

21.0307/04/2016
C55**FACTORS INFLUENCING FUTURE PLANNING AND DEVELOPMENT**

There are a number of key factors which are of importance to the Shire's future land use and development:

- The municipality relies heavily on agricultural activity as its economic base.
- The population of Moyne is relatively stable with some population decline in the northern area of the Shire.
- The population in the Shire's townships and settlements is ageing and this trend is likely to continue as older people remain in the townships, people retire from farms to towns, and retirees move to the Shire from other areas.
- The decline of the population in the northern areas of the Shire will have an impact on the viability of many commercial activities and the provision of community services.
- South West Water and Portland Coast Water are able to extend water and sewerage infrastructure in various areas of the municipality which may affect settlement patterns.
- The dairy industry of the Western District is growing by approximately 8 per cent per annum, with this growth expected to continue, with the South West Region of Victoria becoming the major Victorian dairy production area by 2005. Milk processing plants are located in and around Moyne.
- The existing agricultural base needs to be preserved in recognition of its strong economic performance.
- Sustainable farming practices are necessary to protect water supply, address salinity and pests and lead to the long term viability of agriculture in the Shire.
- Agricultural areas along the coast, between settlements or on the edge of townships are under pressure from other forms of development, most noticeably housing.
- Demand for low density residential and rural living lifestyles has the potential to fragment productive agricultural land.
- Timber production is a potentially significant issue for the Shire. The growth and management of forests for timber production will need to consider a balance with environmental, landscape and social values.
- Moyne Shire is a major tourist destination, containing a section of the Great Ocean Road. It provides a wide range of beach, heritage, maritime and environmental experiences, and provides a range of tourism facilities and accommodation facilities.
- Effective tourism infrastructure must be established to support the tourist industry in a sympathetic way so as not to adversely impact on the existing opportunities.
- The impacts of a large influx of tourists needs to be considered in terms of balancing environmental impact and pressure for development.
- Protection of those assets on which tourism depends is an important consideration in the future development of the Shire.
- The development of housing in sensitive locations, such as the coastline is an issue.
- The Shire has a high quality historic built environment, a wide range of heritage places in towns and rural areas, towns of distinctive urban character, farmland of historic and landscape interest and rich aboriginal heritage.
- The sustainable management of the Shire's coastal resources, including the identification and protection of significant environmental features and the need for clear directions regarding the future use and development of the coast.
- Stream side qualities in the municipality are severely degraded, and the majority of indigenous vegetation cleared. The environmental and recreational qualities will benefit from restoration and revegetation works.

- Existing roadside vegetation is under threat and needs to be preserved through protection.
- Aquaculture and other diversified industries provide the opportunities to expand the agricultural base of the Shire.
- There are opportunities for the wider use of geothermal energy that is widely available in the region.
- The importance of landscape character to the economy of the Region and the need to relate new development to landscape character.
- The importance of containing township development within defined boundaries, and of managing development on the fringes of townships so that it enhances the character of the town's landscape setting.
- The need to retain the dominance of the landscape between townships, and avoid ribbon development.
- The importance of views of the landscape from road corridors, and the need to control and manage development that is highly visible from main road corridors and principal tourist routes.
- The need to retain the dominance of the landscape from key viewing locations throughout the Region.
- The need to ensure the sustainable protection of remnant native vegetation along and adjoining the coast, estuaries, wetlands, waterways and the coastal hinterland.
- The preference for screening timber plantations with an indigenous or native vegetation buffer so that they are not visible from main road corridors and principal tourist routes.

Regional coastal context statement

Moyne Shire forms part of the Coastal Region that incorporates the Victorian coast from Moonlight Head to the South Australian border and covers the municipalities of Corangamite Shire, Moyne Shire, Warrnambool City and Glenelg Shire. The Coastal Region has a number of highly valued environmental and scenic attributes and much of the coastline is protected by National Parks and coastal reserves.

The Coastal Region plays an important role in the economic development of the broader area and the State through a range of activities including tourism, agriculture, port activity, industrial activity and commercial fishing. Tourism in particular is a growing industry that is likely to remain a key component of the region's economy in the future.

Indigenous cultural heritage values of the Coastal Region coastline are significant. The Coastal Region also has significance in terms of its place in the development of European settlements in Victoria.

There are numerous settlements of various sizes within the Coastal Region that cater for permanent and seasonal residents. The Victorian Coastal Strategy recognises a range of attributes that exist within the Coastal Region generally, and also those values and threats existing within Moyne Shire that will require careful management to ensure ongoing protection and enhancement of important features in the coastal area.

The coastline within Moyne is recognised in the Victorian Coastal Strategy for its environmental and landscape values. The Great Ocean Road, which is a major focus of tourist activity, passes through Moyne Shire.

Under the Coastal Spaces Recommendations Report, (2006), coastal settlements in Moyne Shire have the following classified roles and functions:

- Port Fairy – District Town with moderate growth capacity with some growth potential beyond existing urban zoned land or through infill but within defined settlement boundaries;

- Koroit – Town with moderate growth capacity with some growth potential beyond existing urban zoned land or through infill but within defined settlement boundaries;
- Peterborough – Village with low growth capacity with growth contained within existing urban or appropriate zoned land primarily through infill capacity and renewal within defined settlement boundaries;
- Codrington, Yambuk, Killarney and Tower Hill classed as rural districts comprising a cluster of housing located on smaller than average rural sized allotments with non-urban zones and no reticulated sewerage services and in some cases no reticulated water supply services. Despite, this classification under the Coastal Spaces report, Yambuk is considered to have a role and function more akin to a Hamlet given its township zoning and clustering of accommodation and town services with a general store, hotel and community hall.

Port Fairy and Peterborough are the main coastal settlements in Moyne Shire. The town of Port Fairy is recognised as an activity node in the Victorian Coastal Strategy and is identified as exhibiting the following values:

- Natural and cultural values including sites of indigenous and non-indigenous significance, scenic landscapes, wildlife viewing and wetlands and ecosystems;
- Commercial fishing, shipping and boat harbour activities and residential development; and
- Tourism and recreation values including swimming and surfing beaches, recreational fishing and boating and a range of accommodation types.

Port Fairy has significant regional heritage significance in terms of its role in European settlement of the area.

The area in the vicinity of Port Fairy is recognised in the Victorian Coastal Strategy as a priority area requiring management of a range of environmental threats including erosion/sedimentation and turbidity, altered coastal processes and marine pollution.

Port Fairy is recognised in the Victorian Coastal Strategy as a strategic location for improved boating facilities.

The village of Peterborough is identified in the Victorian Coastal Strategy as exhibiting the following values:

- Natural and cultural values including scenic landscapes, indigenous heritage values, wildlife viewing and wetlands and ecosystems; and
- Recreation and tourism values including swimming and surfing beaches and recreational fishing and boating.

Moyne Shire is located within both the Glenelg-Hopkins and the Corangamite Regional Catchments and both the Glenelg Regional and Corangamite Regional Catchment Strategy is recognised in the Victorian Coastal Strategy as the primary mechanism to coordinate and improve catchment based activities that impact on the coastal and marine environment.

Climate change will impact on the coastline and planning for sea level rise of no less than 0.8 metres will be adopted for all development.

Many of the issues identified above are addressed in further detail in other sections of the Municipal Strategic Statement. Reference should also be made to the following:

- Clause 21.05 Settlement and housing;
- Clause 21.06 Environment;
- Clause 21.07 Economic Development; and
- Clause 21.08 Infrastructure and Particular Uses.