and Coongulla. Township areas have dense settlement pattern of lots less than ten hectares, containing mainly houses or vacant lots.

The number and size of lots varies throughout the Unit are as follows:

- Equal to or greater than 80 hectares (61 lots)
- 40 to 80 hectares (245 lots)
- 20 to 40 hectares (323 lots)
- 10 to 20 hectares (313 lots)
- Less than 10 hectares (2,500).

Land uses in the Unit are as follows:

- Rural land excluding a house (461)
- Rural land with a house (418)
- Residential houses (1,156)
- Rural residential – lots 0.4 to 20 hectares (354)
- Rural residential vacant – lots 0.4 to 20 hectares (155).

Two-thirds of rural land have a house or could potentially have a house. This figure is indicative of the trend rural lifestyle living in the Planning Unit.

*(Source: Maps produced by Wellington Shire Council GIS).*

#### Road Access

Main and local roads provide good access throughout the Unit for appropriate vehicles.

#### **Land Tenure:**

Land tenure is almost exclusively freehold land. However much of the northern boundary of the Unit abuts public forest. The Avon-Mt Heddrick Natural Features Scenic Reserve is in the Unit.

#### **Agricultural Strategic Importance:**

The Unit occupies a relatively small proportion of the Shire. This does not diminish the importance of agricultural production from the area as the land across the Unit has strong beef production traditions. Climate is relatively consistent across years, providing for consistently strong production. The strategic importance of Gippsland's agriculture may increase in part due to additional rainfall from easterly weather patterns, and from reduced rainfall in, and production from northern Victoria.

#### **Water:**

The Avon and Macalister Rivers flow through the Planning Unit and form part of the Thomson-Macalister Basin and the Avon River Basin Surface Water Management Areas. Lake Glenmaggie which provides the MID's irrigation water from the Macalister River fills annually and is an assured supply. The Macalister and Avon Rivers are main supplies to Lake Wellington and the Gippsland Lakes. Protection of the Lake and the Rivers is vital. Climate change may exert some (ill defined) impact on water resources including quantities of water and frequencies of rainfall and storm events.

### 3.0 PLANNING DATA INFORMATION

#### Existing Land Uses:

Beef cattle grazing is the dominant land use, with sheep prominent in parts of the Unit. (The Stockdale area was formerly dominated by sheep grazing prior to its substantial conversion to plantation forestry).

Some irrigation occurs between the Avon River and Bushy Park Valencia Creek Road adjacent to the far north eastern portion of the Macalister Planning Unit (most irrigation here occurs on the western side of the river) and along Freestone Creek. This irrigation is outside of the formal MID and uses groundwater or water pumped under licence from the river/creek sources. Some goat and sheep grazing also occurs. Some horse and boutique grazing (eg: coloured sheep, alpaca etc) occurs in some lifestyle living areas including near to Lake Glenmaggie.

Some substantial areas of uncleared and partially cleared private land exist (e.g. large area abutting the north of Mathers Lane west of Valencia Creek; land abutting Slaughterhouse Lane east of Lake Glenmaggie; and immediately south west of Lake Glenmaggie . This land often consists of rural living blocks, most with developed residences.

Rural or lifestyle living occurs along the northern limits of the Unit and in 'concentrated' areas (e.g. Freestone Creek Road area in the eastern extent of the Unit); and Warrigal Toms Creek Road-Luckmans Road-Wells Road area half way between Boisdale and Lake Glenmaggie, and immediately east and north east of Glenmaggie township (e.g. in along Millers Road), and at Seaton 10km west of Lake Glenmaggie. Some horse and boutique grazing (eg: coloured sheep, alpaca etc) occurs in on those lands

#### Agribusiness/Rural Industry:

There is no value adding to agricultural product in this Unit.

#### Rural Tourism:

Lake Glenmaggie provides the primary tourism attraction in Unit as a popular holiday, water sports, and boating attraction.

Tourist accommodation in the Unit includes:

##### Heyfield

- |  |                                    |      |
|--|------------------------------------|------|
| • <i>Abington Farm Bed &amp; Breakfast</i> | Coghlands Lane                     | *    |
| • <i>Commercial Hotel</i>                  | 66 Temple Street                   | *    |
| • <i>Broadbents Motor Inn</i>              | Rosedale-Heyfield Road             | *    |
| • <i>Blores Hill Caravan Park</i>          | 474 Weir Road                      | *    |
| • <i>Munjara Outdoor Centre</i>            | 56 Sandy Point Road,<br>Glenmaggie | PPRZ |

##### Glenmaggie

- |                                       |  |      |
|---------------------------------------|--|------|
| • <i>Wallaby Rise Camping Ground</i>  | 29 Hurley Road, Glenmaggie                               | RCZ  |
| • <i>Paradise Valley Camping Park</i> | Licola Road (51 Gells Road),<br>Glenmaggie North         | FZ   |
| • <i>Lake Glenmaggie Caravan Park</i> | 710 Licola Road, Glenmaggie                              | PPRZ |
| • <i>Montana Caravan Park</i>         | Kellehers Road, Glenmaggie<br>(no road access available) | FZ   |

##### Coongulla

- |   |             |    |
|---|-------------|----|
| • <i>Wootton Lodge Education Centre</i> | Hodges Road | FZ |
|---|-------------|----|

##### Valencia Creek

- |                                 |                      |    |
|---------------------------------|----------------------|----|
| • <i>Valencia Creek Caravan</i> | RMB 6900 Smyths Road | FZ |
|---------------------------------|----------------------|----|

### 3.0 PLANNING DATA INFORMATION

Park

#### Briagolong

- *Wombat Valley Wild Country Cabins* Link Road, Lot No 20C FZ

\* Tourism locations in urban zoned areas

Clause 21.05 Economic Development in Wellington's Municipal Strategic Statement promotes tourism that is linked to agriculture and natural environmental assets in the Shire. However, Council needs to assess proposed developments to ensure tourism uses do not impact adversely on Lake Glenmaggie.

*NB: Council is not aware of every Bed and Breakfast establishment in this Unit as these places they are not required to register with Council if they provide for fewer than 6 guests.*

#### Coal, Stone, Extractive Resources:

The Unit contains some gravel and sand resources. Care is needed to ensure that planning decisions do not diminish access to such resources.

#### Timber Resources:

A small proportion of the Unit is used for hardwood plantations.

#### Existing Zoning:

The Farming Zone (FZ) covers most of the Unit. There is some Rural Conservation Zone (RCZ), and some public land blocks are zoned Public Conservation and Resource Zone (PCRZ). These zone areas are near Lake Glenmaggie and nearby forest areas. Lake Glenmaggie is zoned Public Park and Recreation Zone (PPRZ).

The several townships in the Unit are zoned as follows:

- Seaton – Rural Living Zone 2, surrounded by Farming Zone and Public Conservation and Resource Zone.
- Coongulla –Township Zone and Rural Living Zone 2, surrounded by Farming Zone and Public Park and Recreation Zone that covers Lake Glenmaggie.
- Glenmaggie North –Township Zone, Rural Living Zone 2, Rural Conservation Zone, Public Conservation and Resource Zone, and Public Use Zone 1.
- Glenmaggie –Rural Living Zone 2, surrounded by Public Conservation Zone and Rural Conservation Zone.
- Heyfield – Rural Living Zone 2 and 3, Residential 1 Zone, Industrial 1 Zone, and Mixed Use Zone, surrounded by Farming Zone.

The schedule for the FZ covering this Unit prescribes:

- Minimum subdivision area 40 hectares
- Minimum area for which no permit is required to use land for a dwelling 40 hectares
- Minimum setback from a road (metres)
  - A RDZ1 or land in a PAO to be acquired for RDZ1 100 metres
  - A RDZ2 or land in a PAO to be acquired for RDZ2 40 metres
- Minimum setback from a boundary (metres) – any other boundary 5 metres
- Minimum setback from a dwelling not in same ownership (metres) 100 metres

The schedule for RLZ2 prescribes:

- Minimum subdivision area 2.0 hectares
- Minimum area for which no permit is required to use land for a dwelling 0.4 hectares

The schedule for RLZ3 prescribes:

- Minimum subdivision area None prescribed
- Minimum area for which no permit is required to use land for a dwelling 0.4 hectares

There are no interface issues with adjoining municipalities as the Unit is enclosed by other Planning Units in Wellington Shire.

### 3.0 PLANNING DATA INFORMATION

#### Existing Overlays:

Several overlays are applied in the Unit:

- *Public Acquisition Overlay, Schedule 1* (for road widening) on the edge of Glenmaggie.
- *Development Plan Overlay, Schedule 1* in the southern part of Glenmaggie township.
- *Design and Development Overlay, Schedule 1 (Industrial Areas)*, to a small area in Glenmaggie.
- *Design and Development Overlay, Schedule 8 (Heyfield restricted residential and sensitive uses development area)*, to areas throughout Heyfield.
- *Environment Significance Overlay Schedule 7 (Landfill Buffer)* to an area south-west of Lake Glenmaggie.
- *Environmental Audit Overlay* to a number of allotments in Heyfield.
- *Rural Floodway Overlay is applied along Freestone Creek at Briagolong.*

### 4.0 STRATEGIC DIRECTIONS AND ZONE IMPLEMENTATION

#### Strengths / Opportunities:

##### Agriculture and Rural Industry

Agriculture in this Unit is strategically important for its production/economic value, and its key contribution to landscape character.

##### Water Resources

The water resources in this Planning Unit provide competitive advantages to agricultural production in Gippsland. Lake Glenmaggie is critically important within the Planning Unit, Shire, and State, for irrigation water supply and water quality. Surface water is virtually an assured annual resource for agriculture.

##### Conservation

Retained native vegetation on private and public land including road reserves provides important ecological and visual value to this Planning Unit. Natural regeneration can occur rapidly on the land types in this Unit where agricultural livestock are removed.

##### Rural Living

See below.

##### Tourism

Opportunity exists for tourism activities to be based around the natural environmental assets. Lake Glenmaggie provides continued opportunity, where managed to sound sustainability principles.

#### Weaknesses / Constraints:

##### Agriculture and Rural Industry

Careful ongoing management attention is needed soil conservation, nature conservation and other sustainability principles to minimise potential for degradation in the land types in this Unit under agriculture.

Land slope is a main limitation to plantation forestry in the steeper parts of this Unit.

##### Water resources

Refer to above comment on water.

##### Conservation

Refer to above comment on conservation.

##### Rural Living

While this Unit has popular landscape and environmental features for rural or lifestyle living, expansion of zoning for non-production based rural living would need to satisfy the stringent state guidelines for such conversion, including RLZ criteria and Ministerial Direction No. 6. As much of the Unit is remote from existing settlements and any associated services that could be difficult to achieve.

Existing rural living in steeper areas requires careful ongoing sustainability management to avoid land degradation and conflict with rural activities. Construction of roads and access tracks in these parts is hazardous.



## 4.0 STRATEGIC DIRECTIONS AND ZONE IMPLEMENTATION

### Tourism

Tourism management in the Planning Unit requires careful attention to sustainability principles to minimise potential for detrimental environmental impacts on Lake Glenmaggie and steeper areas in particular.

### **Other matters for planning attention:**

Tourism, application of RAZ in areas where there is tourist accommodation, management of rural residential / lifestyle living

### **Updates proposed for Local Planning Policy (LPPF) in the Planning Scheme:**

As part of implementation for the Rural Areas Review modifications required to following clauses:

### **Clause 21 Municipal Strategic Statement**

#### *Clause 21.03*

Incorporate a copy of the overall Rural Areas Plan illustrating the nine planning units into section 21.03-2. There will also need to be some text to provide an overview of the plan.

#### *Clause 21.04 Settlement*

- Incorporate in the section headed Overview a description of the Rural Areas.
- Update the first bullet point in the section headed Undertaking Further Strategic Work.

#### *Clause 21.05 Environment*

- Update the Rural Areas description in the section headed Overview.
- Update the Rural Areas description in the section headed Environment Strategies.

#### *Clause 21.06 Economic*

- Update the Agriculture, Timber and Tourism description the section headed Overview.
- Update Agricultural and timber production description under the Economic Development Strategies.
- Update first and last (if required) bullet point in the section headed Undertaking Further Strategic work.

#### *Insert New Rural Areas Clause XX*

- Provide a description and overview of each of the planning units based information in Planning Unit tabulations.

#### *Clause 21.09 Reference Documents*

- Incorporate Rural Zones Review.

### **Clause 22 Local Planning Policies**

#### *Clause 22.01 Special Water Supply Catchment Areas Policy*

- Delete this policy.

#### *Clause 22.02 Small Rural Lots Policy*

- Delete this policy and insert new Rural Areas Policy.

### **Implementation Tools:**

Retain the Farming Zone as the dominant zone across the Unit.

Appropriate application of the RAZ can be considered for tourism accommodation in the Planning Unit, where such use does not conflict with primary production use.

### **Zones: RCZ, FZ, RLZ , RAZ (and/or schedules)**

#### RAZ Application

Areas for potential application of the RAZ include the following:

- *Valencia Creek Caravan*      259 Smyths Road, Valencia Creek

#### 4.0 STRATEGIC DIRECTIONS AND ZONE IMPLEMENTATION

##### *Park*

- *Wallaby Rise Camping Ground* 29 Hurley Road, Glenmaggie
- *Wootton Lodge Education Centre* Hodges Road, Coongulla
- *Paradise Valley Camping Ground* 51 Gells Road, Glenmaggie
- *Blores Hill Caravan Park* 474 Weir Road, Tinamba

##### FZ Application

No change is proposed for the application of the FZ in this Planning Unit.

##### ***Overlays: (and /or schedules)***

A western section of the Planning Unit forms part of the special water supply catchment area and will require an ESO for water protection.

# Planning Unit 4a – Rosedale-Strakbroke

## Planning Unit 4a – Rosedale-Stradbroke

### PLANNING UNIT: Rosedale-Stradbroke

#### 1.0 DESCRIPTION OF PHYSICAL LAND UNITS

##### Location and Boundaries:

This Planning Unit occupies the Gippsland Plains north and south of the Princes Highway centred on Rosedale, and the hills to the south of Rosedale (including the Holey Plains State Park) through to Merriman Creek. The Unit also crosses to east of the South Gippsland Highway and the Sale-Seaspray Rd north of Merriman Creek and through to Lake Coleman. It is bounded by: *North*; Planning Unit 2 (Macalister): *South*; Planning Units 5 (Strzelecki) and 6 (Coastal West Hinterland): *East*; Planning Unit 7 (Coastal East), and *West*; Latrobe City.

The main towns in the Planning Unit are Rosedale, Stradbroke and Longford.

##### Land Form:

The Unit has a varied landform. Land north and south of the Princes Highway in the west of the Unit is characterised by flat to gently undulating plains with a regular drainage pattern (in the undulating parts) that supports sheep, and beef and dairy cattle grazing. The topography is more undulating south of the highway trending to the hills in the Unit's central to southern parts. The landform of the hills is prominent, and largely covered by native forest (Holey Hills Park) and extensive hardwood and softwood forestry plantations. The timbered land of this Unit generally fronts onto Merriman Creek as the southern boundary of the Unit. (The southern side of the Merriman Creek valley is in the Strzelecki Unit and is mainly cleared farmland.)

##### Landscape Character:

Land form and extent of vegetation clearance and retained and plantation forest are the dominant landscape feature in the Unit and the Shire more generally.

The plains to gently undulating grazing landscape of the Unit are largely cleared of native vegetation apart from scattered remnant paddock trees (often in various stages of decline), and regular good remnant stands of native vegetation in roadside reserves (mainly south of the Princes Highway). This is contiguous with farming landscapes in adjoining Planning Units and with the farming land in the Latrobe City. Fence line windbreak plantings of native or cypress trees are common south of the Highway, and exert some presence within the landscape, while the farming land and road reserves north of the Highway are largely bare of native vegetation.

The hills support native woodlands forest (including the Holey Plains State Park), and a mix of hardwood and softwood plantations.

While the plains have no particular stand-alone landscape significance, the forested hills provide an important landscape feature as seen from the Princes Highway and generally within the Unit. The Merriman Creek valley is also a dominant and important local landscape feature.

##### Agricultural Quality

Agricultural land qualities are primarily **Class 3** and **Class 3a** but vary with landform across the Unit. The **Class 6** non-agricultural land (public state park) and freehold forestry land was not assessed\* but will be generally **Class 4** which is not suited to open cultivation (eg: for cropping) but is suitable for ripping as used for plantation establishment. The **Class 3** soils on the flat to gently undulating plains in the north and west of the Unit have variable composition in the upper horizons and mainly used for grazing with limited versatility for intensive agricultural use where irrigation water is not available.

Light sandy topsoils with low water holding capacity are common on the hills areas, overlying heavier clays. The sands can be up to 0.5m deep and are susceptible to water and wind erosion if exposed to wet or dry conditions respectively. Prevalence of the sands is indicated by regular bracken infestations on higher and gently rising land. The bracken infers low inherent fertility including trace element deficiencies. Forest plantations in the hilly parts

## PLANNING UNIT: Rosedale-Stradbroke

### 1.0 DESCRIPTION OF PHYSICAL LAND UNITS

of the Unit are commonly on these sandy soils, and also in the flatter eastern section east of the Sale-Seaspray Road.

The soils of Merriman Creek valley are mixed alluvial soils that can be suited for intensive use subject to elevation above flood prone parts and subject to good soil conservation practice. Cold temperatures in winter are likely to limit the length of the growing season.

The sandy soils on the flatter land in the south east sector of the Unit are easily cultivated and formed into raised beds, and a large vegetable growing enterprise is established south east of Longford between Garrets Road and Sale-Seaspray Road. The sandy soils are suitable for this use as a root medium rather than for their inherent fertility. Sustained production will be dependent on addition of nutrient and irrigation water (as groundwater or recycled treated water).

\* *Classification by Swan and Volum Department of Agriculture 1984.*

#### Land Capability, Land Suitability:

As inferred above, the most suitable large scale production uses across the Planning Unit are livestock grazing and forestry in various forms, including dairying in some parts (eg: near Gormandale in the far south west of the Unit). Vegetable production is also occurring in suitable soils and topography in the far east of the Unit where water is available. There is little sign of other production uses including cropping, and other enterprises requiring land disturbance (eg: viticulture), but potential for such uses into the future cannot be discounted. Such uses would need to adopt sound soil conservation practice, particularly in the sandy soil types.

The lighter soils on the rises in the undulating grazed parts of the Unit are moderately susceptible to wind and water erosion if bare, but under pasture or forest cover they are stable. Past gully erosion has occurred along the drainage lines in this landscape that is now largely stabilised. This part of the Shire does not exhibit signs of salinity or associated high watertables.

Some land in Merriman Creek Valley could be susceptible to flooding (mainly at the 1 in 100 year level) but is generally free of other hazards under normal conditions.

The slope of land across the Unit does not in its own right present particular hazard for a range of agricultural and other uses (e.g. structural or recreational uses) if subjected to average to good management that maintains good surface vegetation cover.

Wildfire is a hazard mainly in the forested hills of the Unit.

Salinity is not regarded as a likely or short or medium-term risk across the Unit.

#### Natural Resource Management / Environmental

The Planning Unit is within the Gippsland Plain Bioregion as defined by DSE, and the hills containing the Holey Plains State Park are broadly categorised as Heathy Woodlands Ecological Vegetation Class (EVC), which is identified by DSE as 'Depleted'. Pockets of 'Vulnerable' EVCs are also located in the hills that require special consideration in planning decisions relevant to them.

The Holey Plains State Park is a major natural feature managed for nature conservation and other uses. The also Unit contains strong roadside conservation features which provide important corridors through the predominantly cleared grazing farmlands. All forestry operations require management compliant with the *Victorian Forestry Code of Practice*.

The Unit also contains extensive coal resources both south-south west of Rosedale and under its southern hilly portions. These are not intended for access in the medium to longer term but care is needed in planning decisions to protect potential for long-term future access.

The Unit also contains extensive sand and gravel resources that could be used for extraction into the future. The sands are prominent on the rises in the plains country and on lighter hills country supporting plantation and native forest. A main gravel resource occurs north of the Princes Highway. This occurs as a long low 'dune-type' rise of several kilometres long that contains a number of active extraction sites.

### 2.0 Strategic Rural Influences

## 2.0 Strategic Rural Influences

### SPPF, Practice Notes and Zone Purpose:

#### Gippsland Rural Influences:

##### Regional Drivers

Wellington Shire contains two-thirds of Gippsland's soft-wood plantations. The plantations are generally on former grazing farmland in the Shire. The net planted area of softwood in the Gippsland Region was approximately 60, 426 ha in 2005.

Agriculture is also a main economic mainstay of the Region.

#### Local Rural Influences:

The timber and broadacre dryland grazing industries are the main local rural influences.

The timber industry contributes around \$200m annual turn over in the Shire. Forestry in this Planning Unit contributes substantially to this from public and private land, mainly from the hills area across the southern portion of the Unit. The forestry presence and operations (eg: vehicle movement, noise) may require ongoing consideration in local planning decisions (eg: where proposals for rural living emerge near forestry areas).

Dryland grazing is dominant across the Unit where land is not under native or plantation forest.

Vegetable growing may provide significant economic influence, but will be limited to flatter land where climate and soils are suitable (i.e. sandy soils able to be worked), and water is available.

#### Emerging local trends:

Forestry and agriculture will remain an integral component of Wellington Shire's economy into the foreseeable future. Forest plantations and dryland agriculture will naturally remain the dominant land uses by area, and rural influences on private land in the Planning Unit. There may be potential for increased irrigation using recycled water in the south east.

### Relevant MSS & LPPF objectives, strategies and actions:

#### Clause 21.01 Municipal Profile

The contribution of Holey Plains State Park to the Shire's environmental assets is recognised.

#### Clause 21.03 Strategic Framework Land Use Plan

This clause refers to the Rosedale Strategy Plan.

#### Clause 21.04 Settlement

Rosedale township is identified as a 'tourism based retailing' and a stopping point for tourists on the Princes Highway. The following settlement strategies are identified:

- *Facilitate development in accordance with the Rosedale Strategy Plan included in this Clause.*
- *Ensure that applications and rezoning requests in Rosedale have regard to the impacts of flooding.*
- *Accommodate future population growth within the existing town boundary, or in the Low Density Residential zoned land to the south of the town.*
- *Discourage further residential rezoning unless the demand for additional land can be demonstrated.*

#### Clause 21.05 Environment

The Latrobe River flows east west through the north of the Planning Unit to Lake Wellington. The river's health is important as its water is used for town supplies and rural irrigation.

#### Clause 21.06 Economic Development

The importance of the timber industry to the Shire's economy is identified. Objectives relating to developing the timber industry, include:

- *Encourage the establishment of value adding timber production activities, such as timber mills in rural areas, but only after considering the impact of such activities on the surrounding environment.*
- *Encourage activities such as timber production and agroforestry on marginal agricultural land such as land with steep slopes (but less than 30 degrees), cleared land and areas with poor soil structure, perched water tables, salinity, and erosion.*

#### Clause 21.07 Particular Use and Development

## 2.0 Strategic Rural Influences

### Clause 21.07-1 Gippsland coal fields

The importance of Gippsland's coal resources is identified, as the region has significant coal resources that are crucial for the energy industry.

### Clause 21.07-2 Wellington coal fields

Specific strategies relate to Wellington's coal resources. These include:

- *Ensure that urban growth is encouraged to take place at suitable locations away from coal designated as readily recoverable so that it does not compromise development of the coal resource.*

### Clause 21.07-3 Urban coal buffer

This clause recognises that urban development in coal buffer areas should be discouraged as land use or development in the coal buffer needs to avoid impact on the resource.

### Clause 22.01 Special Water Supply Catchment Areas Policy

Water quality is very important as the Shire's water catchment areas provide for domestic consumption and rural irrigation. The Merriman Creek Special Water Supply Catchment area covers land in the south of the Unit.

CI 22.01 requires that when considering an application to use or develop land within a Special Water Supply Catchment Area, Council 'will have regard to the likely impacts of the proposed use or development on water quality and quantity in the catchment'. The Shire's objectives in 'Special' Catchments are:

- *To protect water quality and quantity in catchments used for domestic and rural water supply, and to protect aquifer recharge areas.*
- *To manage land use or development in water catchments to ensure that they do not have off-site effects which could adversely affect water quantity.*
- *To minimise residential development and intensive farming activity in water supply catchments and aquifer recharge areas, particularly near water supply take-off points.*
- *To encourage retention of natural vegetation and the establishment of new vegetation cover.*
- *To encourage farm practices that minimise nutrient inputs to waterways and to encourage the development of whole farm planning.*
- *To encourage new development proposals which result in reduced nutrient flows.*

### Clause 22.06 Coal Resources Policy

This clause applies to land designated in the 'Coal Policy' plan. Coal in these areas has State and National significance for energy production. Land use and development must recognise the need to conserve the coal resource, while having regard to social, environmental and economic considerations.

### Clause 22.07 Coal Buffers Policy

This identifies a coal buffer area in the Planning Unit, just south of Rosedale. The buffer objective is to minimise conflict between urban areas and extraction of coal, through ensuring mutual protection of both areas.

## 3.0 PLANNING DATA INFORMATION

### Demographic Data:

#### Population growth

The total populations of main towns in 2006 were:

- Rosedale – 1,077 persons (Rosedale Urban/Centre Locality)
- Longford – 929 persons (Longford State Suburb)\*

From 2001 to 2006, Rosedale's population increased by 0.68% pa. However from 1991 to 2001 the population had decreased by 1.25% pa.

The population growth trend of Longford\* is unclear as a consistent source of data was not available for 2001 and 2006. From 1991 to 2001 however the growth rate was 2.24% pa.

*\*NB As the ABS Census data aggregates Longford township with wider areas from Wurruk along the coastline to Loch Sport. Longford township will have a significantly smaller population than 929.*

#### Age Structure

### 3.0 PLANNING DATA INFORMATION

The 2001 to 2006 census data indicate that Rosedale's age structure is increasing. The percentage of residents <24 years had declined, while the percentage of residents >25 years had increased. The most common age bracket in 2006 was 25-54 years (40.90% of residents). The median age of Rosedale residents in 2006 was 40 years.

#### Industry by Employment

The largest industry sector by employment in Wellington Shire was 'Agriculture, Forestry and Fishing' (16.4 % in 2001: 13.9% in 2006. In 2001 and 2006 Rosedale's largest employment industry was 'Retail' (20.9% in 2001 reduced to 17.3% in 2006)). In 2006, 4.5% of Rosedale residents were employed in 'Agriculture, Forestry and Fishing'.

#### **Settlement Patterns:**

Apart from Rosedale and Longford, smaller settlements in the Unit include Willung, Stradbroke and Pearsondale. There are also other areas of rural residential / lifestyle living.

#### Settlement areas

Rosedale, Wurruk, Longford and Willung have settlement patterns of lots less than 10 hectares in size. Lot sizes on the outskirts of the townships gradually increase from 10 hectares to 40 hectares. Number of parcels in the Unit by lot size:

- Equal to or greater than 80 hectares (279)
- 40 to 80 hectares (566)
- 20 to 40 hectares (571)
- 10 to 20 hectares (329)
- Less than 10 hectares (2,770).

The central area of the Unit has a concentration of lots greater than 80 hectares, non productive land. This land includes the Holey Plains Park and the Stradbroke Fauna and Flora Reserve. This region has a greater proportion of lots classed as rural land excluding a house than rural land with houses. Northern areas of the Unit have larger concentrations of rural land with a house.

(Source: Maps produced by Wellington Shire Council GIS).

#### Road Access

There is good access throughout the Planning Unit, including a number of major roads such as South Gippsland Highway, Rosedale-Longford Road and Princes Highway.

#### **Land Tenure:**

The state owned Holey Plains State Park occupies much of the central hills area of the Unit. Land tenure is otherwise predominately freehold farming and forestry land.

#### **Strategic Importance of primary production:**

Dryland agriculture and the timber industry (on private and public lands) have very high strategic importance in the Unit as they collectively dominate the rural land area. This is consistent with their roles in the broader Shire, as the Unit covers around 15% of the Shire's farming and forestry areas of the Shire (exclusive of the mainly forested public land in the Northern Ranges Planning Unit.)

Dryland grazing agriculture dominates the cleared areas of the Unit. There is little irrigated agriculture apart from irrigated vegetable production in the south east of the Unit, and small portions of the MID protruding into the north of the Unit. Dairying is limited apart from the growing or holding of dairy stock on 'out paddocks'.

#### **Water:**

##### *Surface Water*

The Latrobe River flows west-east through the Planning Unit towards Lake Wellington. Merriman Creek flows west-east inside the southern boundary of the Unit.

##### *Groundwater*

Much of the northern part of the Unit is in the *Rosedale Groundwater Management Area (GMA)*. A small part of the Unit north of Rosedale is in the *Denison Water Supply Protection Area (WSPA)*. Much of the south of the Unit is in the *Yarram WSPA*.

#### **Existing Land Uses:**

As indicated above the primary land uses across the Unit are mixed dryland grazing agriculture

### 3.0 PLANNING DATA INFORMATION

(beef cattle, sheep and dairy (including dairy out paddocks in some areas including land south of the hills the valleys of Gormandale-Hiamdale-Willung – Merrimans Creek areas)), and forest production on private and public lands. These uses occupy at least 90% of the Unit's land area. There is little zoned rural residential or lifestyle type development in the Unit but some unzoned use is likely.

#### Agribusiness / Rural Industry:

The Unit does not contain value-adding enterprises for the dominant agricultural and timber production types.

#### Rural Tourism:

Tourist accommodation enterprises, include the following:

##### Longford

- *Frog Gully Cottages*                      2419 Rosedale Road                      FZ

##### Rosedale

- *Rosedale Hotel*                              29 Lyons Street                              \*
- *Coachlamp Motel*                          132 Prince Street                          \*
- *Rosedale Motel*                              ((Pcl: 10053) PCA:4 SEC:3A) Prince Street                          \*
- *Rosedale Caravan Park*                      Cricket Street                              FZ

\* Tourism locations in urban zoned areas

##### Warruk

- *Kilmany Park*                                  1613 Settlement Road                          FZ

These enterprises are in Unit's urban/township areas rather than in the rural areas (except Frog Gully Cottages which is located in a rural area on the outskirts of the township of Rosedale). The Shire does not have record of other enterprises as accommodation facilities for <6 persons are as-of-right in Farming Zone areas.

#### Coastal Activities:

This Unit is not a coastal unit, and is not a coastal destination.

#### Coal, Stone Extractive Resources:

Wellington Planning Scheme **Clause 22.06 Coal Resources Policy** identifies that coal resources in this Unit. Coal resources extend south of Rosedale and past Gormandale. The document *Directions for a Sustainable Future* (2003) also identifies that sub economic brown coal resources occur.

The *Latrobe Valley 2100 Coal Resource Project (LV2100)* documents coal resources in the Latrobe Valley and Coal Precincts in the Wellington Shire, including in this Planning Unit.

**Coal Precinct K** is north of Rosedale Monocline and east towards Rosedale is a Ranking 1 area, (the highest ranking) and is being considered for coal development. LV2100 recommends the precinct is rezoned from FZ (previously rural) to Special Use 1 (Brown Coal) and remove State Resource Overlay.

**Coal Precinct P** is partially located in Wellington Shire at Flynn Field as a Ranking 1 area. LV2100 also recommends that this precinct should also be rezoned from FZ to Special Use 1 (Brown Coal) and that the State Resource Overlay be removed.

**Note: LV2100 considers rezoning Precincts K and P to Special Use 1 (Brown Coal) a high priority in order to protect the coal resources.**

**Coal Precinct J** is partially in Wellington Shire at Fernbank Field, south east of Loy Yang. It is a Ranking 2 area, recommended by LV2100 to be rezoned to Special Use Zone 1 (Brown Coal).

**Coal Precinct L** is adjacent to Gormandale. LV2100 identifies this precinct has a low likelihood of being mined, thus rezoning is a low priority.

Coal Precinct 24, 25 and 16 are defined as land over coal. LV2100 considers the area unlikely to be required within 100 years, and that the existing zoning and overlays should be retained.



### 3.0 PLANNING DATA INFORMATION

The Planning Unit also contains valued sand/gravel deposits. These include the east-west ridge of land south of Rosedale and the Princes Highway that currently contains several gravel extraction quarries.

#### Timber Resources:

Timber resources and activities are discussed previously in this tabulation.

#### Existing Zoning:

Farming Zone (FZ) and Public Conservation and Resource Zone (PCRZ) dominate the Unit. The PCRZ covers waterways and the Holey Plains State Park.

Common zones in towns such as Rosedale, Longford and Stradbroke include:

- Rosedale – Industrial 1 Zone, Public Use Zone 2, Public Park and Recreational Zone, Residential 1 Zone, Rural Living Zone 1 and Low Density Residential Zone (surrounded by Farming Zone).
- Longford – Township Zone and Rural Living Zone 1, surrounded by Farming Zone.
- Stradbroke – Farming Zone.

The Wellington Planning Scheme schedule for the FZ prescribes:

- |   |             |
|---|-------------|
| • Minimum subdivision area  | 40 hectares |
| • Minimum area for which no permit is required to use land for a dwelling | 40 hectares |
| • Minimum setback from a road (metres)                                    |             |
| o A RDZ1 or land in a PAO to be acquired for RDZ1                         | 100 metres  |
| o A RDZ2 or land in a PAO to be acquired for RDZ2                         | 40 metres   |
| • Minimum setback from a boundary (metres) – any other boundary           | 5 metres    |
| • Minimum setback from a dwelling not in same ownership (metres)          | 100 metres  |

The schedule for RLZ1 prescribes:

- |   |              |
|---|--------------|
| • Minimum subdivision area  | 0.8 hectares |
| • Minimum area for which no permit is required to use land for a dwelling | 0.4 hectares |

#### Existing Overlays:

A range of overlays are applied in this Planning Unit.

- Environment Significance Overlay (**ESO2** Wetlands) is applied to several areas in the east, south of water bodies adjacent to Lake Wellington.
- An **ESO7** Landfill Buffer is applied south east of Rosedale and to an area near Public Use Zone 6 land (in the east of the Unit).
- An **ESO3** Urban and Construction Buffer is applied to an area south of Rosedale to protect coal resources and urban areas.
- Rural Flood Overlay (**RFO**) is applied along the Thomson River.
- Airport Environs Overlay 1 and 2 (**AE01, AE02**) are applied around Sale's RAAF base.
- State Resource Overlay is also applied to a large area to protect brown coal fields.
- Design and Development Overlay 1 (Industrial Areas) and 6 (RAAF – Building height above 15 metres) also cover parts of the Unit.
- Development Plan Overlay 1 is also been applied in some areas.

The Heritage Overlay is applied to several point sites including:

- HO57 - Old primary school, brick building, Prince Street, Rosedale.
- HO58 - St Mark's Anglican Church, Albert Street, Rosedale.
- HO60 - Rosedale Hotel, Lyons Street, Rosedale.
- HO62 - Mechanics Institute, Prince Street, Rosedale.
- HO63 - Ridge' Homestead, Rosedale.
- HO64 - Masonic Hall, Prince Street, Rosedale.
- HO65 - Old Post Office building, Prince Street, Rosedale.
- HO66 - Former Cowwarr Butter Factory Co. Ltd. Traralgon-Maffra Road, Cowwarr.
- HO67 - 'Homeview' Homestead, Heyfield Road, Cowwarr.
- HO68 - 'Kilmany Park' Homestead, Pearsondale Road, Sale/Kilmany.

### 3.0 PLANNING DATA INFORMATION

- HO69 - 'Nambrok' Homestead, Princes Highway, Rosedale.
- HO82 - Railway Station complex, Willung Road, Rosedale.
- HO111 - Railway Bridge over Latrobe River & floodplain. Dandenong – Sale (Main Gippsland) Railway, Rosedale.

Note: The ESO8 for Special Water Supply Catchment Areas is not applied despite part of the Merriman's Creek 'Special' Water Catchment being in the Unit.

### 4.0 STRATEGIC DIRECTIONS AND ZONE IMPLEMENTATION

#### **Strengths / Opportunities:**

##### Agriculture and Rural Industry

The Planning Unit is well suited to dryland grazing agriculture and forestry due to its favourable climate, suitable soils and topography. There is little competition from incompatible non-production based land uses including encroaching urbanisation, incompatible industry, and rural living. Both agriculture and the timber industry can continue to contribute to the local economy without conflict through local employment and secondary consequences. The sandy soils in the eastern plains in the Unit currently appear suitable for vegetable production due to workability where irrigation water is available.

Note: Most grazing land in Merriman Creek valley is in the adjoining Strzelecki Planning Unit.

##### Water Resources

The Latrobe River and Merriman Creek are the main streams in the Unit. Flynn's Creek (a tributary to Latrobe River) forms the western boundary of the Unit and the Shire.

Groundwater use increases land use versatility in the east of the Unit, evident as vegetable production.

##### Conservation

While private farmland has been extensively cleared particularly in the north eastern and western parts of the Unit, road reserves often retain strong native vegetation likely to be functioning as valuable habitat corridors. Remaining remnant vegetation on land is also important. The Holey Plains State Park provides substantial environmental/ conservation values.

##### Rural Living

Some land in the Planning Unit mainly in the hills and around Rosedale may have appeal for non-production-based rural/lifestyle living. However, there is no rural living zoning, and formal provision for this via land rezoning to Rural Living would need to satisfy the State's stringent guideline requirements for such development.

##### Tourism

The Planning Unit has natural environmental attributes with possible tourism potential, particularly the Holey Plains State Park. Stand alone tourism features are otherwise not evident.

Rosedale's main role is likely to be to provide stop and go refreshments for Princes Highway users. In a broader context the Princes Highway is a main tourist route.

#### **Weaknesses / Constraints:**

##### Agriculture and Rural Industry

The soils are not in the highest agricultural classes, and are generally not well suited to traditional cropping. The sandy soils prominent in the Unit require fertilizer including trace elements to maximize production, and have low water holding capacities. However there are no main physical weaknesses or constraints for dryland grazing agriculture and forestry in those areas where average annual rainfall is adequate.

##### Water resources

Surface water and ground water is not generally available for irrigation. Also, most of the Unit is not suited for gravity fed irrigation, as applies in the neighbouring Macalister Planning Unit (incorporating the MID).

##### Conservation

The cleared agricultural lands do not appear to retain strong environmental/conservation values due to the extent of past vegetation clearing. Much dieback of paddock trees is occurring across substantial parts of the Unit. (Work is occurring in the Shire to preserve large paddock trees.)

##### Rural living

### 3.0 PLANNING DATA INFORMATION

Most of the Planning Unit is distant from township and urban areas and would not generally satisfy the stringent State guidelines for rural residential or rural living development including land rezoning.

Common experience is also that conflict can occur between plantations and rural living areas located in close proximity. Residents living near plantations may value forest areas as part of the attractive rural landscape. However local residents often complain about noise, heavy road traffic and bare land after-effects of harvest operations.

#### Tourism

It will be important to cluster rural based tourism such that accommodation does not compromise existing agricultural/timber forestry plantation activities.

#### **Updates proposed for Local Planning Policy (LPPF) in the Planning Scheme:**

As part of implementation for the Rural Areas Review modifications required to following clauses:

#### **Clause 21 Municipal Strategic Statement**

##### *Clause 21.03*

Incorporate a copy of the overall Rural Areas Plan illustrating the nine Planning Units into section 21.03-2. There will also need to be some text to provide an overview of the plan.

##### *Clause 21.04 Settlement*

- Incorporate in the section headed Overview a description of the Rural Areas.
- Update the first bullet point in the section headed Undertaking Further Strategic Work.

##### *Clause 21.05 Environment*

- Update the Rural Areas description in the section headed Overview.
- Update the Rural Areas description in the section headed Environment Strategies.

##### *Clause 21.06 Economic*

- Update the Agriculture, Timber and Tourism description the section headed Overview.
- Update Agricultural and timber production description under the Economic Development Strategies.
- Update first and last (if required) bullet point in the section headed Undertaking Further Strategic work.

##### *Insert New Rural Areas Clause XX*

- Provide a description and overview of each of the Planning Units based information in Planning Unit tabulations.

##### *Clause 21.09 Reference Documents*

- Incorporate Rural Zones Review.

#### **Clause 22 Local Planning Policies**

##### *Clause 22.01 Special Water Supply Catchment Areas Policy*

- Delete this policy.

##### *Clause 22.02 Small Rural Lots Policy*

- Delete this policy and insert new Rural Areas Policy.

#### **Implementation Tools:**

Retain FZ as the dominant zone across the Unit.

Appropriate application of the RAZ needs to be considered in locations of tourism accommodation throughout the Planning Unit:

- Frog Gully Cottages: 2419 Rosedale-Longford Rd, Longford
- Kilmany Park: 1613 Settlement Road, Warruk

#### **Zones: RCZ, FZ, RLZ, RAZ (and/or schedules)**

##### RAZ Application

Areas for potential application of the RAZ include the following:

- *Frog Gully Cottages*                      2419 Rosedale Road, Longford

### 3.0 PLANNING DATA INFORMATION

- *Kilmany Park* 1613 Settlement Road, Warruk

#### FZ Application

No change is proposed for the application of the FZ in this Planning Unit.

#### **Overlays: (and /or schedules)**

- Sections of the Planning Unit form part of the Special Water Supply Catchment Areas and will require an ESO.

#### References

**Swan IR and Volum AG.** *Assessment of Agricultural Quality of Lands in Gippsland.* Research Project Series No 134, Department of Agriculture Victoria. 1984. (ISBN 0 7241 8184 9)

**Lorimer MS (Edit).** *A Study of the Land in the Catchment of the Gippsland Lakes.* Volumes 1 and 2 Land and Catchment Protection Branch, Department of Conservation and Natural Resources. 1992. (ISBN 0 7306 2629 6)

**Sposito V et al.** *Directions for a Sustainable Future Wellington Shire: Technical Report Volume 1 and 2,* Agriculture Victoria Services and Wellington Shire, 2003.

# Planning Unit 4b – East Gippsland Plain

## Planning Unit 4b – Eastern Gippsland Plains

### PLANNING UNIT: Eastern Gippsland Plains

#### 1.0 DESCRIPTION OF PHYSICAL LAND UNITS

##### Location and Boundaries:

This Planning Unit occupies the eastern side of the Shire. Its borders are: *West*, Macalister Planning Unit (PU2); *East*, East Gippsland Shire: *North*, Glenmaggie-Briagolong (PU3) and the Northern Ranges (PU1) Planning Units. Lake Wellington forms part of the southern boundary.

The main settlement area in the Planning Unit is Stratford.

##### Land Form and Landscape Character:

Much of this Unit has a flat to gently undulating landscape, with lighter sandy surface soils, and with a regular but widely spaced drainage pattern flowing generally south easterly toward Lake Wellington.

In the south west towards Lake Wellington and south of the Stratford-Bengworden Road and east of the Perry River, the landscape trends to a flat low-lying open plain, generally lacking defining landscape features. This landscape contains a very gentle rise and dip topography with the rises being generally formed of wind blown sands of varying depths underlain by clays. The lower lying land generally contains clay soils.

The east-west Princes Highway is located along a subtle change of landform type: land to its north is generally higher and more undulating than to its south.

In the north-west of the Unit (eg: in the Stockdale area) the land moderately is of rounded hills with moderately steep slopes, with incised valleys. This northern part of the Unit includes 'transition' land between the plains to the south and the northern ranges to the north.

Most of the Unit does not have particular or outstanding landscape values but contributes to the strong agricultural and timber production based rural character of the Shire.

Native vegetation impacts vary from sparse degraded paddock trees in the south to better quality remnant vegetation on undulating land in the middle and northern sections of the Unit. Roadside vegetation assists landscape character across the Unit but is generally stronger to the north. Thus the landscape trends from flat relatively featureless plains to the south near Lake Wellington to a steeply rolling foothills in the north.

Landscape character in the northern areas will have changed historically from a forested to a cleared farming landscape. Over the past two decades this has reversed as the landscape has become dominated by plantation forests.

##### Agricultural Quality

The Agricultural land quality\* is generally **Class 3** and **Class 4**. Class 3 land can be suitable for cropping under favourable conditions. Class 4 land is suitable for grazing and for forestry which requires ripping of the land rather than cultivation as for cropping.

Soils on the flat plains in the east of the Avon River vary between sands on gentle rises to clays in the low lying land between the rises. The low lying land predominates closer to Lake Wellington. The sandy rises in this landscape generally support strong bracken growth which is indicative of light low fertility soils, often with trace element deficiencies. These surface soils have poor water holding capacity and water drains freely through them.

Soils in the undulating land off the plains contain hard setting loams generally overlying yellow clays, and bracken infestations are also common on land with sandy surface soils.

The average to low quality soil classifications are confirmed across the Planning Unit by the domination of mixed grazing and forestry use, with cropping not evident. Some Class 3a land occurs along the valley floor of Perry Creek.

The DPI document *Directions for a Sustainable Future (2003)* has classed land use in the Planning Unit mainly for grazing with improved and fertilised pastures.

\* *Classification by Swan and Volum Department of Agriculture 1984.*

## PLANNING UNIT: Eastern Gippsland Plains

### 1.0 DESCRIPTION OF PHYSICAL LAND UNITS

#### Land Capability, Land Suitability:

Land capability in the vicinity of Lake Wellington is diminished by high watertables and associated salinity potentials. This land is not suited to cropping.

Across most of the Unit the land has moderate capability for a range of productive and non-productive uses, assisted by gentle landscape profiles and reasonably stable soils under good ground cover. In the upper areas of the Unit (eg: Stockdale area) land capability is limited by slope and erosion potential, and small landslides are common. These lands require careful attention to soil conservation measures where disturbed to minimise potential for soil erosion. The land here is relatively stable under pasture or forest, with past erosion mainly restricted to drainage depressions. Much former erosion is now stable under current use and management. This land should not be overgrazed.

Wildfire risk increases in the upper northern areas of the Unit, associated with higher slopes, the presence of native and plantation forests, and proximity to the northern ranges.

On the plains, and apart from an absence of landscape features, main limitations for un-serviced rural living type development would include exposure, high water tables, and often, poor ability to absorb waste effluent on site. On steeper areas care would be required on the siting and construction of excavation areas (eg: access roads, and house and infrastructure sites (Sheds tanks etc) and on ongoing maintenance.

The Avon River exhibits stream bank erosion and terraces along the river are subject to periodic flooding.

#### Natural Resource Management / Environmental

Most farming areas have been extensively cleared and the sparse remnant paddock trees on the flatter land in the south are generally in very poor condition. Efforts are occurring in the Shire to reverse this trend. Road reserves in this area provide the main indication of native vegetation types including mixes of black wattle, stringy bark, banksia, and melaleuca.

On higher elevation farming land above the plains, native vegetation improves in condition and quantity, and often includes open copses of trees as well as individual specimens.

The main public land area in the Unit is the Providence Ponds Flora and Fauna Reserve which straddles the Princes Highway west of Munro near the Shire's western boundary.

### 2.0 Strategic Rural Influences

#### SPPF, Practice Notes and Zone Purpose:

##### Gippsland Rural Influences:

The main regional influences operating across this Unit are strong policy support for agriculture and plantation forestry without competition from unplanned inappropriate land uses. There is expanding demand for hardwood plantation development in the northern section of the Unit to replace grazing agriculture. The spread of salinity in southern areas is leading to trials for more salt tolerant pasture species and a further groundwater pumps under the Lake Wellington Catchment salinity plan.

##### Local Rural Influences:

Settlement density is sparse across the Unit and there is little non-production based rural or 'lifestyle' living in the Unit. Any that does occur is most likely to be in the more hilly topography in the northern parts. The Wellington Planning Scheme identifies that such use should not be permitted to interfere with the main productive land uses.

The major land use influences are extensive dryland mixed grazing agriculture (i.e.: merino sheep and beef cattle) across most of the Unit on extensive sparsely settled farmland, or native or hardwood or softwood plantation forestry in the north. There is no sign of 'boutique' or alternative primary production, or of other more traditional production types including vines or other livestock types.

The substantial areas of new hardwood plantation in the higher rainfall northern parts of the Unit add to an already large plantations base.

There is very limited crop production in the central part of the Unit south of Stockdale.

## 2.0 Strategic Rural Influences

### Relevant MSS & LPPF objectives, strategies and actions:

#### Clause 21.04 Settlement

Stratford township has a population of around 1400, and Clause 21.04 contains several settlement strategies directly relevant to it:

- Facilitate development in accordance with the Stratford Strategy Plan included in this Clause.
- Ensure that additional industrial land is appropriately located in, or close, to Stratford.
- Ensure that residential development to the immediate east of the existing urban area only occurs following the resolution of stormwater drainage problems in this area.

#### Clause 21.06 Economic Development

##### Timber

This Clause encourages timber plantations in rural areas, as the industry generates positive flow-on effects for the community.

## 3.0 PLANNING DATA INFORMATION

### Demographic Data:

#### Population growth

Stratford's population grew by 0.22% pa from 1991 to 2001 and by 1.62% from 2001 to 2006 (i.e.: positive population growth for >15 years).

#### Age Structure

The 2006 median age in Stratford was 42, two years older than the average for Wellington Shire. People aged > 55 increased from 17% in 2001 to 32.3% in 2006

#### Industry by Employment

The largest employment industry in Wellington Shire is 'Agriculture, Forestry and Fishing' (16.4 % in 2001: 13.9%.in 2006).

In 2006 the 'Agriculture, Forestry and Fishing' employed 4.8% of Stratford residents. The biggest sector was 'Retail' (20.2% in 2001: 13.2% in 2006).

### Settlement Patterns:

Apart from Stratford, smaller settlements include Perry Bridge, Munro and Meerlieu. Settlement densities across the farming and forest plantation areas of the Unit are low. Northern and eastern areas of the Unit predominately comprise lots equal to or greater than 80 hectares and gradually becoming denser towards Stratford in the west of the Unit. Northern regions of the Unit have a greater proportion of rural land without a house and decreasing in the southern areas to include rural land with a house. Rural land in western areas of the Unit has a higher density as it gradually gets closer to the boundary of the MID. Stratford has a dense settlement pattern, comprising lots less than 10 ten hectares. Allotments on the outskirts of Stratford increase 20 to 40 hectares in size.

#### Number of parcels in the Unit by lot size:

- Equal to or greater than 80 hectares (238 lots)
- 40 to 80 hectares (287 lots)
- 20 to 40 hectares (347 lots)
- 10 to 20 hectares (160 lots)
- Less than 10 hectares (1,621 lots).

(Source: Maps produced by Wellington Shire Council GIS).

#### Road Access

The Princes Highway provides the most direct route through the Planning Unit, passing through Stratford towards East Gippsland Shire.

### Land Tenure:

Land tenure across the Unit is mainly freehold, however there are some areas of public forest in the central part of the Unit.

### 3.0 PLANNING DATA INFORMATION

#### **Agricultural Strategic Importance:**

Agriculture contributes to the strong strategic importance of agriculture to the Wellington Shire. It does not contain 'point of difference' production types.

#### **Water:**

The Avon River forms the western boundary of the Planning Unit.

Farm stock and domestic water supplies are generally provided from farm dams and (for houses) from roof water tank storage. Topography is conducive for farm dams, and rainfall is generally adequate to service dam supplies.

Groundwater is not an important asset in this Unit

#### **Existing Land Uses:**

##### **Agribusiness / Rural Industry:**

There is no value adding industry in the Unit for agricultural or forest product.

##### **Rural Tourism:**

This Planning Unit is not a tourism destination in its own right. There are a few tourism enterprises located in Stratford, including:

- *Stratford on the River Tourist Park* 2-16 McMillan Street PCRZ
- *Stratford Motel* 26 Tyers Road B1Z
- *Avon Hotel* 47 Tyers Street B1Z

*NB: The Shire does not hold record of accommodation enterprises in the Farming Zone for fewer than 6 guests, as this is as of right use in the FZ.*

##### **Coastal Activities:**

This Planning Unit is not a coastal destination. The Planning Unit could experience impacts from sea level rise if this backs up into Lake Wellington. Rises could flood adjacent low lying land, and alter subsurface drainage, which would greatly increase the area of land around Lake Wellington with high watertables and associated salinity problems. This would also reduce agricultural production off those affected lands.

##### **Coal, Stone Extractive Resources:**

There are no significant extractive industry resources in the Unit. However the area has sub economic brown coal (Refer *Directions for a Sustainable Future*. 2003)

##### **Timber Resources:**

Extensive hardwood and softwood plantations in the Unit are mainly on lighter sandy soils previously mainly used for sheep grazing. Plantation forestry in this Unit in part provides an operational buffer area for forestry in the Strzelecki Ranges, which can be difficult to work and harvest in wetter periods.

Some timber extraction occurs from state owned native forest.

##### **Existing Zoning:**

Farming Zone (FZ) covers most of the Planning Unit, with some exceptions of Public Conservation and Resource Zone (PCRZ), and other zones in township areas. These include:

- *Stratford*: Residential 1 Zone (R1Z), Low Density Residential Zone (LDRZ) and Rural Living Zone 2 (RLZ2). The township area is surrounded by FZ.
- *Briarolong*: Township Zone (TZ), RLZ2, surrounded by FZ.
- *Munro*: Same zones as Briarolong, but with the addition of LDRZ.

The schedule to the FZ prescribes:

- Minimum subdivision area 40 hectares
- Minimum area for which no permit is required to use land for a dwelling 40 hectares
- Minimum setback from a road (metres)
  - A RDZ1 or land in a PAO to be acquired for RDZ1 100 metres
  - A RDZ2 or land in a PAO to be acquired for RDZ2 40 metres
- Minimum setback from a boundary (metres) – any other boundary 5 metres
- Minimum setback from a dwelling not in same ownership (metres) 100 metres

The schedule for RLZ2 prescribes:



### 3.0 PLANNING DATA INFORMATION

- |   |              |
|---|--------------|
| • Minimum subdivision area  | 2.0 hectares |
| • Minimum area for which no permit is required to use land for a dwelling | 0.4 hectares |

#### Existing Overlays:

The Unit contains the following Overlays:

- **Design and Development Overlay (DDO6)**, RAAF – Building Height Above 15 Metres applies to a substantial area in the west of the Unit to avoid conflict with the RAAF base.
- **Environmental Significance Overlay (ESO 2)**, Wetlands, is ‘scatterings’ in parts of the Unit.
- **Environmental Significance Overlay (ESO 1)**, Coastal and Gippsland Lakes Environ, is concentrated on the edge of Lake Wellington.
- **Land Subject Inundation Overlay** and **Rural Flood Overlay** are also applied around the edge of Lake Wellington.
- The **Heritage Overlay (HO)** is applied as to the following sites:
  - HO46 - ‘Strathfieldsaye’ Homestead, Perry Bridge, via Stratford.
  - HO50 - Library, Princes Highway, Stratford.
  - HO52 - Old Methodist Church, Hobson Street, Stratford.
  - HO55 - Knob Reserve, Old Redbank Road, 2.5 km south-east of Stratford.
  - HO56 - Ramahyuck Cemetery Reserve, Ramahyuck Road, 17 km south-east of Stratford.
  - HO78 - Mechanics Institute, Avon Street, Briagolong.
  - HO79 - ‘Mount View’, Gorge Road, Briagolong.

### 4.0 STRATEGIC DIRECTIONS AND ZONE IMPLEMENTATION

#### Strengths / Opportunities:

##### Agriculture and Rural Industry

Agriculture and forestry face little competition from incompatible uses in this Unit. Climate is generally favourable. Plantation forestry in the sandy soils of the Stockdale area complements plantation operations in other areas of the Shire with steeper slopes and higher rainfalls.

##### Water Resources

Surface water resources for agriculture are generally as assured anywhere in Victoria, despite drought conditions of recent years.

##### Conservation

Land south of the Princes Highway has generally low natural environmental assets due to the extent of vegetation clearance for farming. Main values in this part of the Unit are in road reserves

Remnant vegetation and associated environmental values increase north of the Highway where there is more remnant on-farm and roadside vegetation including well protected copses in paddocks, and some public lands.

Hardwood plantations may also add something over time to the ecological status of the northern part of the Unit by contributing to corridor development and some other ecological values.

##### Rural Living

See Weaknesses/Constraints below.

##### Tourism

Refer to tourism comment in following box.

#### Weaknesses / Constraints:

##### Agriculture and Rural Industry

The soils in the south are average to poor for agriculture, with versatility limited to grazing, particularly where water is not available for irrigation. The acidic sandy soiled hills in the northern parts of the Unit have limited fertility and low water holding capacities. These areas are used for timber production for a range of timber production operational programming

### 3.0 PLANNING DATA INFORMATION

reasons but are not be the most productive plantation soils.

#### Water resources

See above comment. The sandy soils have poor water holding capacities for plant growth and dam construction. However clayey subsoils will hold water well in dams.

Groundwater is generally not available for agriculture in this Unit. Groundwaters south of the Princes Highway are generally to saline for agricultural use even if able to be extracted.

#### Conservation

Extensive die back and death of the scattered remnant large paddock trees is occurring in the southern parts of the Unit potentially due in part to salinity levels north of Lake Wellington.

#### Rural Living

Most of the Unit is remote from existing towns and associated services, and opportunities for satisfying the State's stringent guidelines for expansion of rural living zoning are very limited.

#### Tourism

The Planning Unit does not offer obvious stand alone 'point of difference' tourism strengths, but the northern half offers attractive landscape.

#### **Updates proposed for Local Planning Policy (LPPF) in the Planning Scheme:**

Modifications are required to following clauses relating to rural areas:

#### **Clause 21 Municipal Strategic Statement**

##### *Clause 21.03*

Incorporate a copy of the overall Rural Areas Plan illustrating the nine Planning Units into section 21.03-2. There will also need to be some text to provide an overview of the plan.

##### *Clause 21.04 Settlement*

- Incorporate in the section headed Overview a description of the Rural Areas.
- Update the first bullet point in the section headed Undertaking Further Strategic Work.

##### *Clause 21.05 Environment*

- Update the Rural Areas description in the section headed Overview.
- Update the Rural Areas description in the section headed Environment Strategies.

##### *Clause 21.06 Economic*

- Update the Agriculture, Timber and Tourism description the section headed Overview.
- Update Agricultural and timber production description under the Economic Development Strategies.
- Update first and last (if required) bullet point in the section headed Undertaking Further Strategic work.

##### *Insert New Rural Areas Clause XX*

- Provide a description and overview of each of the Planning Units based information in Planning Unit tabulations.

##### *Clause 21.09 Reference Documents*

- Incorporate Rural Zones Review.

#### **Clause 22 Local Planning Policies**

##### *Clause 22.01 Special Water Supply Catchment Areas Policy*

- Delete this policy.

##### *Clause 22.02 Small Rural Lots Policy*

- Delete this policy and insert new Rural Areas Policy.

#### **Implementation Tools:**

Retain the Farming Zone as the dominant zone across the Unit.

### 3.0 PLANNING DATA INFORMATION

**Zones: RCZ, FZ, RLZ , RAZ (and/or schedules)**

RAZ Application

No change is proposed for the application of the RAZ in this Planning Unit.

FZ Application

No change is proposed for the application of the FZ in this Planning Unit.

**Overlays: (and /or schedules)**

There are no proclaimed water catchments in this Planning Unit.

**References:**

**Swan IR and Volum AG.** *Assessment of Agricultural Quality of Lands in Gippsland.* Research Project Series No 134, Department of Agriculture Victoria. 1984. (ISBN 0 7241 8184 9)

**Lorimer MS (Edit).** *A Study of the Land in the Catchment of the Gippsland Lakes.* Volumes 1 and 2 Land and Catchment Protection Branch, Department of Conservation and Natural Resources. 1992. (ISBN 0 7306 2629 6)

**Sposito V.** *Directions for a Sustainable Future.* Department of Primary Industries, Victoria. 2003

# Planning Unit 5 – Strzelecki

## Planning Unit 5 – Strzelecki

### PLANNING UNIT: STRZELECKI

#### 1.0 DESCRIPTION OF PHYSICAL LAND UNITS

##### Location and Boundaries:

The Planning Unit mainly contains the Strzelecki Ranges between the Gippsland Plains Planning Unit (PU4a) to the north and the (Coastal West, Hinterland (PU6) and Coastal (PU8) Planning Units south. The Unit's hilly topography, mix of forest and farming land, settlement and road patterns (i.e.: ridge-top pattern) clearly distinguish it from other areas. The features of the Unit extend west into Latrobe City.

The boundaries are: *North*: Merriman Creek and Hyland Highway (in far west). *West*: Shire's boundary with Latrobe City. *South* and *East*: follow foothills of state forest and interface between from Public Conservation and Resource Zone with Farming Zone (in Coastal West, Hinterland Unit (PU6).

##### Land Form and Landscape Character:

The Strzelecki Range is a dominant landscape features in the Shire. It forms a physical and social divide, and greatly influences climate including rainfall. Slope variation occurs from low slopes around the outer margins to high (up to around 20%) in central areas. The drainage system follows the clearly incised valleys. Merriman Creek and its tributaries forms the main northerly drainage off the Range, while a number of smaller streams including Tarra River and Bruthen Creek drain south and south east, across the coastal plains.

The landscape character is dominated by the hills and the dominance of native and softwood and hardwood plantation forestry. This is interspersed with grazing farmlands that over recent decades have been diminished by expanding plantation forestry.

The southern side of the Merriman Creek valley containing most of the valley's Agricultural lands is in this Unit.

##### Agricultural Quality

The Unit's main soils are deep black and brown acidic sands formed under high rainfall and often with varying texture, and often with cemented layers (coffee rock) at depth. Prevalence of bracken fern on much of the Unit indicates relatively low fertility, high absorption rates, and generally low water holding capacity in the surface soils.

Land in the Unit is classified\* as **Class 3, 3A** and **4A** for agriculture. These classes are most suited to grazing and management for other purposes particularly involving land disturbance (eg: excavations for road and other infrastructure), requires much care to avoid degradation. Class 3 soils are good for grazing and potentially for dairying but their physical versatility here is limited by slope.

Some land south of Gormandale is Rated **Class 2**, suitable for intensive use with care and other inputs. This is mainly on flatter parcels of freehold land with good soil depth.

The agricultural quality of the considerable areas of forested public land and plantation forest in the Planning Unit was not classified\* at the time of survey in 1984. However public land was generally deemed least suitable for agriculture following European occupation and was retained for timber production to service societal needs. Good descriptions of the land in northern side of the Unit are contained in the 1992 document titled *A Study of the Land in the Catchment of the Gippsland Lakes*. (Refer reference list at base of Table)

\* *Classification by Swan and Volum Department of Agriculture 1984.*

##### Land Capability, Land Suitability:

The main land capability hazard is slope-related water erosion if the land is cultivated or otherwise exposed, and wind erosion of bared soil. Working of the land for forestry requires adherence to Victoria's *Forestry Code of Practice* to minimise potential for land degradation. However the extent of plantation forestry in the Unit is a clear indicator that land across the Planning Unit has good suitability for that purpose.

## PLANNING UNIT: STRZELECKI

### 1.0 DESCRIPTION OF PHYSICAL LAND UNITS

#### Natural Resource Management / Environmental

Around 30% of the Unit is State Forest zoned Public Conservation and Resource Zone (PCRZ). The public land is managed for hardwood and softwood production and has associated environmental / conservation values. Road reserves and substantial areas of uncleared forest on private land add to the environmental attributes of the Unit, including contribution to habitat corridors.

The natural EVCs in the Planning Unit include the following: Heathy Woodlands, Lowland Forests, and Plains Grassy woodlands or Forests. Freehold land varies from cleared to forested

### 2.0 Strategic Rural Influences

#### SPPF, Practice Notes and Zone Purpose:

##### Gippsland Rural Influences:

###### Regional Drivers

The regional economy is based heavily on forestry and agriculture, and has strong policy support from State and local government.

###### Emerging Trends:

Continued conversion of former farming land to plantation forestry may occur.

##### Local Rural Influences:

Key local influences are long forestry and agricultural land use histories, climatic and other environmental suitability for those uses (i.e.: soils, geology, topography, rainfall, temperatures etc), and relative isolation of much of the Unit from urban centres.

Landscape attractiveness is another influence.

#### Relevant MSS & LPPF objectives, strategies and actions:

##### Clause 21.03-02 Strategic Framework Land Use Plan

A *Yarram Strategy Plan* has been prepared which identifies opportunities for Yarram's future land use and development. (Yarram is on the boundary of the Unit)

##### Clause 21.04 Settlement

Yarram's total population is >1,000 persons. It provides commercial areas, recreational activities, community facilities, services and employment for surrounding rural communities.

Clause objectives applicable to Yarram include:

- *Encourage urban development to be consolidated within existing town boundaries and in identified urban growth areas.*
- *Ensure that the future development of land identified for urban growth is not compromised by inappropriate rural residential development.*
- *Require that development is sympathetic to the existing character and heritage of townships throughout the Shire.*

Specific Shire settlement strategies applicable to Yarram include:

- *Facilitate development in accordance with the Yarram and Buckley's Island Road Strategy Plans included in this Clause.*
- *Ensure that any future rezoning of land or proposed use and development in Yarram does not exacerbate existing drainage problems.*

##### Clause 21.06 Economic Development

###### Timber

This clause encourages timber plantations in rural areas, as the industry has positive flow on effects for the community.

###### Tourism

Tourism marketing of the rural and natural assets of the Shire should focus on areas with favourable natural assets, access and infrastructure,

##### Clause 22.01 Special Water Supply Catchment Areas Policy

The Northern section of the Planning Unit along Merriman Creek is a Special (Proclaimed) Water Supply Catchment under the *Catchment and Land Protection Act 1994*. Small

## 2.0 Strategic Rural Influences

'Special' Catchments are also proclaimed over the Agnes and Tarra River catchments in the south west of the Planning Unit. The Clause objectives are to maintain high water quality in the Shire and prevent development which may adversely affect water quality. It specifically requires that when considering an application to use or develop land within a Special Water Supply Catchment Area, Council 'will have regard to the likely impacts of the proposed use or development on water quality and quantity in the catchment'. The Shire's objectives in 'Special' Catchments are:

*To protect water quality and quantity in catchments used for domestic and rural water supply, and to protect aquifer recharge areas.*

*To manage land use or development in water catchments to ensure that they do not have off-site effects which could adversely affect water quantity.*

*To minimise residential development and intensive farming activity in water supply catchments and aquifer recharge areas, particularly near water supply take-off points.*

*To encourage retention of natural vegetation and the establishment of new vegetation cover.*

*To encourage farm practices that minimise nutrient inputs to waterways and to encourage the development of whole farm planning.*

*To encourage new development proposals which result in reduced nutrient flows.*

## 3.0 PLANNING DATA INFORMATION

### Demographic Data:

#### Population growth

Yarram (Urban Centre/Locality) as defined by ABS is the largest town in the Unit with 1,715 people in 2006. Its population decreased by 1.25% pa 1991 to 2001 and by 0.77% pa from 2001 and 2006. (Yarram has had marginal negative population growth for more than 15 years).

#### Age Structure

The age structure in Yarram is aging. People aged >55 years increased from 34% in 2001 to 41.4% in 2006.

In the 2006 ABS Census the median age of residents in Yarram was 48 years. This is 8 years higher than the median age for Wellington Shire).

#### Industry by Employment

The largest employment industry in Wellington Shire is 'Agriculture, Forestry and Fishing' (16.4 % in 2001: 13.9%.in 2006).

In 2006 the 'Agriculture, Forestry and Fishing' employed 4.8% of Stratford residents. The biggest sector was 'Retail' (20.2% in 2001: 13.2% in 2006).

The 'Retail' trade was the largest employment industry in Yarram in 2001 (20.8%) and 2006 (15.9%). 'Health care and social assistance' followed (13.4% in 2006).

### Settlement Patterns:

Settlement pattern is highly dispersed, consistent with the Unit's post-settlement history as a mountainous forestry and farming area. The road network largely follows ridgelines and rural houses were historically built along and close to these roads. While Yarram is on the mid southern boundary, the Unit mainly contains dispersed very small hamlets and settlement areas including (but not limited to) Willung, Willung South, Gormandale, Blackwarry, Carrajung, Womerah and Won Wron. There are no settlements through the more mountainous parts of the Unit. Dominated by public land.

Through the centre of the Unit, between the mountainous areas, lot sizes range from less than 10 hectares to 80 hectares. A large number of these lots are classed as rural land with a house. Areas of low densities (lot sizes equal to or greater than 80 hectares) are concentrated in mountainous areas and national parks.

Number of parcels in the Unit by lot size:

- Equal to or greater than 80 hectares (247 lots)
- 40 to 80 hectares (454 lots)

### 3.0 PLANNING DATA INFORMATION

- 20 to 40 hectares (497 lots)
- 10 to 20 hectares (410 lots)
- Less than 10 hectares (3,226 lots).

(Source: Maps produced by Wellington Shire Council GIS).

#### Road Access

The Hyland Highway traverses north-south through the Unit, linking Traralgon and Yarram. Logging trucks are prevalent across the Unit often on small and winding roads.

#### **Land Tenure:**

Land tenure is a mix of public and private land. Around 30% is publicly owned. Private land is a mix of grazing and forested land, including hardwood and softwood plantation forests. Much of the public softwood and hardwood forest is leased to HVC under various Government Acts for management and conduct of forestry operations. Private forestry was historically dominated by APM on the north side of the Strzelecki Ranges with State Forests dominating the south side. Midway and Great Southern Forests are both now in the area as private plantation forest operators.

Trends are for larger and fewer farms in dairy and other sectors, and for former farming land to be converted to plantation forests.

#### **Agricultural Strategic Importance:**

The strategic importance of agricultural in the hillier parts of this Unit has partially diminished in recent decades due to expansion of and replacement by plantation forestry. But the Unit still provides a valuable contribution into the Shire's agricultural economy. In particular, the northern face of the Unit along the Merriman's Creek valley includes substantial areas of land used for beef production.

Yarram district includes substantial broadacre farmland generally west of Yarram, and north along the Tarra River valley. This contributes significantly to the agricultural economy of Yarram and the broader Shire.

Overall therefore agriculture has high strategic economic and social importance in this Unit.

#### **Water:**

This Planning Unit contains some of the State's higher rainfall areas (eg: up to 1200mm pa). Compared to most other parts of the state surface water supplies are virtually assured to service domestic and stock needs from local collection and storage. The annual average and consistency of rainfall (with other factors) is also a main attraction to the plantation forestry industry.

The Tarra River is in reasonable condition, with low salinity and turbidity levels.

As identified above, the Planning Unit contains Special Water Catchment Areas proclaimed under the *Catchment and Land Protection Act 1994*. It also contains Groundwater Management Areas, Water Supply Protection Areas, and Surface Water Management Areas (all under the *Water Act 1989*). All of these features require special consideration in strategic and statutory planning decision making.

#### Special Areas:

- Merrimans Creek Special Catchment area occupies the northern face of the Planning Unit
- Tarra Creek Special Area catchment abuts the southwest extent of Merriman Creek catchment
- Agnes Creek Special Area catchment is in the south west of the Unit on the boundary with Latrobe City.

Groundwater Management Areas (contain useable groundwater, where some development of the groundwater has occurred or is likely to occur)

- The Unit fringes the 676 km<sup>2</sup> Giffard GMA to the south in the Coastal West Planning Unit (centred on Giffard)
- Includes part of the 2,644 km<sup>2</sup> Rosedale GMA.
- Part of the 4,652 km<sup>2</sup> Stratford GMA (may) cover this Planning Unit

#### Water Supply Protection Areas

WSPAs require more intensive management than GMAs through a Groundwater

### 3.0 PLANNING DATA INFORMATION

Management Plan (GMP) due to extensive exploitation of the groundwater resource.

- The 2,603 km<sup>2</sup> Yarram WSPA covers much of the Unit

#### Surface Water Management Areas

Special Water Supply Catchments in this Planning Unit are the Merrimans Creek, the Tarra Creek and the Agnes Creek Special Areas. The State's 'Index of Stream Condition' rates the main streams in the Unit to be in marginal to very poor health.

#### **Existing Land Uses:**

Dominant land uses are dryland agriculture (grazing) and forestry (hardwood and softwood). Grazing (mainly beef cattle) occurs on fertile river flats and adjoining terraces on Merriman's Creek, Tarra River and Bruthen Creek valleys. Grazing also dominates land use in the south west (i.e.: north and west of Yarram). Grazing also occurs on cleared land adjacent to roads along ridge lines through the more mountainous parts of the Unit. Much of this land was historically used for small scale dairying, but this is now largely replaced by cattle grazing and plantation forestry.

Irrigated agriculture has expanded in the Yarram area however continued expansion could occur in the Yarram area (but potentially to the south) to expand dairying, subject to groundwater availability.

The plantation forests industry considers that the area of plantations may have largely peaked, however changes of balance between hardwood and softwood are likely into the future.

Any other land uses are comparatively minor against grazing and forestry.

#### **Agribusiness / Rural Industry:**

There are no main value-adding industries in the Unit for agricultural produce. Cattle are marketed through the Sale Livestock exchange and other venues. Yarram, Sale and Traralgon are main agricultural service centres for the Unit.

#### **Timber Resources:**

The post settlement history of small settlements in this Unit has had a strong base in timber production and saw milling from native forests. Both timber sectors have now diminished due to various factors. Timber milling has consolidated into fewer and larger saw mills, and production emphasis has shifted to plantation forestry for structural timbers (mainly Pinus), and for pulp (Maryvale pulp and paper plant).

The latter requires a surety of supply for viability. The need to retain supply to this facility will be ongoing long-term consideration.

#### **Rural Tourism:**

The Tarra-Bulga National Park is a key tourist attraction in the Strzelecki Unit. The Unit also contains a number of rural B&B's and weekend accommodation destinations on FZ land.

Rural tourism has less strategic importance than agriculture and forestry across the rural areas of the Unit, but demand for farm stay / B&B experience and facilities may be expected to increase. This will compete with similar trends elsewhere in Victoria and may focus mainly in bushland and valley settings and sites with views.

Tourist accommodation places in the Planning Unit include (but may not be limited to) the following:

##### **Yarram**

- |                                       |                               |         |
|---------------------------------------|-------------------------------|---------|
| • <i>Ship Inn Motel</i>               | 480 Commercial Road (FZ)      | FZ      |
| • <i>Windmill Caravan Park</i>        | 460 Commercial Road (FZ, R1Z) | FZ, R1Z |
| • <i>Club Hotel</i>                   | 287 Commercial Road           | *       |
| • <i>Commercial Hotel/Motel</i>       | 228-238 Commercial Road       | *       |
| • <i>Tarra Motel</i>                  | 387 Commercial Road           | *       |
| • <i>Yarram-Rosebank Tourist Park</i> | 375 Commercial Road           | *       |

\* Tourism locations in urban zoned areas

##### **Tarra Valley**

- |                                      |                        |    |
|--------------------------------------|------------------------|----|
| • <i>Best Friend Holiday Retreat</i> | 1720 Tarra Valley Road | FZ |
|--------------------------------------|------------------------|----|



### 3.0 PLANNING DATA INFORMATION

- *Tarra Valley Caravan Park "Fernholme"* Tarra Valley Road FZ

• Eilean Donan Tearoom & Garden	1409 Tarra Valley Road	FZ
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#### Balook

- *Tarra Bulga Guest House* 1885 Grand Ridge Road FZ
- *Westall, Balook Campus* Bulga Park Road PC  
RZ

#### Won Wron

- *Chester Hill Cottages* 46 Bowdens Road FZ

#### Jack River

- *Forest Lodge Farm* 52 Forest Lodge Road FZ

#### Willung South

- *Toms Cap Vineyard* Lays Road FZ

#### Coastal Activities:

This Unit is adjacent to Coastal units and some flow-over interface influences may occur, as the coastal Planning Units do not contain strong infrastructure for coastal visitation/activity. Rising sea levels will cause direct physical impact in this Unit impact.

#### Coal, Stone Extractive Resources:

The Unit contains deep brown coal resources that are not required in the foreseeable future. The document *Directions for a Sustainable Future* (2003) identifies there are areas of sand/gravel deposits in the Unit.

The *LaTrobe Valley 2100 Coal Resource Project* (LV2100) identifies coal resources in the LaTrobe Valley, which includes coal resources in Wellington Shire.

- *Coal Precinct J* at Fernbank Field, south east of Loy Yang, is partially in Wellington Shire.
- *Coal Precinct L* is adjacent to Gormandale. LV2100 identifies this precinct has a low likelihood of being mined, thus rezoning is a low priority.
- *Coal Precincts 24, 25 and 16* are defined as land over coal. LV2100 states them unlikely to be required within 100 years. Therefore existing zoning and overlays are recommended to be retained.

#### Existing Zoning:

The freehold land in this Unit is almost exclusively zoned Farming Zone (FZ). The schedule for the FZ also prescribes:

- Minimum subdivision area 40 hectares
- Minimum area for which no permit is required to use land for a dwelling 40 hectares
- Minimum setback from a road (metres)
  - A RDZ1 or land in a PAO to be acquired for RDZ1 100 metres
  - A RDZ2 or land in a PAO to be acquired for RDZ2 40 metres
- Minimum setback from a boundary (metres) – any other boundary 5 metres
- Minimum setback from a dwelling not in same ownership (metres) 100 metres

Exceptions to the FZ are:

- An isolated small 5-lot Rural Living Zone 2 (RLZ2) subdivision off Bolgers Road near Devon North.
- A larger RLZ2 subdivision abutting Tarra Valley Road about 3km north of Yarram.

The schedule for RLZ2 prescribes:

- Minimum subdivision area 2.0 hectares
- Minimum area for which no permit is required to use land for a dwelling 0.4 hectares

All public land in the Planning Unit is zoned Public Conservation and Resources Zone (PCRZ).

The western boundary of the Planning Unit joins with the South Gippsland Shire. All adjoining land in South Gippsland Shire is FZ.

### 3.0 PLANNING DATA INFORMATION

#### Existing Overlays:

Environmental Significance Overlays (ESO2) Wetlands

- *ESO2 Wetlands* areas are generally applied to creek lines, and small wetlands (eg: around Woodside on the South Gippsland Highway and flanking Currajung-Woodside Road).
- *ESO3 Urban and Construction Buffer* is applied to Gippsland coalfields the north of the Unit to ensure mutual amenity of the coalfields and urban areas.

Other Overlays include:

- *State Resource Overlay 1 (SRO1)* Gippsland Brown Coalfields.
- *Development Plan Overlay 1 (DPO1)*
- *Heritage Overlay HO110 - A' Frame Bridge*. Little Albert River Crossing, Albert River Road, Hiawatha.

There are no broad-brush Overlays applied in the Planning Unit.

### 4.0 STRATEGIC DIRECTIONS AND ZONE IMPLEMENTATION

#### Strengths / Opportunities:

##### Agriculture and Rural Industry

This Planning Unit has high importance and opportunity for ongoing strength as a major strategic primary production area for forestry and agriculture. Both industry types have strong Government and local policy support and must not be compromised.

The FZ applied over most of the Unit provides as-of-right use protection for agriculture (including plantation forestry).

Some expansion of irrigated agriculture, probably for dairying may occur in the general Yarram area subject to sustainable groundwater availability.

Separation from Melbourne provides some protection to agriculture and forestry that is progressively being challenged for rural living development by population pressures in municipalities closer to Melbourne (e.g. Baw Baw, South Gippsland and Bass Coast).

Opportunity to expand irrigation and associated production has been demonstrated since the 1990s through the steady increase in the application of spray irrigation (via fixed and travelling systems).

Merriman Creek valley contains valued grazing land that may be partially restricted by cold winter temperatures and potential for flooding of low areas.

##### Water Resources

The Unit's groundwater resources face limited threat from development pressures in the medium term planning future while surface water resources are at least as assured here as anywhere in Victoria.

##### Conservation

The Unit has a strong environmental values base across private and public land. While much forest has been converted to plantation forestry or extensively logged vegetation cover across much of the Unit on broadacre private and public land and along road and stream reserves assists with provision of habitat corridors.

##### Rural Living

The Unit provides attractive areas for rural living (for non-production purposes) however this is not provided for via land use zoning (i.e. rural Living Zone).

##### Tourism

Parts of the Unit are attractive for weekend/B&B accommodation experience. The FZ provides for tourist accommodation facilities catering for up to six guests.

#### Weaknesses / Constraints

##### Agriculture and Rural Industry

The main constraint to agriculture is steepness of the land in the more mountainous parts of the Unit, and the sandy soils have relatively low inherent fertility. However grazing agriculture has been practiced for many years without causing major resource deterioration. High slopes can also be a weakness for forestry particularly in wet conditions, but forestry occurs in this Region over a range of land types including those in this Planning Unit. This

### 3.0 PLANNING DATA INFORMATION

provides seasonal flexibility for forestry operations including harvest.

#### Water resources

There are no strong surface water resource limitations for agriculture and timber production or for other potential uses.

#### Conservation

Refer to advantages/opportunities above.

#### Rural Living

Potential for conflict occurs between closely located rural residential and plantation forestry uses. Councils receive complaints from local residents about noise from logging operations and landscape transformations associated with land forest clearing (including plantation forests)

#### Tourism

The Planning Unit does not contain strong tourism infrastructure sufficient to provide evident large-scale competitive advantage over other rural or mountain areas closer to Melbourne. Some B&B type accommodation exists, but the Farm Zone covering most of the Unit requires permits for accommodation for over six guests.

#### **Other matters for planning attention:**

See below in 'Implementation Tools'

#### **Updates proposed for Local Planning Policy (LPPF) in the Planning Scheme:**

As part of implementation for the Rural Areas Review modifications required to following clauses:

#### **Clause 21 Municipal Strategic Statement**

##### *Clause 21.03*

Incorporate a copy of the overall Rural Areas Plan illustrating the nine Planning Units into section 21.03-2. There will also need to be some text to provide an overview of the plan.

##### *Clause 21.04 Settlement*

- Incorporate in the section headed Overview a description of the Rural Areas.
- Update the first bullet point in the section headed Undertaking Further Strategic Work.

##### *Clause 21.05 Environment*

- Update the Rural Areas description in the section headed Overview.
- Update the Rural Areas description in the section headed Environment Strategies.

##### *Clause 21.06 Economic*

- Update the Agriculture, Timber and Tourism description the section headed Overview.
- Update Agricultural and timber production description under the Economic Development Strategies.
- Update first and last (if required) bullet point in the section headed Undertaking Further Strategic work.

##### *Insert New Rural Areas Clause XX*

- Provide a description and overview of each of the Planning Units based information in Planning Unit tabulations.

##### *Clause 21.09 Reference Documents*

- Incorporate Rural Zones Review.

#### **Clause 22 Local Planning Policies**

##### *Clause 22.01 Special Water Supply Catchment Areas Policy*

- Delete this policy.

##### *Clause 22.02 Small Rural Lots Policy*

### 3.0 PLANNING DATA INFORMATION

- Delete this policy and insert new Rural Areas Policy.

#### Implementation Tools:

The Rural Activity Zone (RAZ) may have application (eg: along Tarra Valley Road) to provide for expanded accommodation enterprises where features are consistent with agreed Shire RAZ criteria, including compatibility with surrounding land use.

#### Zones: RCZ, FZ, RLZ, RAZ (and/or schedules)

##### RAZ Application

Areas for potential application of the RAZ include the following:

- |  |   |
|--|---|
| • <i>Best Friend Holiday Retreat</i>               | 1720 Tarra Valley Road,<br>Tarra Valley |
| • <i>Tarra Valley Caravan Park<br/>"Fernholme"</i> | Tarra Valley Road, Tarra<br>Valley      |
| • Eilean Donan Tearoom &<br>Garden                 | 1409 Tarra Valley Road,<br>Tarra Valley |
| • <i>Tarra Bulga Guest House</i>                   | 1885 Grand Ridge Road,<br>Balook        |
| • Westall, Balook Campus                           | Bulga Park Road, Balook                 |

##### FZ Application

No change is proposed for the application of the FZ in this Planning Unit.

#### Overlays: (and/or schedules)

The Special Area Water Supply Catchments (covering Merriman, Tarra, and Agnes Creek catchments) are not currently subject to the ESO8 (Water Supply Catchment Areas) provided for in the Wellington Planning Scheme. Application of the ESO8 is appropriate for these areas in context of the importance of protecting water quality.

#### Key references

**Swan IR and Volum AG.** *Assessment of Agricultural Quality of Lands in Gippsland.* Research Project Series No 134, Department of Agriculture Victoria. 1984. (ISBN 0 7241 8184 9)

**Lorimer MS (Edit).** *A Study of the Land in the Catchment of the Gippsland Lakes.* Volumes 1 and 2 Land and Catchment Protection Branch, Department of Conservation and Natural Resources. 1992. (ISBN 0 7306 2629 6)

**Sposito V.** *Directions for a Sustainable Future.* Department of Primary Industries, Victoria. 2003

# Planning Unit 6 – Coastal Hinterland, West

## Planning Unit 6 – Coastal Hinterland, West

### PLANNING UNIT: Coastal Hinterland, West

#### 1.0 DESCRIPTION OF PHYSICAL LAND UNITS

##### Location and Boundaries:

The boundaries of this Unit are: *North*: Rosedale-Stradbroke and Strzelecki Planning Units (PU's 4a and 5). *East and south*: Coastal Planning Unit (PU 8). *North east*: Seaspray Road/Coastal East Planning Unit (PU7).

##### Land Form and Landscape Character:

The landscape is mainly a flat coastal plain with no outstanding features, located between the behind low coastal dunes of the Ninety Mile Beach, and the abutting the base of the visually dominant Strzelecki Range.

##### Agricultural Quality

The soils of this Unit are generally sands of varying thickness, often underlaid by clays. They are mainly categorized\* as **Agricultural land Class 3a**, and **Class 4a**, with some **Class 3**.

Class 3 land has moderate agricultural versatility suitable for grazing including dairying. Class 3a is generally considered suitable for more intensive use including cultivation and potentially vegetable production, provided particular care is taken to prevent soil erosion, or where supplementary irrigation can be applied to overcome summer moisture limitations.

**Class 4a** land requires irrigation and fertilizer for more productive use of the land.

\* *Classification by Swan and Volum Department of Agriculture 1984.*

##### Land Capability, Land Suitability:

Suitability for cultivation is limited by environmental conditions, particularly salt load in winds off the ocean that would impact adversely on most vegetable and crop production types. Cultivated sandy soils are also vulnerable to wind erosion. The soils are also deficient in nutrients including trace elements, and balanced nutrient addition is needed to maximise production. Consequently the agricultural use of the land best suited to extensive grazing, where irrigation water is not available. Suitability for more intensive dairying use is enhanced where groundwater is available for spray irrigation. This currently occurs near Jack Smith Lake and seaward of Stradbroke where large travelling irrigators are used.

High water tables (and associated salinity) could be a problem in lower lying areas. This could be exacerbated by rising sea levels, and danger of inundation of parts of the Unit may exist if the sand dune system of the Coastal Planning Unit (PU8) was to breach.

##### Natural Resource Management / Environmental

The Unit is within the Gippsland Plain Bioregion, and contains some areas of remnant 'Dry Forests' Ecological Vegetation Class (EVC) (see below). It also borders 'Wetlands' EVC in the adjacent Coastal Planning Unit that included the primary dune system and associated lakes, wetlands, and settlements).

The Giffard (Rifle Range) Forest Reserve and adjoining bushland areas south of Stradbroke are prominent straddling the South Gippsland a Highway and extending east into the Planning Unit. There is another substantial bushland area near Darriman close to the South Gippsland Highway. These are the main remnant bushland areas in the Planning Unit.

The agricultural land across this Unit has been almost totally cleared, and remnant paddock trees across much of the Unit are in advanced stages of senescence. Remnant vegetation in road reserves is also sporadic. As the Unit primarily consists of farmland, most of it is largely depleted of its natural ecological values. (Work is occurring in the Shire to reverse farm tree decline.)

#### 2.0 Strategic Rural Influences

##### SPPF, Practice Notes and Zone Purpose:

## 2.0 Strategic Rural Influences

### Gippsland Rural Influences:

Agriculture is the primary land use in this Planning Unit. This has strong State policy support.

### Local Rural Influences:

Land in the Unit has a long history in extensive grazing of sheep and mainly beef cattle, which is also supported by local planning policy.

### Emerging Trends in the region:

The dairy industry considers there to be potential for considerable expansion linked to access to groundwater for irrigation. Dairying currently occupies relatively small portions of the Unit.

### Relevant MSS & LPPF objectives, strategies and actions:

#### Clause 21.04 Settlement

This clause identifies settlement objectives in the Wellington Shire and applies to urban areas and rural areas. Settlement strategies applicable to the Planning Unit, include:

- *Limit the areas zoned for rural living purposes to those located in close proximity to developed settlements, to utilise existing social, cultural, and infrastructure facilities.*
- *Discourage rural living activity that would reduce or adversely impact on the productive capacity of high quality agricultural land.*
- *Discourage dwellings in agricultural areas except where there is a clear connection between the use of the dwelling and a legitimate rural activity on the land (eg: farming, mining, timber production, caretakers dwelling, etc.).*

## 3.0 PLANNING DATA INFORMATION

### Demographic Data:

#### Population growth

A population analysis cannot be provided for this Planning Unit. There is no specific population data in the 2006 ABS Census on Woodside or other specific areas in the Planning Unit, and census data for the broader Woodside State 'Suburb' includes Woodside and Giffard, and extends to Seaspray (located in Planning Unit 8).

#### Age Structure and employment

As explained above, ABS data specific to this Planning Unit are not available.

### Settlement Patterns:

Woodside is the largest settlement in the Planning Unit. It is the densest area in the Unit, comprising lots less than 10 hectares in size. Land uses in Woodside include houses and rural residential land from 0.4 to 20 hectares in size. Several lots in the township are vacant residential and rural residential land.

Settlement elsewhere in the Unit is very sparse, and there are no concentrations of non-production based rural residential living.

Large areas of the Unit are 40 ha to 80 ha, and >80 ha in size. The parcels by area size in the Unit are:

- Equal to or greater than 80 hectares (250 lots)
- 40 to 80 hectares (335 lots)
- 20 to 40 hectares (375 lots)
- 10 to 20 hectares (187 lots)
- Less than 10 hectares (1,228 lots).

*(Source: Maps produced by Wellington Shire Council GIS)*

#### Road Access

The South Gippsland Highway traverses the length of the Unit with lateral roads providing good access to all other parts.

### 3.0 PLANNING DATA INFORMATION

#### Land Tenure:

Land tenure is predominately cleared freehold farm land. There are two main limited areas of areas of public land being the Giffard (Rifle Range) Forest Reserve and a Flora and Fauna Reserve at Darriman. These occupy only a very small proportion of the Unit.

#### Agricultural Strategic Importance:

Grazing agriculture in the Unit is strategically important for its contribution to the Shire's economic base and its rural character. Production in the Unit has no specific strength over other parts of the Shire.

#### Water:

The Unit is in the *Yarram Water Supply Protection Area (WSPA)* and the *South Gippsland Surface Water Management Area (SWMA)*. Most of the Unit is also in the 676 km<sup>2</sup> *Giffard Groundwater Management Area (GMA)*. The need for a management plan of this GMA has been identified but preparation has not yet occurred, but an absolute extraction cap was applied in 2003 to protect the groundwater resource which is considered to be over allocated. The 3000ML cap covers irrigation use but not stock and domestic use. Most extraction points are metered and the total groundwater extraction in the groundwater management Unit for 2004/05 was 2862 ML (i.e. 95% of extraction Cap).

Merriman Creek is the main stream in the Planning Unit. Other smaller streams issuing from the southern catchments of the Strzelecki Ranges cross the Unit (Carr, Monkey, Warrigal Hodinott/Sunville, Bruthen Creeks)

#### Existing Land Uses:

The dominant land use is extensive sheep and beef cattle grazing, with limited areas of dairying. There are smaller areas of plantation forest, and public purpose reserve and forests.

#### Agribusiness / Rural Industry:

There is no value adding industry and all produce is transported out of the Unit for processing.

#### Rural Tourism:

Wellington Shire Council has record of two tourist accommodation enterprises in the Unit, located in urban zoned areas:

- *Summer Breeze Motel*                      70 High Street, Woodside                      \*
- *Woodside Central Caravan Park*                      27 Victoria Street, Woodside                      \*

\* Tourism locations in urban zoned areas

There is no record of tourism uses located in rural zoned areas in this Unit.

The Shire does not have record of accommodation establishments providing for up to six guests as this is as-of-right use in the Farming Zone which is applied to most of the Unit.

#### Coastal Activities:

This Planning Unit is in a coastal environment, and planning issues will merge with those of the adjacent Coastal Planning Unit (PU8).

Potential coastal issues include demand for farmland subdivision for non-production based uses (i.e.: tourism or housing). This is likely to occur slowly however, as the Unit is remote from main population centres (including Melbourne) from where such pressures would emerge.

#### Coal, Stone Extractive Resources:

There are no key extractive resources in this Planning Unit, there is however sub economic brown resources throughout the area (Agriculture Victoria Services & Wellington Shire Council 2003).

#### Timber Resources:

The northern end of the Unit contains some plantation forestry. This occupies a small area

### 3.0 PLANNING DATA INFORMATION

in the regional and Shire contexts.

#### Existing Zoning:

The Farming Zone (FZ) covers most of this Planning Unit. There are several small areas of other zones.

- The Woodside township area contains Rural Living Zone 1 (RLZ1), Rural Living Zone 2 (RLZ2) and Township Zone (TZ), with some close Public Conservation and Resource Zone (PCRZ).
- There are several areas of Public Conservation and Resources Zone (PCRZ).
- The Parkside Aerodrome is Public Use Zone 4 - Transport.

The schedule for the FZ prescribes:

- |   |             |
|---|-------------|
| • Minimum subdivision area  | 40 hectares |
| • Minimum area for which no permit is required to use land for a dwelling | 40 hectares |
| • Minimum setback from a road (metres)                                    |             |
| ○ A RDZ1 or land in a PAO to be acquired for RDZ1                         | 100 metres  |
| ○ A RDZ2 or land in a PAO to be acquired for RDZ2                         | 40 metres   |
| • Minimum setback from a boundary (metres) – any other boundary           | 5 metres    |
| • Minimum setback from a dwelling not in same ownership (metres)          | 100 metres  |

The schedule for RLZ1 prescribes:

- |   |              |
|---|--------------|
| • Minimum subdivision area  | 0.8 hectares |
| • Minimum area for which no permit is required to use land for a dwelling | 0.4 hectares |

The schedule for RLZ2 prescribes:

- |   |              |
|---|--------------|
| • Minimum subdivision area  | 2.0 hectares |
| • Minimum area for which no permit is required to use land for a dwelling | 0.4 hectares |

#### Existing Overlays:

Some zone Overlays are applied in the Planning Unit:

- **Airport Environs Overlay 2 (AEO2)** for the Parkside Aerodrome.
- Small areas of **Environmental Significance Overlay 2 (ESO2)** are applied to Wetlands
- The **Vegetation Protection Overlay 1 (VPO1)** Native Vegetation Protection Areas is applied to an area north of Woodside.

The Heritage Overlay (HO) is applied at the following sites :

- **HO41** - Farm House, Loughnan Street, Tarraville. Lot E of Block 13.
- **HO42** - 'Green Hills' farm complex, Ray's Road, Tarraville. Lot 18a.
- **HO43** - "Hawthorn Bank", farm complex, Pound Road, Yarram.

There are no Overlays covering groundwater areas or the Merriman Creek Special Catchment Area (where the latter extends into the north east portion of the Unit south of Stradbroke).

### 4.0 STRATEGIC DIRECTIONS AND ZONE IMPLEMENTATION

#### Strengths / Opportunities:

##### Agriculture and Rural Industry

The Unit does not contain major population centres and is generally free of pressures to compete with agriculture, including for non-production type rural living.

##### Water Resources

The dairy industry is optimistic that there will be increased opportunity for expanded dairying in the Unit subject to increased availability of groundwater for irrigation.

##### Conservation

There are no particular conservation strengths or opportunities in this Unit as ecological assets are degraded across the farmlands covering most of the Unit.

##### Rural Living

There are no obvious 'point-of-difference' advantages in this Unit for non-production based



## 4.0 STRATEGIC DIRECTIONS AND ZONE IMPLEMENTATION

rural living.

### Tourism

Refer to tourism weaknesses/constraints below

### **Weaknesses / Constraints:**

#### Agriculture and Rural Industry

The sand based soils are of average to poor quality for agriculture. They require addition of nutrients including trace elements to sustain higher production levels.

Use potential for vegetable production is likely to be diminished by lack of widespread access to groundwater, and by exposure to oceans winds and associated salt.

#### Water resources

Access to groundwater is currently capped at existing levels. There are no surface water sources for irrigation use. Potential for water to provide for expanded agriculture is therefore limited.

#### Conservation

Most of the Unit is depleted of its natural environmental/conservation assets.

#### Rural Living

The Unit does not offer point-of-difference attraction for non-production based rural living, and is mainly distant from population/urban centres and associated service infrastructure. It is likely that rezoning proposals for rezoning for rural living development would experience compliance obstacles with State guidelines.

#### Tourism

The Unit does not contain obvious 'point of difference' tourism attractions in its own right and is remote from major population and tourism centres.

Other matters for planning attention:

### **Updates proposed for Local Planning Policy (LPPF) in the Planning Scheme:**

As part of implementation for the Rural Areas Review modifications required to following clauses:

#### **Clause 21 Municipal Strategic Statement**

##### *Clause 21.03*

Incorporate a copy of the overall Rural Areas Plan illustrating the nine Planning Units into section 21.03-2. There will also need to be some text to provide an overview of the plan.

##### *Clause 21.04 Settlement*

- Incorporate in the section headed Overview a description of the Rural Areas.
- Update the first bullet point in the section headed Undertaking Further Strategic Work.

##### *Clause 21.05 Environment*

- Update the Rural Areas description in the section headed Overview.
- Update the Rural Areas description in the section headed Environment Strategies.

##### *Clause 21.06 Economic*

- Update the Agriculture, Timber and Tourism description the section headed Overview.
- Update Agricultural and timber production description under the Economic Development Strategies.
- Update first and last (if required) bullet point in the section headed Undertaking Further Strategic work.

##### *Insert New Rural Areas Clause XX*

- Provide a description and overview of each of the Planning Units based information in Planning Unit tabulations.

##### *Clause 21.09 Reference Documents*

## 4.0 STRATEGIC DIRECTIONS AND ZONE IMPLEMENTATION

- Incorporate Rural Zones Review.

### **Clause 22 Local Planning Policies**

#### *Clause 22.01 Special Water Supply Catchment Areas Policy*

- Delete this policy.

#### *Clause 22.02 Small Rural Lots Policy*

- Delete this policy and insert new Rural Areas Policy.

### **Implementation Tools:**

Retain the Farming Zone (FZ) as the dominant zone across the Unit.

There are limited opportunities or justifiable reason for use of other rural zones within the Unit.

### **Zones: RCZ, FZ, RLZ, RAZ (and/or schedules)**

#### RAZ Application

No change is proposed for the application of the RAZ in this Planning Unit.

#### FZ Application

No change is proposed for the application of the FZ in this Planning Unit.

### **Overlays: (and /or schedules)**

An area in the northern section of the Planning Unit forms part of the Merriman Creek Special Water Catchment Area. This requires application of the Shire's ESO8 which provides for cover of such land, but which is not yet applied in the Shire.

Main References.

**Swan IR and Volum AG.** *Assessment of Agricultural Quality of Lands in Gippsland.* Research Project Series No 134, Department of Agriculture Victoria. 1984. (ISBN 0 7241 8184 9)

**Sposito V.** *Directions for a Sustainable Future.* Department of Primary Industries, Victoria. 2003

# Planning Unit 7 – Coastal East, Hinterland

## Planning Unit 7 – Coastal East, Hinterland

### PLANNING UNIT: Coastal East, Hinterland

#### 1.0 DESCRIPTION OF PHYSICAL LAND UNITS

##### Location and Boundaries:

This Planning Unit is inland of Lake Reeve, west of Sale Seaspray Road in the south east of Wellington Shire. Boundaries are: *North*: Lake Wellington shoreline to Loch Sport. *West*: Boundaries with the Rosedale Stradbroke Planning Unit (PU4a) and Sale-Seaspray Road. *South*: Northern shore of Lake Reeve. *East*: Lake Victoria shoreline to Loch Sport township. It includes Gippsland Lakes Coastal Park, located in the north-eastern section and Lake Coleman south of Lake Wellington.

##### Landform and Landscape Character:

The Unit is flat low lying coastal land without prominent individual landscape features. It is typically flat and low lying with some raised dunes in the western end on land used for dairying. The farmed areas have been almost totally cleared of native vegetation.

Where not cleared (eg: in road reserves and uncleared areas including public lands), much of the Unit's land contains coastal vegetation comprised of a mix of melaleuca, banksia, tea tree, wattle, various coastal eucalypts, and bracken, in various associations which all add to the coastal character.

The farming sections in the Unit are very sparsely settled.

##### Agricultural Quality

The agricultural quality of the land is mainly **Class 4a** and **Class 6** (Sub category 'Swamps') with extensive portions of unclassified Public land\*.

**Class 4** land is best suited agriculturally to extensive grazing, and is unsuited to cropping.

**Class 6** (Swamps) land is not used for agriculture. The public land in the Unit is of similar landforms and soil types to the classified land and will vary between Classes 4 and 6 depending on location and elevation.

Productivity of the soils across this Unit is low compared with most other parts of the Shire. They are typically deep sands deposited in layers with variable characteristics. The sands are nutrient deficient including in trace elements, which can lead to various health conditions in livestock (eg: 'Coasts disease' due to cobalt deficiency). The drier sands on rises are also subject to bracken infestation. Extensive sheep grazing and dairying in the south west are the main farming uses of the land, and some spray irrigation of dairy pasture occurs near Seaspray. There is clear evidence (on aerial photography) of reduced productivity from salinity on pastures across the Unit's farmland, including on dairying land around Seaspray, and high watertables contribute to the unsuitability of the land for uses involving cultivation.

Land used for plantation forestry is higher land with good access. The land is easily prepared for plantations.

Some incidence of acid sulphate soils is likely on low lying land immediately adjacent to the coastal dunes system.

\* *Classification by Swan and Volum Department of Agriculture 1984.*

##### Land Capability, Land Suitability:

(Refer also to above explanation). The lighter sandy soils may historically be wind blown and remain subject to wind erosion where exposed. This is most likely in drier times.

Maintenance of soil cover is therefore important to minimise erosion risk.

Periodic flooding may occur on low lying land round the margins of the lakes, and the same land will be most susceptible to inundation if sea level rises intrude into the lakes system.

The low lying land is also most susceptible to dryland salinity impacts associated with high watertables and this scenario will expand if sea levels rise.

Much of the Planning Unit is therefore vulnerable to impacts of climate change. Rising sea levels would have major impact on land inundation and on raising watertables over other low lying land.

## PLANNING UNIT: Coastal East, Hinterland

### 1.0 DESCRIPTION OF PHYSICAL LAND UNITS

#### Natural Resource Management / Environmental

The Unit is in the Gippsland Plains Bioregion as defined by DSE. It contains substantial natural environmental values on its extensive areas of public lands including the lakes. The dominant Ecological Vegetation Classes (EVCs) are 'Heathlands' in the narrow eastern section between the coastal dunes and the lakes (considered 'Rare'), 'Wetlands' comprising the lakes and their southern margins, and 'Heathy Woodlands' in the western section of the Unit. Various threatened fauna and some threatened flora have been recorded, and extensive areas of rare EVCs are recorded mainly in the narrow eastern section between the coastal dunes and the Lakes

Farmland across the Unit is almost totally cleared of native vegetation, and paddock trees typically demonstrate dieback and senescence. Road reserves in some areas retain strong native vegetation cover.

### 2.0 Strategic Rural Influences

#### SPPF, Practice Notes and Zone Purpose:

##### Gippsland Rural Influences:

The need for maintenance of the environmental health of the Gippsland Lakes and their hinterlands is a major rural influence in the eastern half of this Unit between the coastal dunes and the lakes. Agriculture and plantation forestry and protection of environmental / ecological values are strongly supported by state, regional and Shire policy

##### Local Rural Influences:

The public lands, lakes and swamps in the Unit provide important ecological and conservation values. The Wellington Planning Scheme also places importance on agriculture across the Shire.

##### Emerging Trends:

This Unit is relatively isolated within the Shire and the State and its farmlands do not experience similar pressures for change to many coastal areas of the State.

#### Relevant MSS & LPPF objectives, strategies and actions:

##### Clause 2104 Settlement

Settlement strategies applicable to this Planning Unit, include:

- *Limit the areas zoned for rural living purposes to those located in close proximity to developed settlements, to utilise existing social, cultural, and infrastructure facilities.*
- *Discourage rural living activity that would reduce or adversely impact on the productive capacity of high quality agricultural land.*
- *Discourage dwellings in agricultural areas except where there is a clear connection between the use of the dwelling and a legitimate rural activity on the land (eg: farming, mining, timber production, caretakers dwelling, etc.).*

##### Clause 21.05 Environment

This clause identifies that inappropriate development and land use needs to be prevented to ensure sensitive wetland environments are not damaged

##### Clause 21.06 Economic Development

Protection and promotion of the agricultural economy is a key objective across the Shire

Relevant tourism related economic development strategies include:

- *Focus tourism in areas having favourable natural attributes, access, and infrastructure.*
- *Assess proposed sites for tourist developments along the coastline and lakes foreshore on the basis of their environmental capability and suitability.*

### 3.0 PLANNING DATA INFORMATION

#### Demographic Data:

##### Population growth

There are no major towns in this Unit. Hollands Landing and Seacombe are the main settlements.

### 3.0 PLANNING DATA INFORMATION

The 2006 ABS Census for the Hollands Landing (*State Suburb – including Seacombe*) statistical Unit identified 655 persons\*. There are no 2001 ABS Census data of the Hollands Landing (State Suburb) therefore population growth of the area is not known.

#### Age Structure

In 2006 Hollands Landing (State 'Suburb') had a median age of 41 years. The most common age group was 25 to 54 years (45.6%).

#### Industry by Employment

The largest employment sector in Wellington Shire is 'Agriculture, Forestry and Fishing' (16.4% in 2001: 13.9% in 2006). In 2006, 21.4% of residents in the Hollands Landing statistical unit were in the Agricultural, Forestry and Fishing.

(\*NB: Hollands Landing settlement contains only a small proportion of residents in the statistical unit).

#### **Settlement Patterns:**

Hollands Landing and Seacombe are the main settlement areas in the Unit. Hollands Landing is a very dense settlement area of lots smaller than ten hectares. Several lots in Hollands Landing have a house, yet the majority of lots in Hollands Landing are vacant. Seacombe has slightly larger lots sizes, a large number and vacant. Land parcels by area in the Unit are:

- Equal to or greater than 80 hectares (131 lots)
- 40 to 80 hectares (86 lots)
- 20 to 40 hectares (69 lots)
- 10 to 20 hectares (38 lots)
- Less than 10 hectares.

Lots greater than 80 hectares cover large areas of the Unit.

Land uses in the Unit are:

- Rural land excluding a house (93)
- Rural land with a house (125)
- Rural residential land 0.4 to 20 hectares with a house (10)
- Vacant rural residential land 0.4 to 20 hectares (4)
- Vacant residential land (536).

The majority of vacant residential lots are located in the settlement areas. Areas of rural land have been identified in southern and northwestern areas of the Unit.

(Source: Maps produced by Wellington Shire Council GIS)

#### Road Access

The Longford-Loch Sport Road, provides access to Hollands Landing, Seacombe, and through to Loch Sport.

#### **Land Tenure:**

The eastern half of the Unit is predominantly public land. The western half is a mix of public land and private farming lands.

#### **Agricultural Strategic Importance:**

Relative to other parts of the Shire this Unit has limited strategic agricultural importance. The agricultural area and forest plantation areas are small relative to that in other Units, (*Note: This does not infer that individual enterprises are not significant, and does not comment on viability of enterprises*).

#### **Water:**

The Unit includes parts of the *Giffard* and *Stratford Groundwater Management Areas (GMA)*, the *Sale Water Supply Protection Area (WSPA)*, and the western extent of the *Yarram WSPA*. Some water is being used for irrigation via travelling irrigators for dairying around Seaspray.

#### **Existing Land Uses:**

The Unit contains the following mix of existing land uses:

### 3.0 PLANNING DATA INFORMATION

- Extensive grazing primarily of sheep and beef cattle.
- Plantation forestry (Hardwood and softwood)
- Waste treatment and disposal.
- Public land (for conservation purposes).
- Lakes and wetlands.
- Sand extraction.

#### Agribusiness / Rural Industry:

There is no value adding activity for primary production in this Planning Unit.

#### Rural Tourism:

The Shire records two tourism entities in the Planning Unit :

- |   |  |    |
|---|--|----|
| • <i>Lakeview Caravan Park</i>            | 211-219 Hollands Landing Road, Hollands Landing. | FZ |
| • <i>Roseneath Park</i>                   | 422 Woodpile Road, Meerlieu.                     | FZ |
| • <i>Seacombe Sunshine Lodge-Brannico</i> | Seacombe Landing Road, Seacombe                  | FZ |

The tourism uses are located in the Farming Zone.

*NB: The Shire does not have record of accommodation establishments providing for up to six guests as this is as-of-right use in the Farming Zone which is applied to most of the Unit.*

#### Coastal Activities:

The Planning Unit is a coastal hinterland area abutting coastal dunes systems.

#### Coal, Stone Extractive Resources:

A sand extraction enterprise operates at the intersection of the Longford-Lochsport Rd and Signboard Lane. The document *Directions for a Sustainable Future* (2003) identifies the area overlies sub economic brown coal resources.

#### Timber Resources:

There is a substantial area of hardwood and softwood plantation forestry in the middle south of the Unit on gently undulating sand rises.

#### Existing Zoning:

Three land use zones dominate: Public Conservation and Resource Zone (PCRZ), Farming Zone (FZ), and Public Use Zone 1 (PUZ1) Service and Utility.

- The PUZ1 is applied for public use service and utility (i.e.: Dutson Downs waste treatment and disposal area).
- The main areas of PCRZ cover Gippsland Lakes Coastal Park and a section of Lake Coleman (the other section of Lake Coleman is Commonwealth land). There are several other PCRZ areas.
- FZ is applied mainly in the south-west of the Unit, and adjacent to Lake Wellington and the Gippsland Lakes Coastal Park.

Hollands Landing is zoned Low Density Residential Zone (LDRZ), surrounded by FZ and PCRZ. Some Public Park and Recreation Zone (PPRZ) is applied between the settlement and Lake Victoria. Seacombe is zoned FZ.

The schedule for the FZ prescribes:

- |   |             |
|---|-------------|
| • Minimum subdivision area  | 40 hectares |
| • Minimum area for which no permit is required to use land for a dwelling | 40 hectares |
| • Minimum setback from a road (metres)                                    |             |
| ○ A RDZ1 or land in a PAO to be acquired for RDZ1                         | 100 metres  |
| ○ A RDZ2 or land in a PAO to be acquired for RDZ2                         | 40 metres   |
| • Minimum setback from a boundary (metres) – any other boundary           | 5 metres    |
| • Minimum setback from a dwelling not in same ownership (metres)          | 100 metres  |

### 3.0 PLANNING DATA INFORMATION

#### Existing Overlays:

Areas of environmental significance are applied to the lakes in the south-east.

- **Environmental, Significance Overlay 2 (ESO2)** Wetlands is applied to Lake Coleman and areas adjacent to Lake Wellington, and to some smaller areas in the south-west..
- Most of Hollands Landing has an **ESO2**.
- Seacombe has an ESO1, surrounded by an extensive area of ESO2.
- **Environmental Significance Overlay 1 (ESO1)**, Coastal and Gippsland Lakes Environs is applied to some smaller areas

Other overlays applied in the Planning Unit include:

- **Restructure Overlay (RO)** is applied to the Hollands Landing settlement to encourage consolidation of titles into larger units.
- **Design and Development Overlay Schedule 6 (DDO6) RAAF – Building height above 15 metre**, covers a very small area adjacent to Lake Wellington. Its purpose is to ensure development does not conflict with the operations of the RAAF base in Sale.
- **Land Subject to Inundation Overlay (LSIO)** covers land around Lake Wellington including Hollands Landing and Seacombe.

### 4.0 STRATEGIC DIRECTIONS AND ZONE IMPLEMENTATION

#### Strengths / Opportunities:

##### Agriculture and Rural Industry

There are no other particular advantages for agriculture in this Unit.

##### Water Resources

Some groundwater is being used via travelling irrigators for dairying at Seaspray.

##### Conservation

The Unit contains the Gippsland Lakes Coastal Park, and many road reserves and uncleared sections of private land offer ecological values. Rapid regeneration can occur on sandy soils where livestock are not present.

##### Rural Living

The Unit does not have particular strengths and opportunities for non-production based rural living in rural settings outside of settlements.

##### Tourism

See below.

#### Weaknesses / Constraints:

##### Agriculture and Rural Industry

The soils are of average to low agricultural quality, suitable only for extensive grazing. High watertables and associated salinity incidence are prevalent on low lying lands in the Unit.

Much of the Unit is vulnerable to climate change including rising sea levels. Much land would be inundated if rising sea levels back up through the Lakes system or if the primary coastal dunes are breached. Rising watertables and associated salinity will follow to eradicate or diminish production of large areas if this occurs.

##### Water resources

Groundwater availability for irrigation is very limited.

##### Conservation

The Unit contains well vegetated and protected coastal public lands.

##### Rural Living

Most of the area is distant from existing settlements and any associated services. It would be difficult for land in the Unit to satisfy stringent Government guidelines for rezoning for rural living development. Potential impacts from climate change including potential impacts of rising sea levels will require consideration if rural living applications are submitted.

##### Tourism

The Unit does not contain strong competitive advantage over other areas for tourism, including sight seeing attractions.

## 4.0 STRATEGIC DIRECTIONS AND ZONE IMPLEMENTATION

### Updates proposed for Local Planning Policy (LPPF) in the Planning Scheme:

As part of implementation for the Rural Areas Review modifications required to following clauses:

#### **Clause 21 Municipal Strategic Statement**

##### *Clause 21.03*

Incorporate a copy of the overall Rural Areas Plan illustrating the nine planning Units into section 21.03-2. There will also need to be some text to provide an overview of the plan.

##### *Clause 21.04 Settlement*

- Incorporate in the section headed Overview a description of the Rural Areas.
- Update the first bullet point in the section headed Undertaking Further Strategic Work.

##### *Clause 21.05 Environment*

- Update the Rural Areas description in the section headed Overview.
- Update the Rural Areas description in the section headed Environment Strategies.

##### *Clause 21.06 Economic*

- Update the Agriculture, Timber and Tourism description the section headed Overview.
- Update Agricultural and timber production description under the Economic Development Strategies.
- Update first and last (if required) bullet point in the section headed Undertaking Further Strategic work.

##### *Insert New Rural Areas Clause XX*

- Provide a description and overview of each of the Planning Units based information in Planning Unit tabulations.

##### *Clause 21.09 Reference Documents*

- Incorporate Rural Zones Review.

#### **Clause 22 Local Planning Policies**

##### *Clause 22.01 Special Water Supply Catchment Areas Policy*

- Delete this policy.

##### *Clause 22.02 Small Rural Lots Policy*

- Delete this policy and insert new Rural Areas Policy.

#### **Implementation Tools:**

Retain the Farming Zone, Public Use Zone and Public Conservation and Resource Zone as currently applied, as the dominant zones across the Unit.

#### ***Zones: RCZ, FZ, RLZ, RAZ (and/or schedules)***

##### RAZ Application

No change is proposed for the application of the RAZ in this Planning Unit.

##### FZ Application

No change is proposed for the application of the FZ in this Planning Unit.

#### ***Overlays: (and /or schedules)***

There are no special water supply catchment areas within the Planning Unit.



# Planning Unit 8 – Coastal

## Planning Unit 8 – Coastal

### PLANNING UNIT: Coastal

#### 1.0 DESCRIPTION OF PHYSICAL LAND UNITS

##### Location and Boundaries:

This Planning Unit covers the full length of the narrow primary dune system and associated lakes (Lake Reeve, Lake Denison Jack Smith Lake and Wildlife Reserve), and lagoons at the western end of the Unit (including Nooramunga Marine and Coastal Park). Boundaries are- South: the Ocean; North: Coastal West, Hinterland and Coastal East, Hinterland Planning Units (PU6 and PU7); and West: the Strzelecki Planning Unit (PU5).

The Unit includes the small settlements of Alberton, Glomar Beach, Golden Beach, Langsborough, McLoughlins Beach, Mann's Beach, Paradise Beach, Port Albert, Robertsons Beach, Seaspray, The Honeysuckles, and Woodside Beach.

##### Land Form and Landscape Character:

The sensitive and fragile coastal sand dune environment is an integral component of Ninety Mile Beach. This is described as the Booran 1 Land System\*. The dune system has variable forms, but is mainly a young continuous linear foredune, often against or burying an older dune field of closely spaced low ridges of varying height, parallel to and immediately behind the foredune. The dunes protect inland environments and land uses.

The grassy vegetation on the foredunes (e.g. marram grass) trends inland to a low shrubland vegetation and then to a closed tea tree dominated scrub.

The Unit also contains parts of the Clydebank and Morass Land Systems\*. This comprises plains formed by exposure of lake floors from events such as past sea level change. The plains are dominantly low sandy dunes, swamps, and clay flats, with high watertables and salinity. The low areas may experience periodic inundation.

The Morass and Clydebank systems merge to comprise of a mix of permanent and ephemeral waterbodies and swamps, generally populated by herbfields and sedgeland, sometimes with tall grasslands potentially of phragmites. These lands normally have high saline watertables. The landscapes have local significance.

(\* As described by Aldrick J M et al in *A Study of the Land in the Catchment of the Gippsland Lakes*, Dept of Conservation and Natural Resources, Victoria 1992).

##### Agricultural Quality

Agriculture quality in the Planning Unit is low - generally **Class 5**. This is at best marginal for agriculture. The sand dunes are not suitable for grazing. The Class 5 soils immediately behind the dunes are wind blown calcareous sands with low inherent fertility and low water and nutrient holding capacities. They may cater for some grazing on the plains subject to retention of ground cover. None of the land in this Unit is suitable for cropping.

\* *Classification by Swan and Volum Department of Agriculture 1984.*

##### Land Capability, Land Suitability:

Sand dunes along the coastline are highly vulnerable to wind erosion, and can deteriorate rapidly and severely when subjected to disturbance. This can often appear as 'blow outs' in the dunes, where vegetation has been disturbed. Walking tracks over dunes are a primary cause, as these expose dune sands to winds coming directly off the water. Therefore, dunes are often fenced and tracks across them boarded or otherwise sealed. The seaward face of the dunes experiences cyclical erosion and deposition associated with storm and climatic conditions, and will be at severe risk of degradation and potential removal from sea level rises should these occur.

The dunes are generally not suitable for any form of agriculture, or other use with potential to cause physical disturbance.

The dunes are also a dynamic land system that is not inherently suitable for human settlement. Sand dunes develop and diminish readily in response to conditions on the

## PLANNING UNIT: Coastal

### 1.0 DESCRIPTION OF PHYSICAL LAND UNITS

seaward side, including storms and high tides. Sand particles cannot aggregate and develop soil strength, and the soils readily degrade by wind erosion and other physical processes on exposure. The sands are also highly porous and effluent from sewerage treatment systems including septic tanks can drain freely into groundwaters causing pollution.

#### Natural Resource Management / Environmental

The sensitive coastal environments require careful management involving minimal physical disturbance.

The entire Unit may be altered and parts destroyed by sea level change should this occur, particularly if accompanied by higher storm activity. The dunes system could be removed and low lying areas behind the dunes may be inundated with sea water

In the eastern and western ends of the Planning Unit, the Gippsland Lakes Coastal Park and the Nooramunga Marine and Coastal Park respectively have diverse vegetation and habitats range. These public land areas will also undergo substantial change if sea level rises occur.

### 2.0 Strategic Rural Influences

#### SPPF, Practice Notes and Zone Purpose:

##### Gippsland Rural Influences:

It is now commonly predicted that climate change and associated impacts including rising sea levels and altered weather patterns, will have a substantial impact on Gippsland. The Coastal Planning Unit is most physically vulnerable to such change.

While tourism is encouraged across the Region, Gippsland beaches are exposed to the southern ocean and receive less publicity than the Gippsland Lakes and mountains. .

##### Local Rural Influences:

The settlements in the Unit attract owner and some visitor use. The latter is limited relative to many other coastal settlements and towns in the State and the region because of distance and isolation from major population centres. The settlements are not on through roads but are end destinations. Most are not serviced and contain many undeveloped lots.

##### Emerging Trends in the region:

The sizes of the small settlements including Seaspray have remained relatively static for several decades, with little pressure for expansion. This is in part due to past planning decisions that have provided for subdivision of land into township blocks that have proven to far exceed demand and the provision of services. The settlements in the western end of the Planning Unit (e.g. in the Port Albert area) are most likely to experience increased development pressures prior to settlements further east, in part influenced by the presence or absence of physical services.

Demographics from various coastal settlements in the Planning Unit demonstrate population in these areas is aging, refer to section 3.0 Planning Data Information.

#### Relevant MSS & LPPF objectives, strategies and actions:

##### Clause 21.01 Municipal Profile

This clause highlights the importance of Ninety Mile beach. The settlements from Port Albert in the west to Loch Sport in the north provide potential for some expanded tourism.

##### Clause 21.02 Key Influences

The coastal environment can be easily damaged by inappropriate development including absence of reticulated sewerage infrastructure. The coastal environment contributes to the Shire's range of tourism and economic development opportunities.

##### Clause 21.04 Settlement

This clause identifies issues and opportunities associated with coastal settlement areas including Loch Sport and Port Albert (as coastal townships), and the other smaller settlements in this Planning Unit. It identifies that there are 11,000 inappropriate subdivision lots between The Honeysuckles and Paradise Beach that are not connected to sewerage systems or reticulated water. Coastal settlement strategies in the clause, include:

- *Concentrate urban development in existing coastal settlements with established*

## 2.0 Strategic Rural Influences

*physical, social, and economic infrastructure through infill development within existing town or settlement boundaries and restricting development distant from these settlements.*

- *Keep coastal settlements with little or no existing infrastructure at their present development density and confine development within zone boundaries.*
- *Encourage all new coastal residential subdivision to have lot sizes of at least 0.4 ha if reticulated sewerage cannot be provided.*

Settlement strategies for Port Albert include:

- *Encourage modest expansion of commercial activity within the Port Albert town, particularly those activities which cater for the needs of the town's growing permanent and tourist populations.*
- *Encourage tourism development which responds to the town's environmental constraints and special character.*

Other settlement strategies specific to coastal settlements cover: Loch Sport, Sea Spray, and Ninety Mile Beach – Paradise Beach to the Honeysuckles (refer below).

### Clause 21.05 Environment

Important environmental areas including wetland environments (eg: Nooramunga Marine and Coastal Park) require careful management to prevent damage from inappropriate development.

### Clause 21.06 Economic Development

Eco-tourism has potential for growth, through promotion and development of the Wetlands, and the natural environment are important with other tourism strategies for growth of tourism generally.

### Clause 22.08 Ninety Mile Beach Policy

This provides for a long term land use and development strategy between The Honeysuckles and Paradise Beach. Its Objectives include:

- *To encourage orderly development that responds appropriately to environmental values and that minimises adverse impacts on the coastal and lakes environment.*
- *To focus development in defined settlement boundaries comprising urban nodes and low density residential areas, and to ensure areas outside settlement boundaries remain largely undeveloped.*

In 2006 Urban Design Frameworks were developed for the following coastal settlements in this Planning Unit: Robertsons Beach, Mann's Beach, McLoughlins Beach, Woodside Beach, Seaspray, The Honeysuckles, Paradise Beach / Golden Beach, and Loch Sport. The recommendations from these are to be implemented into the Wellington Planning Scheme.

## 3.0 PLANNING DATA INFORMATION

### Demographic Data:

#### Population growth

Loch Sport, Port Albert and Seaspray are the largest settlement areas in this Planning Unit. Populations of these areas in the ABS 2006 Census were:

- Loch Sport Urban Centre/Locality – 788 persons.
- Port Albert Urban Centre/Locality – 246 persons.
- Seaspray State Suburb – 186 persons.

Population trends for the statistical units were

- Loch Sport (1991-2001; +2.96%; 2001-2006; -3.36% pa)
- Sea Spray (1991-2001; -1.09% pa; 2001-2006; -2.58% pa)
- Port Albert (1991-2001; -1.24%.pa; 2001-2006; +2.15% pa)

These figures relate to very small population bases and do not reveal definitive trends.

#### Age Structure

- Loch Sport's 2001 (46.50% >55 years) to 2006 (64.40% >55 years). Shire in 2006 (45.20% >55 years).
- Median ages in 2006: Shire, 40 yrs; Loch Sport, 60 yrs; Port Albert, 53 yrs; Seaspray,

### 3.0 PLANNING DATA INFORMATION

46 yrs.

#### Industry by Employment

The largest employment sector in Wellington Shire is 'Agriculture, Forestry and Fishing' ((16.4% in 2001: 13.9% in 2006).

- Loch Sport largest employment sector in 2006 was 'Retail' (19.2% of residents)
- Port Albert's largest employment sector has been 'Agriculture, Forestry and Fishing' (25.4% in 2001, 18.1% in 2006).
- At Seaspray in 2006 the 'Construction' sector employed 17.6% of persons.

#### **Settlement Patterns:**

Coastal settlements are distributed along the length on the coastal strip between Port Albert and Loch Sport. Between the Honeysuckles and Paradise Beach there are around 1,100 lots in subdivisions that are now considered inappropriate. Many of these could be impacted upon by rising sea levels should this occur.

The majority of lots in the Unit are less than 10 hectares. Lot areas in the Unit are:

- Equal to or greater than 80 hectares (90 lots)
- 40 to 80 hectares (82 lots)
- 20 to 40 hectares (81 lots)
- 10 to 20 hectares (78 lots)
- Less than 10 hectares (14,749 lots).

Of these small allotments, as many as 10,592 are vacant. There are 3,362 houses on small lots (concentrated in settlement areas), 69 rural residential allotments 0.4 to 20 hectares with a house, 181 vacant rural residential allotments, 218 rural land allotments with a house and 127 rural land allotments excluding a house.

(Source: Maps produced by Wellington Shire Council GIS).

#### Road Access

Shoreline Drive provides access in northern section of the Unit between Seaspray and Paradise Beach. Access to other settlement areas are via: route C452 to Langsborough and Port Albert; Robinsons Beach Road to Robinsons Beach; Manns Beach Road to Manns Beach; Woodside Beach Road to Woodside Beach; and McLoughlins Beach Road to McLoughlins Beach.

#### **Land Tenure:**

The Unit contains considerable areas of freehold land, including many small residential sized lots. It also contains public land including the Nooramunga Marine and Coastal Park and the Gippsland Lakes Coastal Park.

#### **Agricultural Strategic Importance:**

The Unit has very low agricultural strategic importance for the Shire and the Region.

#### **Water:**

The Unit is formally along the southern border of the Giffard Groundwater Management Area (GMA) and the Yarram Water Supply Protection Area (WSPA). A main consideration is the potential for unsewered development to impact on groundwater and surface water in lakes. There is no proclaimed water catchment in the Planning Unit.

#### **Existing Land Uses:**

East of Seaspray, the Planning Unit contains diverse land uses including protected areas of high environmental value interspersed with the several small residential settlements with a mix of developed and undeveloped lots. Key land use includes:

- West of Seaspray: Grazing farmland landward of the coastal dune system, Jack Smith Lake and Wildlife Reserve, and some coastal settlements.
- Far west: Nooramunga Marine and Coastal Park.

#### **Agribusiness / Rural Industry:**

There are no value-adding agribusiness or rural industry in this shire. Livestock produced in the Unit are transported outside of the Unit for sale and processing.

### 3.0 PLANNING DATA INFORMATION

#### Rural Tourism:

The coastline, beaches, lakes, reserves, and wetlands provide the basis for tourism in this Unit. Seaspray, Port Albert and Loch Sport have the most tourist accommodation.

Accommodation venues include the following:

#### Loch Sport

- *Loch Sport Motel* National Park Road, Lot No - 920
- *Marina Beach Cottages* Lot 599-601 Victoria Street
- *90 Mile beach Holiday Retreat* Track 10 Seacombe Road
- *Loch Sport Holiday Park* Charles Street

The tourism uses in Loch Sport are located in urban zoned areas.

#### Port Albert

- *Port Albert Hotel* 37 Wharf Street
- *Port Albert Bed & Breakfast* 27 Wharf Street
- *Ronondo* 74 Tarraville Road
- *Bilthe Spirit* 21 Wharf Street

The tourism uses in Port Albert are located in urban zoned areas.

#### Langsborough

- *Seabank Caravan Park* 95 Old Port Albert Road, Langsborough FZ

The caravan park is currently in the Farming Zone.

#### Robertsons Beach

- *Fishwell Lodge & Illawong Lodge By the Sea* 105 Langs Road FZ, TZ

This tourism use is zoned Farming Zone and Township Zone.

#### Seaspray

- *Seaspray Caravan Park* Foreshore Road

The caravan park is located in an urban zoned area.

#### Alberton

- *Victoria Hotel* 53 Turnbull Street

The hotel is located in an urban zoned area.

*NB: Council records do not register accommodation enterprises that cater for up to 6 guests as these are as of right uses in the Farming Zone.*

#### Coastal Activities:

This coastal Unit provides for some agriculture, conservation, coastal activities and coastal lifestyle.

#### Coal, Stone Extractive Resources:

Sub economic brown coal is also present along the entire length of the coastal area.

#### Timber Resources:

There are no timber resources in this Planning Unit.

#### Existing Zoning:

The south-west of the Unit is mainly Public Conservation and Resource Zone (PCRZ). The entire length of the primary dunes coastline is PCRZ, with abutting areas zoned FZ. Most land adjacent to the Unit is in the Farming Zone.

The settlement areas are zoned Low Density Residential Zone (LDRZ), Township Zone (TZ), Farming Zone (FZ) or Residential 1 Zone (R1Z). Zoning at the settlements is:

- Port Albert – FZ, R1Z

### 3.0 PLANNING DATA INFORMATION

- Robertsons Beach – FZ, TZ
- Manns Beach – FZ, TZ
- McLoughlins Beach – TZ
- Woodside Beach – TZ, LDRZ
- Paradise Beach – RCZ, LDRZ
- Golden Beach – RCZ, LDRZ
- Loch Sport – R1Z

#### Existing Overlays:

- Large areas of the Planning Unit have an **Environmental Significance Overlay (ESO)**: either an *ESO1 Coastal and Gippsland Lakes Environs* or *ESO2 Wetlands*. This recognises the environmental importance and sensitivity in the Unit.
- A **Restructure Overlay (RO)** covers much of the area between The Honeysuckles and Paradise Beach. This identifies that past subdivision provides for inappropriate use of this area.
- A **State Resource Overlay 1 (SRO1)** for Gippslands Brown Coalfields applies to a large area south of Yarram towards to the east of Alberton. Its purpose is '*to ensure the medium to long term extraction and use of the coal resource for power generation, building, works, and subdivision of land over the resource should be of a type that will not inhibit, by way of community significance or cost of removal, the eventual productive use of that resource*'.
- A **Design and Development Overlay (DDO3 - Coastal Towns)** is applied over McLoughlins Beach 'to ensure development that respects the attributes of a coastal town, as defined by the Planning Scheme. An **ESO2** is also applied to areas in and around McLoughlins Beach.
- A **DDO3** and a **Development Plan Overlay (DPO1)** are applied to Woodside Beach). The area around Woodside Beach also has an **ESO1** and an **ESO2**.
- A **DDO3** is applied around Seaspray.
- A **Restructure Overlay (RO)** and a **Design and Development Overlay (DDO7 Ninety Mile Beach, Low Density Area)** are applied at The Honeysuckles.
- An **RO** and areas of **ESO2** are applied at Glomar Beach.
- An **RO** and **ESO1** are applied at Flamingo Beach.
- A comprehensive range of overlays including **RO, DDO7, ESO2** and **ESO6 Consolidation Areas** are applied at Paradise Beach.
- An **ESO1, ESO2, ESO6, DDO1 (Industrial Areas), DDO3, and Road Closure Overlay (RXO)** are applied at Loch Sport.

### 4.0 STRATEGIC DIRECTIONS AND ZONE IMPLEMENTATION

#### Strengths / Opportunities:

##### Agriculture and Rural Industry

This Planning Unit does not possess agricultural strengths (this does not make any inference over individual farming enterprises that operate in part in this Unit).

##### Water Resources

The Unit does not have important water resources. However spray irrigation (from pumped groundwater) is being applied in nearby in the neighbouring Coastal West Hinterland Planning Unit and near Seaspray.

##### Conservation

The Unit has strong conservation values in the public reserves, and conservation of the sand dunes system is vitally important.

##### Rural Living

There are no strengths for non-production based rural living in this Planning Unit. Such use at distance from serviced settlements would generally be contrary to Government coastal policy.

## 4.0 STRATEGIC DIRECTIONS AND ZONE IMPLEMENTATION

### Tourism

The Planning Unit contains some opportunity for contained tourism expansion around Ninety Mile Beach, Lake Reeve and wetland areas where consistent with the sensitive physical capabilities of the land and the broader environment. Marketing and promotion of these environmental assets may be required to increase visitor interest in these areas.

The Wellington Planning Scheme identifies that tourism development in Port Albert should be encouraged with respect to the town's environmental constraints

Adequate tourist accommodation is also required to ensure there are opportunities for tourists to stay for longer periods rather than just day trips

### **Weaknesses / Constraints:**

#### Agriculture and Rural Industry

This Unit has little opportunity for further agricultural development.

#### Water resources

There is little opportunity for further development of water resources in the Unit.

#### Conservation

The environment in this Planning Unit is very sensitive. Any climate change and associated rising sea levels will exert a major effect.

#### Rural Living

This Planning Unit is poorly suited to non-urban rural living opportunity in non-urban areas. Development in coastal areas poses policy compliance and environmental challenges. Development must comply with Clause 21.04 Settlement and Clause 22.08 Ninety Mile Beach Policy which identifies strategies for appropriate development, such as ensuring development occurs in locations with reticulated water supplies and sewerage disposal infrastructure.

#### Tourism

Tourism activities must not cause environmental impacts, such as further erosion of sand dunes, and adverse impacts on other sensitive environments.

### **Other matters for planning attention:**

Fragile landscapes, inappropriate subdivisions and land inappropriately zoned FZ require attention.

### **Updates to LPPF (to be completed):**

As part of implementation for the Rural Areas Review modifications required to following clauses:

#### **Clause 21 Municipal Strategic Statement**

##### *Clause 21.03*

Incorporate a copy of the overall Rural Areas Plan illustrating the nine Planning Units into section 21.03-2. There will also need to be some text to provide an overview of the plan.

##### *Clause 21.04 Settlement*

- Incorporate in the section headed Overview a description of the Rural Areas.
- Update the first bullet point in the section headed Undertaking Further Strategic Work.

##### *Clause 21.05 Environment*

- Update the Rural Areas description in the section headed Overview.
- Update the Rural Areas description in the section headed Environment Strategies.

##### *Clause 21.06 Economic*

- Update the Agriculture, Timber and Tourism description the section headed Overview.
- Update Agricultural and timber production description under the Economic Development Strategies.
- Update first and last (if required) bullet point in the section headed Undertaking

## 4.0 STRATEGIC DIRECTIONS AND ZONE IMPLEMENTATION

Further Strategic work.

*Insert New Rural Areas Clause XX*

- Provide a description and overview of each of the Planning Units based information in Planning Unit tabulations.

*Clause 21.09 Reference Documents*

- Incorporate Rural Zones Review.

### **Clause 22 Local Planning Policies**

*Clause 22.01 Special Water Supply Catchment Areas Policy*

- Delete this policy.

*Clause 22.02 Small Rural Lots Policy*

- Delete this policy and insert new Rural Areas Policy.

### **Implementation Tools:**

Retain PCRZ and PPRZ throughout most of the Planning Unit. Consider application of the RAZ only if compliant with local criteria.

### **Zones: RCZ, FZ, RLZ, RAZ (and/or schedules)**

#### RAZ Application

No change is proposed for the application of the RAZ in this Planning Unit.

#### FZ Application

No change is proposed for the application of the FZ in this Planning Unit.

### **Overlays: (and /or schedules)**

There are no special water supply catchment areas within the Planning Unit.



# Appendix A Copy of Planning Units

# Appendix A Copy of Planning Units

