

21.0713/02/2014
C92**RURAL RESIDENTIAL LIVING**

This Clause provides local content to support Clause 16 (Housing) of the State Planning Policy Framework.

21.07-113/02/2014
C92**Key Issues and Influences**

- Rural residential living is a highly sought after lifestyle in Surf Coast Shire, especially in attractive locations along the coast and within commuting distance of Geelong and Melbourne.
- Rural residential development is not generally the most sustainable or efficient use of land as it leads to urban sprawl and requires the provision of services in more remote areas to benefit relatively few households.
- Many areas where people seek to develop land for rural residential development is of high landscape or environmental significance or agriculturally valuable and therefore unsuited to such development.
- Land adjoining a recognised conservation area is often unsuitable for rural residential or rural living development because it can compromise flora and fauna values, for example by introducing environmental weeds and domestic animals into an adjoining national or state park.
- Providing rural residential development on land in close proximity to recognised industrial areas often leads to amenity complaints by residents that compromise the viability of industrial operations.
- Rural residential and rural living development raises land values in rural areas which has a negative impact on farm viability and can increase expectations about future subdivision.
- Three areas have been identified as having potential for future rural residential and rural living development. These are Torquay/Jan Juc, Winchelsea and Moriac. The three areas provide a variety of location choices and are well served with physical and community infrastructure. The identification of these areas will provide land use stability and certainty that will minimise the effects of increased land values on the agricultural economy and facilitate efficient infrastructure planning.

21.07-213/02/2014
C92**Providing Rural Living and Rural Residential Development****Objective 1**

To restrict lot sizes for rural residential purposes so that land is used more efficiently.

Strategies

- In the Low Density Residential Zone, encourage lot sizes in the range of 0.4 ha to 1ha unless:
 - a larger lot is required for the on-site treatment of wastes,
 - a larger lot is needed to protect pockets of significant remnant vegetation, or
 - the land has a high landscape value.
- In the Rural Living Zone, encourage lot sizes in the range of 8.0 ha.
- Where some form of agricultural pursuit is pursued lots should be large enough to sustain the keeping of animals and to justify the cost of purchasing farm type equipment to maintain and manage the land in an environmentally sustainable way.
- Lots between 2ha and 4ha are considered to be environmentally and technically unsustainable and, generally discouraged.

Objective 2

To ensure that rural residential and rural residential development does not result in the loss of productive agricultural land or detract from the landscape, cultural heritage or environmental values of adjoining land.

Strategies

- Direct new rural residential or rural living subdivision and development away from:
 - Land classified as high or very high quality for agriculture
 - Land of high biological significance due to its flora and fauna values., and
 - Land of high landscape, cultural heritage, or archaeological significance.
- Land having any of the following characteristics is not considered suitable for rural residential or rural living development unless development envelopes can be designated without these characteristics:
 - A fire hazard rating of high or very high.
 - Subject to flooding more frequently than once in 100 years.
 - Subject to soil contamination to a degree which would require specialist management for growing plants.
 - Subject to salinity, which poses a threat of damage to development structures and associated infrastructure or threatens to increase the extent of salinity effect.
 - Contaminated as a result of previous land uses to an extent that would make the land unsuitable for residential use, unless remediation works have been undertaken to the satisfaction of the EPA.
 - Slopes steeper than 20 percent (1 in 5).

Objective 3

To ensure that rural residential and rural living development is appropriately located so as to avoid loss of agricultural land, amenity and hazard to residents, or the loss of productivity to adjoining land owners arising from land use conflict.

Strategies

- Direct new rural residential or rural living subdivision to existing areas and areas identified in Torquay/Jan Juc, Winchelsea and Moriac as having ‘potential future development areas’.
- Direct new rural residential or rural living subdivision and development away from land where any of the following circumstances apply:
 - The land adjoins an existing or proposed industrial area, unless there is an adequate buffer zone that will protect the amenity of future residents,
 - The land is likely to be adversely affected by an existing or seriously entertained use or development on adjacent or nearby land, or
 - The land is in an area where such development would increase expectations for subdivision of surrounding agricultural land or conflict with reasonable farming operations.

Objective 4

To allow for rural residential development in Torquay/Jan Juc, Winchelsea and Moriac, to satisfy demand for this style of living in areas where it can be efficiently serviced and does not encroach on future urban growth areas.

Strategies

- Limited opportunities for low density residential development will be provided on the edges of Torquay Jan Juc and will be prevented from sprawling beyond the settlement boundary.
- Consider requests for additional rural residential development around Torquay Jan Juc on the basis of the following analysis of existing and potential rural residential development sites:

Existing Rural Residential Areas

- *The Torquay Heights estate (north of South Beach Road)*. This estate comprises 2 ha lots and is virtually fully developed. The estate is not currently serviced with water or sewerage. Given its proximity to the Torquay urban area there is some potential and logic to increase development densities. However, having regard to its location on the ridgeline which defines Torquay's northern settlement boundary, the low density amenity that attracted the existing residents, and a preference for maintaining a range of low density lot sizes in the Torquay-Jan Juc area, it is considered that any such increase in development density should be limited to a two lot re-subdivision of existing lots, with the smaller lot being not less than 0.7ha in area.
- *The Briody Drive estate south (comprising land on Grossmans Road south of Deep Creek)*. This land has been subdivided for rural residential purposes, however it is capable of being fully serviced and is in the immediate proximity of a number of major community facilities including the town's two schools. It is therefore proposed to investigate the potential to resubdivide the area at conventional residential densities. Resubdivision of small acreage lots is often difficult and requires special attention to design to avoid unsatisfactory lot designs and an adverse impact on amenity of existing dwellings. Accordingly, any future rezoning should not proceed until the land is fully sewered and an outline development plan has been approved showing how the land will be redeveloped. Such a rezoning would not proceed without the support of a majority of the owners in the estate.
- *The Briody Drive estate north (comprising land on Coombes Road north of Deep Creek)*. This area has been zoned for rural residential development for some time but has not been fully subdivided or developed in line with market demand. Again, this land is very close to Torquay's primary schools and has been rezoned to allow resubdivision into 0.4ha lots. All applications for subdivision of land will be required to provide a detailed site assessment by a suitably qualified person that addresses all issues relating to waster water disposal and management in accordance with the *State Environment Protection Policy - Waters of Victoria* and the *Code of Practice – Septic Tanks* (EPA Publication 451).
- *Coombes Road Rural Residential Precinct*. The land comprises 101.4 hectares bounded by Coombes Road to the north, Grossmans Road to the south, Ghazeepore Road to the west and Messmate Road to the east. The land is currently being subdivided and developed into low density residential allotments down to 0.4ha in size reflecting site specific constraints including vegetation, topography, existing road layout and land features.
- *Grossmans Road Rural Residential Precinct (west of Ghazeepore Road)*. This land comprises approximately 50 ha in area and is bounded by Grossmans Road in the south, Ghazeepore Road in the east and the ridge line to the north and west. Approval has been given to use and develop the eastern 21ha of this area for the purpose of a retirement village and associated community and recreational facilities. The western 29ha is to be used and developed for rural residential living with lots varying in area between 2,500sqm and 4,000sqm. All development within the precinct will be fully serviced including reticulated water and sewerage..
- *Boondilla Estate (comprising land west of the Surf Coast Highway, east of Messmate Road and immediately north of Coombes Road)*. The land comprises 32 hectares in area. Lots down to 0.4 hectare will be permitted. Subdivision of Boondilla Estate must allow for the creation of a Biolink (refer to Schedule 3 of the Development Plan Overlay).

- *The Bells Boulevard rural residential area.* This area comprises an undulating landscape with a mixture of native bush and open grass/grazing land. Part of the area comprises a Red Ironbark sclerophyll forest which has been identified in the Rural Environment Study: Report on Environmental Resources (1996) as having biological significance in respect of its regional flora values and national fauna value (containing habitat for the Swift Parrot). No further subdivision or redevelopment will be supported in the area of biological significance.
- Within the Bells Boulevard East Low Density Residential Area, potential may exist to increase densities. However, any increase in lot density within this area would require a more detailed analysis of the physical conditions of the site and surrounding land.
- *The Addiscot Road Estate.* This is a ‘bush block’ subdivision located in the Bells Beach area and is an area of high landscape value which would not otherwise have been subdivided under the objectives and constraints identified in this strategy. It contains significant native vegetation and no further subdivision will be supported.
- Jan Juc contains three pockets of land zoned Low Density Residential (with minimum average lot sizes 0.4 hectare). The Castaway Crescent area is fully developed. The other two areas, in Strathmore Drive and off Delview Drive, are not yet developed. An outline development plan has been prepared for the Strathmore Drive area to co-ordinate the redevelopment of the existing lots.

‘Potential Future Development Areas’

- *Land north of Coombes Road, west of Messmate Road and up to the northern ridge line.* This land is currently zoned Farming and it is anticipated that development of the land may occur in the medium to long term subject to a supply and demand analysis. Land to the north east has been nominated for future industrial use incorporating a 50 metre amenity buffer to the potential rural residential estate.
- Land west of Strathmore Drive along Great Ocean Road to Bells Boulevard, north of the Jan Juc Creek tributary, and east of Strathmore Drive. There is scope to increase densities in this location, subject to the availability of reticulated water and sewerage and protection of the landscape character of the area which is particularly prominent due to its elevation and proximity to the Great Ocean Road.

Spring Creek Corridor

The Spring Creek corridor west of Duffields Road is an area identified for long term urban growth and as such is not identified as a ‘potential future development area’ for rural residential or rural living. The corridor has been mostly cleared of original vegetation save for remnant pockets along the creek and minor tributaries. A majority of the lots (particularly in their current shape and configuration) are not technically viable for agricultural uses.

Future urban development is a long term objective and in the interim to this area being required for residential growth, the corridor could be resubdivided to provide lots suitable for hobby farm type purposes (possibly in the range of 8 to 15 ha.). This would need to be done in a way that does not pre-empt potential long term urban expansion along the corridor.

It is emphasised that any resubdivision would be purely a transitional measure and a detailed study would be needed to demonstrate the practicality of such an approach; to address key environmental and landscape value issues; and to prepare an outline development plan showing the creation of ‘superlots’ that can be resubdivided to accommodate fully serviced residential development.

- Investigate opportunities for additional rural residential development in Winchelsea as identified in Clause 21.09 and in Map 1 to Clause 21.09 – Winchelsea Framework Plan.
- Direct new rural residential development in Moriac to the areas specified in Clause 21.13 and identified in Map 1 to Clause 21.13- Moriac Structure Plan.

21.07-313/02/2014
C92**Implementation**

The strategies will be implemented by:

Using policy and the exercise of discretion

- Applying the minimum lot sizes listed in Table 1 to Clause 21.07 to any proposed subdivision within the Low Density Residential Zone within the listed localities.

Table 1 Minimum lot sizes to be applied in the Low Density Residential Zone

Locality	Minimum lot size (ha)
Fairhaven	
Ridge Road	0.4
Timbara Cluster	0.4
Thompsons Creek	
Lower Duneed	1.0
Connewarre	1.0
Moriac	
West side township	1.0

- Applying the minimum lot sizes listed in Table 2 to Clause 21.07 to any proposed subdivision within the Rural Living Zone within the listed localities.

Table 2 Minimum lot sizes to be applied in the Rural Living zone

Locality	Minimum lot size (ha)
Gherang	4.0
Wensleydale	4.0

- Requiring the preparation of outline development plans for any area rezoned for low density residential or rural living in order to maximise efficiency and ensure appropriate staging of development.

Applying zones and overlays

- Applying the Low Density Residential Zone to areas identified as suitable for rural residential style development.

21.07-411/11/2010
C49**Reference Documents**

Rural Land Use Strategy (1997)

Rural Environment Study: Report on Environmental Resources (1996)

Rural Residential and Rural Living Strategy (1997)

Torquay Jan Juc Comprehensive Strategy Plan (1996)

Torquay North West Outline Development Plan (2002)