

**21.01**23/08/2018  
C45**21.01-1**23/08/2018  
C45**INTRODUCTION****Municipal Profile**

The Corangamite Shire covers an area of 4,600 square kilometres and is approximately 180 kilometres south-west of Melbourne in the Great South Coast region. It lies between the Glenelg Highway to the north and the Great Ocean Road in the south.

The Shire had an estimated resident population of 16,112 in 2011. Victoria in Future forecasts predict that the population of the Shire will decline slightly to an overall population of 15,220 by 2031. It is anticipated that changes in population will vary geographically throughout the Shire and that some areas will experience growth, while others will decline. Consistent with broader trends, the population of the Shire is expected to age, with the proportion of the population over the age of 65 increasing from 19% in 2011 to 29% in 2031 and the proportion aged 20 years and under will decrease from 28% to 23% over the same period.

Corangamite is comprised of a series of townships, including Camperdown, Terang, Timboon, Port Campbell, Cobden, Lismore, Derrinallum, Skipton, Princetown, Simpson, Noorat and Darlington. Camperdown is the largest township within the Shire, with a resident population of 2,938. The next largest townships are Terang with 1,962 residents and Cobden with a population of 1,566. Demand for new housing within the Shire's townships remains strong despite declining population in some areas.

The topography of the Shire is variable. In the north, there are relatively flat plains with a large number of lakes that contain Ramsar wetlands that are part of a system that has international significance. The volcanic cones in the centre of the Shire are also significant. In the south, the landscape is more undulating. The coastline is a key feature of the Shire and the offshore rock formations, which include the Twelve Apostles, attract large numbers of tourists. The Shire also contains large areas of remnant vegetation, significant landscapes and nationally significant environmental resources and sensitive coastal eco-systems.

The Shire is a renowned farming region, producing dairy, wool, beef and prime lamb. [Council Plan] Agricultural production and processing, along with their ancillary services, are the largest economic drivers for the municipality, employing approximately 32.5% of the working population within the local government area and contributing 19% of the State's overall agricultural production. Other key industries include tourism, which attracts approximately 2.6 million visitors to the Shire annually and oil and gas resource development.

**Regional Profile**

The Great South Coast region is rich in environmental assets, natural resources and amenities. It has a diverse economy accommodating a range of lifestyle choices. The region has links to surrounding regions and major regional centres.

The Great South Coast Regional Growth Plan identifies the following challenges for growth:

- Managing competing demands for agricultural land, including limiting urban encroachment into highly productive agricultural areas.
- Maintaining and upgrading tourism infrastructure.
- Maximising the potential benefits of energy production, while managing the impacts on amenity, roads and environment.
- Improving levels of education, youth retention and engagement in higher education or training, to expand the workforce and increase skills, while also reducing social disadvantage.
- Increasing population growth rates above current and forecast trends, to support industry and community services to facilities and to offset an ageing population.
- Sustaining growth rates to support the economy and manage land and infrastructure needs.

- Providing sufficient, well-located and accessible housing to accommodate current demand and attract new residents.
- Reducing the potential impacts resulting from a changing climate and managing climate change risks and opportunities across the environment, economy and social sectors.
- Ensuring planning provides for sustainable management of the region's natural resources and its significant environmental assets.

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**Key Issues and Influences**

The key planning issues for the Shire are:

**Settlement, Built Environment and Heritage**

- Planning for growth within existing township boundaries and into appropriate adjacent land as efficiently as possible and in a manner that delivers appropriate infrastructure.
- Protecting and enhancing the unique characteristics of towns and smaller settlements.
- Enhancing the urban design and streetscape presentation of townships.
- Maintaining the viability of townships and rural communities in the face of declining population.
- Managing rural residential development and subdivision to reduce impact on productive agriculture.

**Environment and Natural Resource Management**

- Protecting sensitive coastal and volcanic landscapes and preserving remnant vegetation where feasible.
- Protecting natural and built heritage assets.
- Integrating catchment management principles into land use planning and management.
- Managing competing demands for agricultural land, including limiting urban and rural residential encroachment into highly productive agricultural areas.
- Integrating plantation forestry into the rural environment in a way that creates positive environmental and economic outcomes.

**Economic Development**

- Maintaining and upgrading tourism infrastructure.
- Encouraging tourism development in a manner that protects the resources on which it is based.
- Maximising the potential benefits of energy production while managing the impacts on amenity, roads and environment.
- Facilitating the manufacture of agricultural produce from the Shire and the surrounding region.
- Protecting agricultural land from developments that would reduce the contribution that agriculture makes to the local economy.
- Protecting land identified for future resource extraction.
- Facilitating small business opportunities in townships.
- Facilitating industrial development to support the agricultural sector.

**Infrastructure**

- Protecting the buffer areas around service infrastructure with adverse amenity potential.
- Managing airfield and aviation infrastructure.

**21.01-3**23/08/2018  
C45**Vision and strategic framework plan**

The Corangamite Shire, in partnership with the community, and through its decisions and actions, will work for the sustainable development of the Shire based on:

- orderly development of urban areas, the strategic growth of towns and with new residential development focused on existing urban centres and towns;
- sustainable management and protection of natural resources of soil, water, flora, fauna and eco-systems;
- productive agricultural, forestry and mining activities and protection of rural resources;
- integrated coastal management and protection of natural processes, visual qualities and environmental values of the coast;
- protection and enhancement of items, places and areas of natural and cultural heritage;
- sustainable economic development which provides local employment and training opportunities;
- quality tourism development based on the environmental and cultural qualities of the Shire; and
- efficient and environmentally sensitive infrastructure and the protection of public services and facilities.

**Corangamite Council Plan**

The Council Plan sets out Council's strategic directions for operational activities. It not only meets the requirement for a three year set of programs and priorities it seeks to establish a vision and goals which will take the Shire well into the future.

The vision for the Shire set out in the Council Plan 2013-2017 is as follows:

*Our communities will be vibrant, prosperous and growing.*

Various goals for the respective activities of Council are set out within such a corporate framework. Many of these goals strongly influence the development of the planning scheme for the Shire while others have a more indirect impact.

The Council Plan provides an essential framework for the general direction of the Shire's land use planning and development. It is a link to the operational activities of Council. The thematic focus of the Municipal Strategic Statement is on land use planning and development issues and the initiatives which it considers need to be taken to implement and achieve many of the Council Plan objectives.

**Strategic Framework Plan**

Council's key strategic directions for future land use planning and development are illustrated by the Strategic Framework Plans. The purpose of is to identify locations where specific land use outcomes will be supported and promoted. They also identify potential development opportunity areas where significant land use change may be expected as well as areas of environmental constraints where land use activities may be restricted or prohibited. Separate land use framework plans have also been prepared for each of the urban areas.

The major strategic issues identified on the Strategic Land Use Framework Plans include:

- The location of high quality agricultural land within the Timboon, Cobden and Simpson areas which is used for dairying, the need to protect this land from inappropriate development.
- The need for the protection of
  - Coastal and landscape environment along the Great Ocean Road.
  - Volcanic landscapes and lakes areas of the central and northern areas of the shire.

## CORANGAMITE PLANNING SCHEME

- Substantial heritage assets of the Shire including those within towns and rural based assets outside the towns.
- Consolidation of existing towns to maximise efficient use of infrastructure and manage appropriate expansion into surrounding lands, only as demonstrated demand justifies.

STRATEGIC FRAMEWORK PLAN

