

# Winchelsea Structure Plan 2021

Reference Document

The Winchelsea Structure Plan 2021 is a reference document of the Surf Coast Planning Scheme. As a reference document it provides background information to assist in understanding the context within which a particular policy or provision has been framed. This document is not part of the Surf Coast Planning Scheme and has no legislative status under the *Planning and Environment Act, 1987*.

Surf Coast Shire Council, 2008.

## Table of Contents

Chapter 1	Introduction
Chapter 2	Residential Growth
Chapter 3	Environmental Assets & Landscape Values
Chapter 4	Local Economy
Chapter 5	Community Facilities and Services
Chapter 6	Physical Infrastructure & Transport
Winchelsea Structure Plan 2021 Map	
Bibliography	
Appendices	
1.	Environmental Health Officer Report
2.	R1Z Investigation Areas
3.	Agency Input: Barwon Water and Powercor
4.	Community Groups / Clubs Survey Results



# 1. INTRODUCTION

## WINCHELSEA & DISTRICT

Winchelsea is a welcoming country town located on the banks of the Barwon River. The Princes Highway passes through the town approximately 35 kilometres west of Geelong. The town is the largest rural centre in the Surf Coast Shire and has an important role to play in servicing the township population as well as people from the surrounding district. There is a strong sense of community spirit in Winchelsea fostered through a wide range of community groups, sporting clubs and the local newspaper, the 'Winchelsea Star'.

The population of Winchelsea and district (comprising a 15km radius around the town) was estimated to be 2,995 people in 2003.<sup>1</sup> The town is a designated population growth node for the Surf Coast Shire. Winchelsea is considered to have a good capacity to accommodate future population growth based on:

- The availability of land on the urban fringe of the township assessed as having capacity to accommodate future residential growth.
- Relatively few environmental constraints to further development.
- Transport accessibility including:
  - the presence of the railway, with trains scheduled to stop in Winchelsea;
  - the convenient location of the town on the Princes Highway close to the large urban centres of Geelong and Colac; and
  - the impending construction of the Geelong Ring Road which will greatly improve accessibility to Melbourne.
- Established physical infrastructure, community facilities and services.

The State Government supports growth being directed to Winchelsea and has identified the town as a growth node in the *Great Ocean Road Region Strategy (2004)*.

## SCOPE OF THE STUDY

The Winchelsea Structure Plan 2021 (WSP 2021) started out as a review of the existing Winchelsea Strategy in the *Surf Coast Planning Scheme*. It soon became evident that to develop an appropriate framework for the future growth of Winchelsea a comprehensive structure plan was needed that considered issues beyond the scope of the existing Winchelsea Strategy.

The outcome of this process is a land use planning framework that is intended to guide the future growth of the town to the year 2021. The WSP 2021 covers a variety of topics. The following points provide a brief summary of each component of the WSP 2021:

- **Residential Growth** – To establish land supply requirements and appropriate locations for new residential and low density residential development.
- **Local Economy** – To define an Activity Centre for Winchelsea and provide for future commercial and industrial development.
- **Environmental Assets and Landscape Values** – To identify, protect and enhance existing environmental and scenic landscape assets.
- **Community Facilities & Services** – To review the adequacy of existing facilities and services and to identify future requirements.
- **Infrastructure & Transport** – To ensure provision is made for appropriate physical infrastructure and transport modes to service future development and population growth in the township.

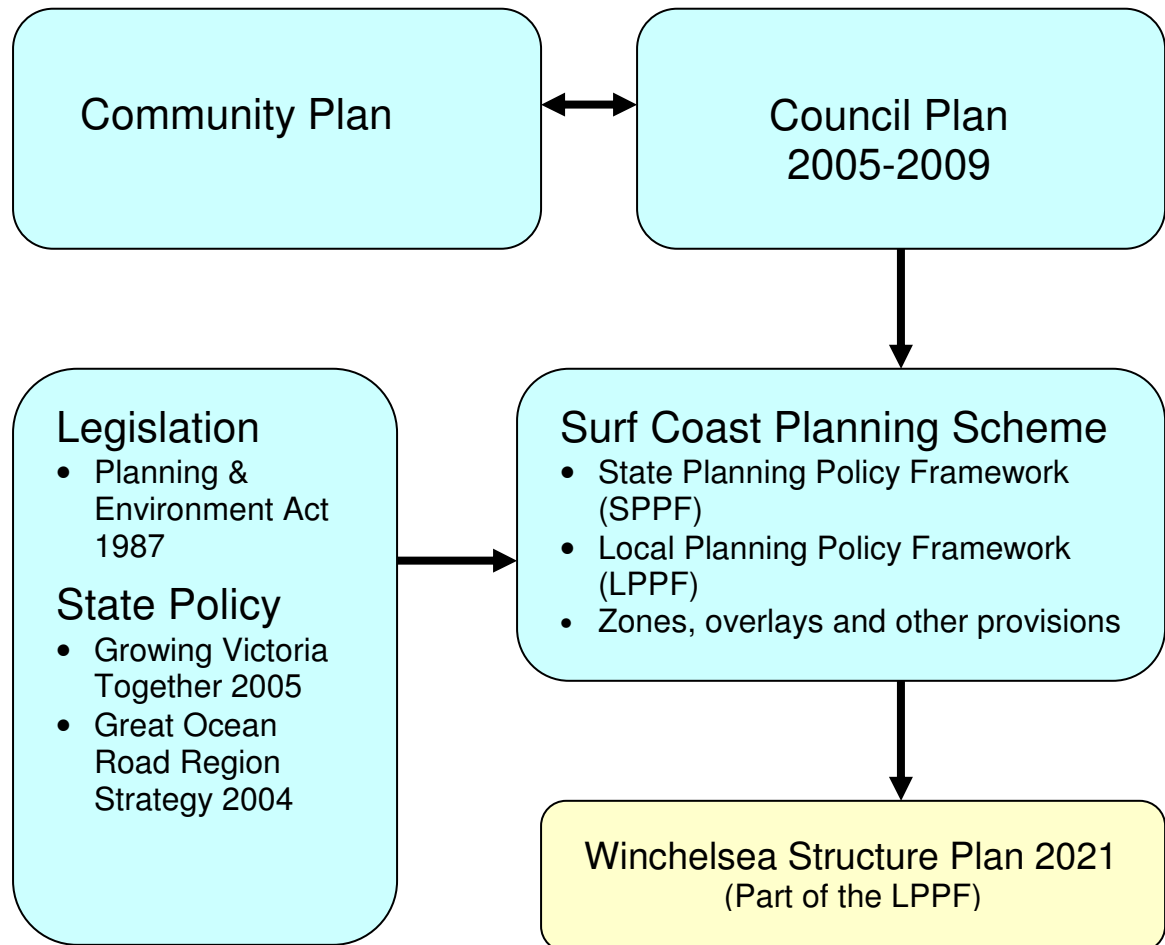
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<sup>1</sup> 'Economic Input into Winchelsea Strategic Plan 2021', Essential Economics, 2004

The Plan was prepared by officers of the Surf Coast Shire with input from a local community reference group, agencies and expert consultants including: Essential Economics, Mark Trengove Ecological Services and Earth Tech Engineering P/L. Each of these Consultants prepared a background report for the WSP 2021. These reports are available to the public upon request. Population projections, produced by ID Consulting, were also used.

## PROJECT CONTEXT

The WSP 2021 is primarily a land use planning document. It sits within the context of a range of other Council plans, State Government legislation and regional policies. The following diagram explains in broad terms the hierarchy of the most relevant plans, legislation and policies.



In a local context the Community Plan and Council Plan are the two overarching documents that provided the context for development of the WSP 2021. With regard to land use planning, the Community Plan identified the following top priorities for Winchelsea:

*'We need an increase in commercial and industrial activity and zoning, as well as more rural development. We want to achieve our potential and need to develop accordingly.*

*Improve integrated planning and plan for future growth.<sup>2</sup>*

At another level, State Government legislation and policy necessitate consideration of additional objectives, which in turn are influenced by national legislation and policy. Two documents particularly important to the development of the WSP 2021 are *Growing Victoria Together* (2005) and the *Great Ocean Road Region Strategy* (2004).

<sup>2</sup> 'Surf Coast Shire Community Plan: Your Visions', Surf Coast Shire, 2004

*Growing Victoria Together* (2005) is a ten-year vision that articulates what is important to Victorians and outlines the priorities the State Government has set to build a better society. It is based on the following ten principles.

**Thriving economy**

1. More quality jobs and thriving, innovative industries across Victoria
2. Growing and linking all of Victoria

**Quality health and education**

3. High quality, accessible health and community services
4. High quality education and training for lifelong learning

**Healthy environment**

5. Protecting the environment for future generations
6. Efficient use of natural resources

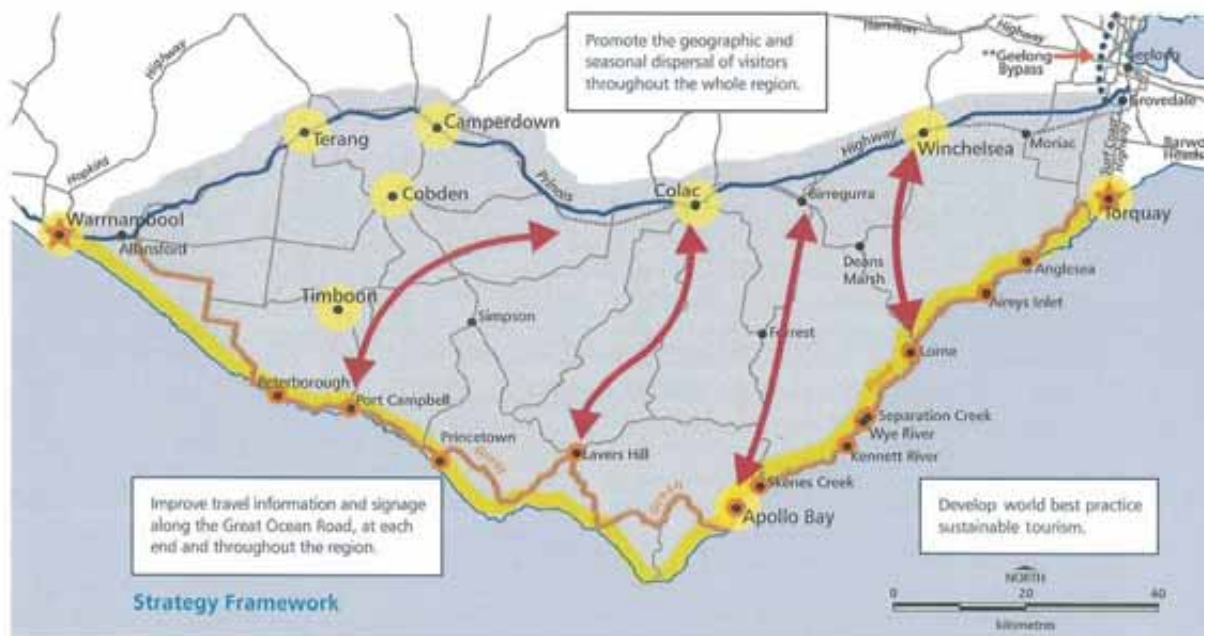
**Caring communities**

7. Building friendly, confident and safe communities
8. A fairer society that reduces disadvantage and respects diversity

**Vibrant democracy**

9. Greater public participation and more accountable government
10. Sound financial management

At a regional level, the *Great Ocean Road Region Strategy* (2004) sets State policy for planning in the Great Ocean Road region. The diagram below illustrates the main objectives of the Strategy.



- Ensure effective protection of coastal areas
- Effective protection of significant landscapes, catchments and public land and parks
- Direct urban growth to townships where it can best be accommodated\*
- ★ Designate Warrnambool and Torquay as gateways to the region
- Respect the character of coastal towns
- Define the road reserve for the Great Ocean Road and improve its management; and upgrade the Great Ocean Road to improve its safety performance
- ↔ Improve the safety of north-south routes connecting Lorne, Apollo Bay and Port Campbell to the Princes Highway West ^
- Implement Princes Highway West Corridor Strategy

\*Townships which have adequate access to reticulated sewerage, land availability and potable water supply.  
 ^ Directional arrows are indicative only. Specific routes are subject to VicRoads project scheduling and funding priorities.  
 \*\* Geelong Bypass route to be determined through government investigation process

It is stated that *'the Strategy will guide decision making for land use and transport in the region.... It will be coordinated with other regional strategies and plans to ensure that it is integrated with other key activities such as land and coastal management, water and sewerage infrastructure servicing, tourism planning, heritage protection and regional development.'*<sup>3</sup>

## **PROJECT AIM**

The aim of this study as set out in the project brief was to review the existing Winchelsea Strategy in the *Surf Coast Planning Scheme* and prepare an outline development plan for the long term growth of the town to the year 2021. The objectives in the existing Winchelsea Strategy are to:

- Maximise the efficient use of available land consistent with maintaining the rural character of the township.
- Provide a diversity of lot sizes to accommodate a range of household sizes and types.
- Encourage low scale development that will respect and enhance the historic rural character of the town.
- Improve the built and landscape character of the Princes Highway viewshed.
- Maximise local economic growth and employment opportunities.

As a minimum, the WSP 2021 will:

- Establish a basis for the use and zoning of land in designated locations to cater for forecast population growth, eg. residential, commercial, industrial, public purposes.
- Assist Council and other infrastructure providers such as Barwon Water and VicRoads to identify priorities for provision of new infrastructure to meet the needs of the future population.
- Give certainty to land owners and investors purchasing land as to the intended future use of land within the study area.
- Indicate further strategic planning that is required to be undertaken by the Surf Coast Shire Council to address identified policy gaps.

## **STAKEHOLDER CONSULTATION & COMMUNITY INPUT**

A Community Reference Group was formed in June 2003 as part of the Winchelsea Structure Plan process. The primary responsibility of the Community Reference Group was to provide local input and feedback on the various sections of the WSP 2021 as it was developed. The input of the Community Reference Group was very valuable and the time and contribution given by all members is acknowledged (in alphabetical order):

Noel Castle

Robert Earl

Richard Hastings

William Hogan

Stewart Mathison

Kevin McDonald

Cr. Lindsay Schroeter

Melissa Vella

Ann Williams

Many of the members are involved in a range of community groups including the Winchelsea Tourist & Traders Association, Winchelsea Historical Society and the Barwon River Care Group.

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<sup>3</sup> 'Great Ocean Road Region Strategy', Department of Sustainability & Environment (DSE), 2004



The Department of Sustainability and Environmental also provided the Community Reference Group with an officer, Ms Alison McFarlane (Program Manager, Planning Systems and Operations), to provide input in regards to State Government policies.

Infrastructure agencies consulted during the process included:

Barwon Water

CFA – Region 6&7 Headquarters

Powercor

Vic Roads

Telstra

TXU

In January 2004, a survey was sent to all owners of land larger than 5,000 square metres in area currently zoned for residential purposes. The purpose of this survey was to gauge the likelihood of any substantial land releases coming on the market in the short to medium term. A good response was received to the survey (62.5%) with a number of landowners indicating possible subdivision in the next five to ten years. This is discussed further in Chapter 2.

In December 2004, a survey was sent to all community groups and sporting clubs in Winchelsea. The purpose of this survey was to determine whether existing facilities were considered adequate and whether the group/club anticipated any significant increase in membership as a result of projected population growth. There was also a good response with over 66% of surveys returned.

The draft WSP 2021 was placed on public exhibition between 3 October 2005 and 18 November 2005. Advertising and consultation took place via the following methods:

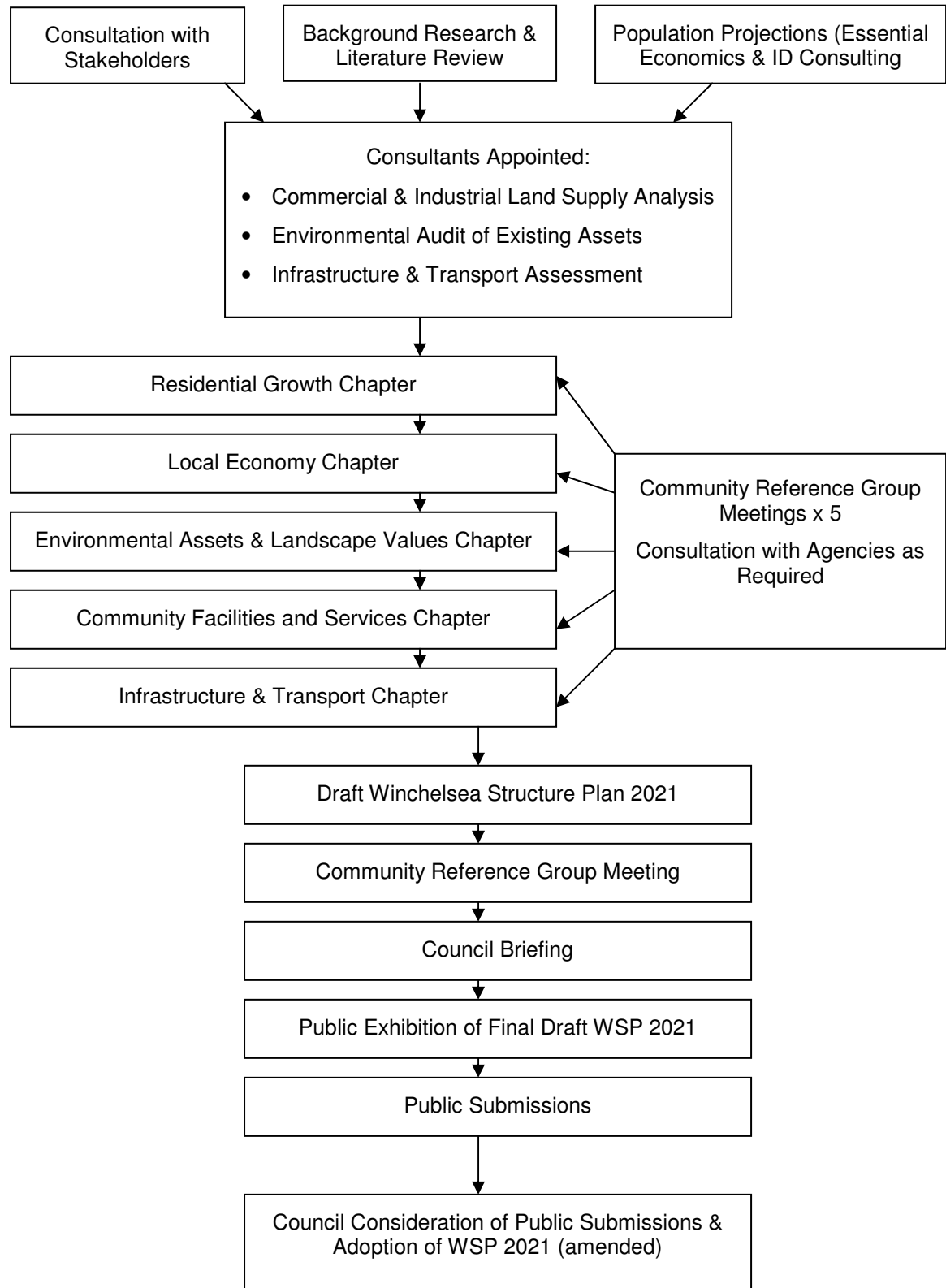
- Media release in the Surf Coast Times on 3 October 2005
- Media release in the Winchelsea Star on 6 October 2005
- Bulk mail out - brochures sent to all landowners in the Winchelsea district.
- Individual letters and CD sent to Community Reference Group members and other interested parties.
- Individual letters and CD sent to all persons likely to be directly affected by the proposals in the WSP 2021 including:
  - Persons with properties in the proposed new commercial precincts
  - Persons with properties in the Collins Street Low Density Residential Estate and the Tutegong Road / Karngun Low Density Residential area.
  - Persons with properties comprising Area 4 in the draft WSP 2021, proposed for low density residential development.
  - Persons with properties comprising Areas 2 and 3 in the draft WSP 2021, proposed for conventional residential development.
- Free CDs and summary brochures available from the Winchelsea Post Office and Winchelsea Community House. Hard copy document also available at both of these premises for reading.
- A public meeting held on 12 October 2005.
- Individual appointments on 11 October and 21 October 2005 at the Winchelsea Community House, and other times by arrangement at the municipal offices in Torquay.
- Draft WSP 2021 available on the Surf Coast Shire's website, [www.surfcoast.vic.gov.au](http://www.surfcoast.vic.gov.au).

30 submissions were received in response to exhibition of the draft WSP 2021. 15 submissions expressed general support for the draft WSP 2021 or parts thereof. Opposition to the draft WSP 2021 in other submissions was limited to specific issues. Council held a hearing of submitters on Tuesday 24 January 2006 at the Winchelsea Senior Citizens Centre. Eleven submitters made a verbal presentation to Council in support of their written submission.

Input gained from all of the above consultation processes was used to develop the final version of the WSP 2021, which was adopted by Surf Coast Shire Council on 7 February 2006.

## METHODOLOGY

The following diagram illustrates the process used to develop the WSP 2021.



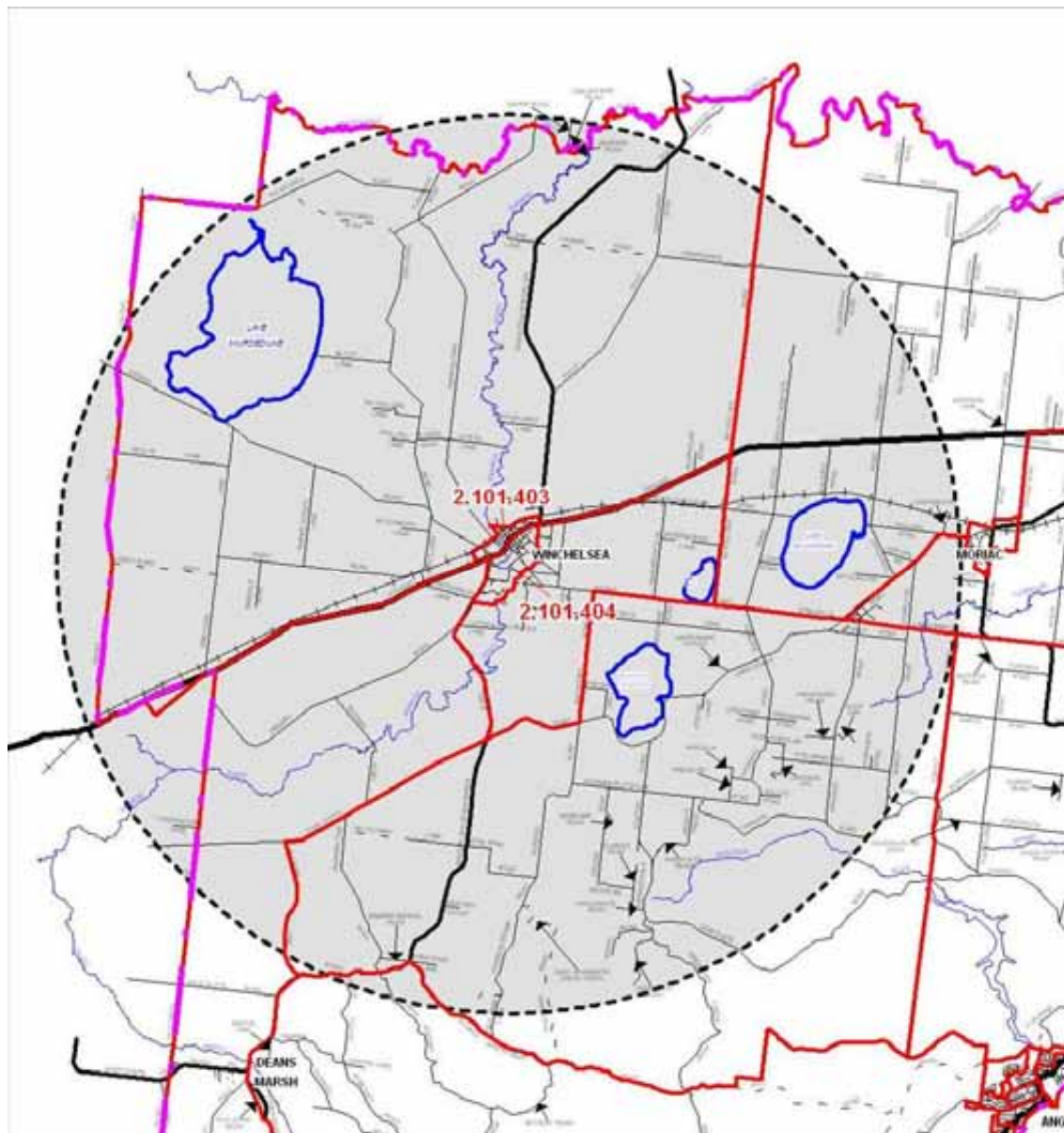
## 2. RESIDENTIAL GROWTH

### POPULATION PROFILE

The population of Winchelsea in 2003 was estimated by consultant, Essential Economics, to be 1,215 people. The population for the surrounding Winchelsea district (comprising a 15km radius around the town) was estimated to be 1,780 people, resulting in a combined total of 2,995 people for Winchelsea and district in 2003.<sup>1</sup>

Map 2.1 shows the statistical boundaries on which township population figures are based. It also shows the wider area as a 15km radius around the town centre.

**Map 2.1: Winchelsea Region & Census Districts**



Surf Coast Shire (2005)

Notes: Winchelsea Township, Area = 3.9 sq km, Codes = 2,101,403 & 2,101,404  
Winchelsea Region – 15km radius

<sup>1</sup> 'Economic Input into Winchelsea Strategic Plan 2021', Essential Economics, 2004

**CHAPTER 2**

Profiling information in the WSP 2021 is based on 2001 Census data, which is the most recent census data available. Population forecasts prepared by Essential Economics and ID Consulting for the Winchelsea region examine historical trends, however also note that there are a number of factors which suggest that population growth in coming years could be significantly higher for Winchelsea than experienced previously. These factors include:

- Availability, choice and price of housing and residential land in Winchelsea in comparison to nearby coastal towns, while still enjoying relatively close proximity to the coast.
- Construction of the Geelong Ring Road, which will provide easier and quicker access between Winchelsea and Melbourne.
- The establishment of a new large employer in the region.
- The designation of Winchelsea as one of only two growth nodes identified for the Surf Coast Shire (Winchelsea and Torquay).

It is believed that population growth has indeed been higher in recent years evidenced through the sharp increase in dwelling approvals for the township and house prices. Population forecasts are considered in more detail starting from page 13.

The population of Winchelsea grew at a steady rate of around 1.5% per annum between 1981 and 2001 (refer to Table 2.1). The township population as a percentage of the total population in the Surf Coast Shire however decreased from 7.5% in 1981 to 5.3% in 2001<sup>2</sup>. This was largely due to the increasing popularity of coastal areas in the Shire and the consequent influx of people moving to the coastal towns from other municipalities. Surf Coast Shire was the fourth fastest growing municipality in regional Victoria for the year ending 30 June 2003, with a growth rate of 2.5%<sup>3</sup>. Growth has since slowed to 1.8% (June 2004) and the Surf Coast Shire is now ranked 9th in regional Victoria.<sup>4</sup>

**Table 2.1: Population Growth**

	1981	1996	2001	AAGR 1996 - 2001	AAGR 1981 - 2001	Net change 1981 - 2001
Total population for Winchelsea	825	1,027	1,101	+1.4%	+1.5%	+276
Total population for the Surf Coast Shire	11,009	17,845	20,872	+3.2%	+3.2%	+9,863
Winchelsea population as a percentage of the Surf Coast Shire population	7.5%	5.75%	5.3%	-	-	-

Department of Sustainability & Environment (DSE), Know Your Area Data Sheets (2004)

Note: AAGR – Average Annual Growth Rate

Tables 2.2 and 2.3 provide information about the profile of people living in Winchelsea. In contrast to many coastal towns in the Surf Coast Shire, Winchelsea has a predominantly permanent population. 91.5% of the total dwelling stock was occupied in 2001, with almost half of all dwellings fully owned by the occupants. This figure is higher than the ownership rates for both the Shire and the State. Over 50% of the town's residents were living at the same address as five years previously, indicating a relatively stable permanent population.

<sup>2</sup> 'Economic Input into Winchelsea Strategic Plan 2021', Essential Economics, 2004

<sup>3</sup> 'Victorian Population Bulletin', DSE, 2004 Edition

<sup>4</sup> 'Victorian Population Bulletin', DSE, 2005 Edition

**CHAPTER 2****Table 2.2: Demographics**

Winchelsea	1981	1991	1996	2001
Male / female ratio	49/51	50/50	50/50	49/51
Occupied private dwellings	89.4%	90%	90.6%	91.5%
Fully owned private dwellings	43.8%	47%	48.9%	46.9%
Population living at the same address five years earlier	433 (52%)	489 (50%)	572 (56%)	615 (56%)

DSE, Know Your Area Data Sheets (2004)

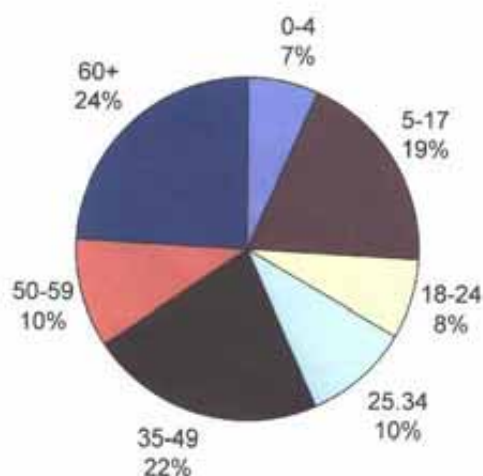
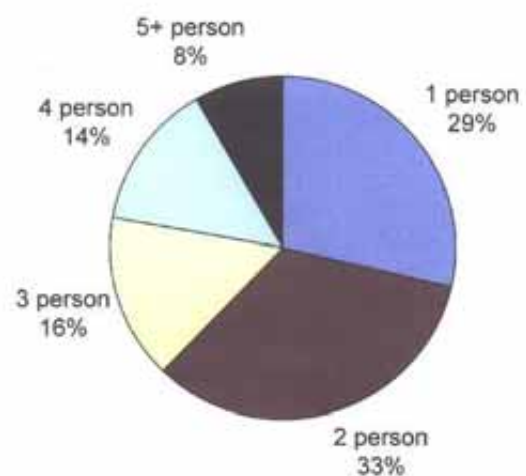
**Table 2.3: Age Group (years)**

Winchelsea	1981	1991	1996	2001
0-4 years	77 (9.5%)	89 (9.0%)	88 (8.5%)	72 (6.5%)
5-17 years	207 (25.0%)	196 (20.0%)	208 (20.5%)	211 (19.0%)
18-34 years	177 (21.5%)	239 (24.5%)	197 (19.0%)	191 (17.5%)
35-49 years	124 (15.0%)	165 (17.0%)	194 (19.0%)	246 (22.5%)
50-59 years	86 (10.5%)	81 (8.5%)	94 (9.0%)	114 (10.5%)
60 years and over	153 (18.5%)	200 (20.5%)	246 (24.0%)	267 (24.0%)

DSE, Know Your Area Data Sheets (2004)

There are a large and growing number of persons over 60 years of age in Winchelsea, in keeping with the trend of an ageing population throughout regional Victoria. Almost one quarter of the population were aged over 60 years in 2001 (refer also to Figure 2.1). This is considerably higher than the Shire average of 16% in 2001. The largest increase in the five years to 2001 was in the 35-49 year age group.

The biggest decreases since 1996 were in the 18-34 year and the 0-4 year age groups suggesting that Winchelsea was not attracting or retaining young families during that time. There is however some evidence to suggest that this trend may be reversing, such as recent enrolment numbers at the Winchelsea Primary School increasing from 160 enrolments to 190 enrolments in the last four years.

**Figure 2.1****Percentage of Total Population by Age Group 2001****Figure 2.2****Percentage of Total Population by Household Type 2001**

DSE, Know Your Area Data Sheets (2004)

**CHAPTER 2**

Figure 2.2 shows that the majority of households in Winchelsea comprise two persons, closely followed by one person households. Households with four persons or more make up less than 25%. This has been the general pattern since 1981 and could partly be attributed to Winchelsea's ageing population and declining number of family groups.

The implications of this population analysis are that a large proportion of Winchelsea's population will be seeking housing, community services and facilities targeted towards the 60 years plus age group in the future. There is also likely to be a greater demand for a range of smaller houses to accommodate one and two person households.

It will also be important to develop policies that will attract and retain young families in Winchelsea in order to foster community and local economic prosperity.

Summary – Main Points

- The population of Winchelsea township grew at a steady rate of around 1.5% per annum between 1981 and 2001.
- There has been a consistent trend towards an ageing population, with almost one quarter of Winchelsea's population aged 60 years or over in 2001.
- There was a decline in age groups associated with young families during this period, however there is recent evidence to suggest that this trend may be reversing.
- Occupancy and length of tenancy rates indicate that Winchelsea's population is relatively permanent and stable.
- The township accommodates predominantly one and two person households.



## CHAPTER 2

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### POPULATION GROWTH

The State Government has identified Winchelsea as a growth node in the *Great Ocean Road Region Strategy* (2004). The Municipal Strategic Statement in the *Surf Coast Planning Scheme* also designates the township as a growth centre. The town is considered to have good capacity to accommodate growth for reasons including:

- The availability of land on the urban fringe of the township assessed as having the capacity to accommodate future residential growth (refer to page 35 'Potential Growth Areas').
- Relatively few environmental constraints to further development.
- Transport accessibility including:
  - the presence of the railway, with trains scheduled to stop in Winchelsea;
  - the convenient location of the town on the Princes Highway close to the large urban centres of Geelong and Colac; and
  - the impending construction of the Geelong Ring Road which will greatly improve accessibility to Melbourne.
- Established physical infrastructure, community facilities and services.

On this basis, Surf Coast Shire Council will continue to encourage population growth in Winchelsea and will endeavour to ensure that adequate residential land is made available to accommodate future growth.

A range of factors will influence the rate of population growth in Winchelsea. The effect of some of these influences is quite difficult to measure and includes such things as:

- The current economic climate and the position of the national, state and world economies.
- Government incentives and housing policies, eg. designation of Winchelsea as a growth node for the Surf Coast Shire, and the first home buyers scheme.
- Local economic conditions and employment opportunities.
- Availability, choice and price of housing and residential land in Winchelsea in comparison to nearby towns, both coastal and rural.
- Construction of the Geelong Ring Road, which will provide easier and quicker access between Winchelsea and Melbourne.

Focussing on the local issues, it is noted that the popularity of coastal towns over the last five years has led to a sharp increase in coastal property prices with many people now unable to afford to buy a house in the coastal towns. Anecdotal evidence suggests that some of these people are looking to move inland to townships such as Winchelsea and Birregurra that are more affordable but that still enjoy relatively close proximity to the coast and other large activity centres, including Geelong and Colac.

It is also suggested that construction of the Geelong Ring Road will have a significant impact on Winchelsea's population. Stage 3, which will connect the final section of the Ring Road between the Hamilton Highway, Fyansford and the Princes Highway, Waurin Ponds, is not planned to be completed until mid-2009. It is expected that small townships adjacent to earlier stages of the Ring Road will benefit from an increase in population before Winchelsea and it is noted that larger townships such as Torquay will also have improved access to Melbourne. The situation will need to be closely monitored in the next few years to ensure that residential land is made available in Winchelsea should construction of the Ring Road have a significant impact on population growth.

Another factor that could influence growth would be the establishment of a new large employer in the region. This could lead to a significant, albeit a "one off", increase in Winchelsea's population.

These factors suggest that there may be a higher growth rate in Winchelsea in years to come than for the previous 20 years, particularly given that Winchelsea is one of only two growth nodes identified for the Surf Coast Shire (Winchelsea and Torquay).

**CHAPTER 2**

Essential Economics has developed potential growth scenarios for Winchelsea. The three scenarios, which comprise a low, medium and high growth scenario, are based on previous growth rates in Winchelsea (slow growth), higher growth rates in other Victorian country towns (medium growth) and recent fast growth rates in coastal regions (high growth).

These scenarios are reproduced below.

- **Scenario 1** is a 'slow growth' scenario and assumes that Winchelsea's population growth rate between 1991 to 2001 (+1.3% pa) continues over the next 20 years. Population growth at this level is similar to that recently experienced in towns such as Garfield (76 km west of Melbourne), Murchison (36 km south of Shepparton) and Lockington (32 km south-west of Echuca). In this scenario, population growth in the surrounding hinterlands occurs at an average rate of 0.5% p.a.
- **Scenario 2** is a 'medium growth' scenario and assumes population grows at an average rate of 1.75% pa. This rate is similar to the historical growth rate experienced in Victorian country towns such as Bunningyong (11 km south of Ballarat) and Bunyip (80km km south-east of Melbourne). In this scenario the population of the surrounding hinterland within a 15 km radius of Winchelsea grows at the rate of 0.75% pa.
- **Scenario 3** is a 'high growth' scenario and assumes the town's population increases at the average rate of 2.5% pa. This growth rate is similar to that experienced by towns such as Lorne and Ocean Grove. The assumed rate of population growth in the surrounding hinterland averages 1.0% pa.<sup>5</sup>

Essential Economics suggest that the medium growth scenario is the most likely to eventuate and base their recommendations on this option. Instead of a 0.75% growth rate for the hinterland population however, they have used 0.5%.

*'It is impossible to foresee precisely which scenario (or variation of a scenario) will come to fruition by 2021, but - having regard for recent growth patterns, current Strategies and the development outlook - it is likely the medium growth scenario would eventuate.*

.....

*Under the medium growth scenario, Winchelsea's resident population level would increase from an estimated 1,215 persons in 2003 to reach an estimated 1,660 persons by 2021.*

*In addition to the forecast for Winchelsea township population (adopting Scenario 2), a forecast for the **surrounding hinterland** extending in a radius of approximately 15 km of the town centre has also been prepared. This forecast is based on an average annual growth rate of 0.5% pa in hinterland population numbers over the forecast period to 2021, with population numbers increasing from an estimated 1,780 persons in 2003 to 1,945 persons in 2021; this represents a modest increase of 165 persons in the hinterland, most of whom would be living in the small hamlets surrounding Winchelsea.*

*On this basis, the estimated number of people living in the Winchelsea township and surrounding hinterland is expected to increase from 2,995 persons in 2003, to 3,605 persons by 2021.<sup>6</sup>*

Given the local influences described on page 13 and recent higher construction rates for new dwellings outlined in the Housing Profile (refer to page 16), it is considered appropriate to adopt a higher growth scenario, rather than to assume that growth rates will continue in line with Winchelsea's much slower historical growth rates.

<sup>5</sup> Economic Input into Winchelsea Strategic Plan 2021, Essential Economics, 2004

<sup>6</sup> *Ibid*



**CHAPTER 2**

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Forecast population growth will increase the demand for additional housing, supporting urban infrastructure and services (roads, sewers, drains), the load on community services and facilities (eg. education and health) and demand for extra retail and commercial development to meet the needs of the local population. As noted previously, it is likely that much of this demand will need to suit the needs of an ageing population.

The next sections of this Chapter examine future housing and residential land requirements. With regard to other future requirements arising from population growth:

- Chapter 4 will examine future commercial and industrial land requirements;
- Chapter 5 will identify potential needs in regards to community services and facilities; and
- Chapter 6 will investigate the likely impacts of the forecast population growth on physical infrastructure and transport.

**Summary - Main Points**

- Many factors will influence the rate of population growth for Winchelsea. Local and regional influences include:
  - Designation of Winchelsea as a population growth node at both State and local government level.
  - Rising coastal property prices leading to some people moving inland.
  - Construction of the Geelong Ring Road making Winchelsea more accessible to Melbourne.
  - The possibility of attracting a major employer to the township.
- Essential Economics suggest that Winchelsea may experience a 'medium growth' pattern in the next 20 years and forecast a population of 1,660 persons for the Winchelsea township by 2021 and 3,605 for Winchelsea and surrounding district.

**RECOMMENDATIONS**

1. Encourage developers to provide a range of smaller homes and lot sizes as part of any future subdivision in Winchelsea.
2. Facilitate the provision of housing for older persons in Winchelsea.
3. Develop policies that will attract younger families to Winchelsea in order to foster community and local economic prosperity.

**CHAPTER 2****HOUSING PROFILE**

In 2001, there were a total of 472 private dwellings in Winchelsea.<sup>7</sup> This was an increase of 36 dwellings since 1996, or an average of 7 new dwellings each year (refer to Table 2.4). The 20 year average was 8.5 new dwellings between 1981 and 2001. These figures relate to the land area shown in Map 2.1 and therefore include new dwellings in the low density residential areas around the fringe of Winchelsea. Land in the Low Density Residential Zone is often referred to as rural residential land and generally indicates lot sizes of between 0.4 and two hectares.

**Table 2.4: Winchelsea Dwellings**

Winchelsea	1981	1991	1996	2001	20 year average
Total number of private dwellings	301	401	436	472	
Average number of new dwellings per year	--	10	7	7.2	8.5
Occupied private dwellings	269	361	395	432	
Total population	825	969	1,027	1,101	
Average number of persons per dwelling	3.05	2.68	2.6	2.55	

DSE, Know Your Area Data Sheets (2004)

As noted above, figures include dwellings constructed in the main township and also dwellings constructed in the low density residential estates on the fringe of the township. In order to ascertain more clearly the demand for the two different types of residential land (ie. land zoned Residential 1 and land zoned Low Density Residential), officers have undertaken a review of Council building statistics to determine the number of houses constructed in rural residential estates since 1996. These figures are shown in Table 2.5.

**Table 2.5: Total New Dwellings Constructed in Low Density Residential Estates**

Winchelsea Low Density Residential Estates	1997	1998	1999	2000	2001	2002	2003	2004	Total
Karngun / Richmond Lane Estate	1	-	1	2	-	3	3	3	13
Barkly Street Estate	-	-	1	-	-	-	-	-	1
Trebeck Court Estate	2	2	1	1	1	1	2	5	15
Collins Street Estate	1	-	1	-	-	1	-	1	4
<b>Total</b>	<b>4</b>	<b>2</b>	<b>4</b>	<b>3</b>	<b>1</b>	<b>5</b>	<b>5</b>	<b>9</b>	<b>33</b>

Surf Coast Shire - Building Register (2005)

Note: Figures are based on the issue of a Certificate of Occupancy for a new dwelling

<sup>7</sup> 'Know Your Area Data Sheets', DSE, 2004

**CHAPTER 2**

Table 2.6 compares new dwellings in the low density residential estates with new dwellings constructed on land zoned Residential 1 (conventional residential housing) between 1996 and 2004.

**Table 2.6: New Dwellings in Winchelsea**

Winchelsea	Total between 1996-2001	Average over this 5 year period	2002	2003	2004
Number of new dwellings constructed	36	7.2	29	25	32
Number of new dwellings constructed in Low Density Residential Zones	14	2.8	5	5	9
Number of new dwellings constructed in the Residential 1 Zone	22	4.4	24	21	23

DSE, Know Your Area Data Sheets (2004)  
Surf Coast Shire - Building Register (2005)

7.2 dwellings per year on average were constructed between 1996 and 2001. The annual average figure more than doubles however if you include more recent figures from 2002, 2003 and 2004.

The average number of new dwellings constructed in low density residential estates between 1996 and 2001 was 2.8 dwellings per annum. In the following two years 2002 and 2003, five new dwellings were constructed with a further nine completed in 2004.

The trend is the same for conventional residential lots with an average of 4.4 dwellings per annum between 1996 and 2001 and a marked increase in the rate of new dwelling construction in the ensuing 3 years. In 2002 there were 24 new dwellings, 21 in 2003 and 23 in 2004, or roughly five times the annual average between 1996 and 2001.

Prices for new houses and vacant land fluctuated during the period 1998-2004 (refer to Table 2.7). The figures show a large increase in the median price of housing since 1998, more prominent in recent years. The median price for vacant residential land also shows a large increase, albeit with fluctuating prices over many years. There is no consistent trend apparent until recent years where prices have continually crept upwards. This suggests that supply of land in the past may have been adequate to cope with demand for new housing, but is becoming short in supply now.

Land prices currently listed with real estate agents (July 2005) support recent trends that residential housing and land prices are increasing substantially.

**Table 2.7: Winchelsea Property Values**

Winchelsea Property Values	1998	1999	2000	2001	2002	2003	2004	Prelim 2005
Median House Price	76,750	99,000	84,000	122,500	143,000	156,000	166,000	220,000
Median Vacant Residential Land Price	30,250	21,500	35,500	35,000	20,000	49,000	67,000	85,000

DSE, A Guide to Property Values (2004)

**CHAPTER 2**Summary – Main Points

- In the 5 years to 2001 an average of 7.2 new dwellings were constructed each year in Winchelsea.
- In the last three years there has been a sharp increase in the construction of new dwellings both in the low density residential and residential areas of Winchelsea (refer to Table 2.6).
- There has not been a consistent trend in the median price for houses or residential land since 1998, although there has been a sharp increase in the last two to three years.
- In forecasting demand for new housing, the WSP 2021 will need to take into account the higher construction rates and land prices in recent years.



## CHAPTER 2

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### RESIDENTIAL LAND - DEMAND

Demand for new housing will depend on population growth. A simple forecast of future housing requirements can be made by taking the estimate of the net increase in the population to 2021 (610 persons)<sup>8</sup> and dividing this by the average number of persons per dwelling (2.3).<sup>9</sup> The result is 265 dwellings, or approximately 15 dwellings per annum over 18 years between 2003 and 2021.<sup>10</sup>

An analysis of recent construction rates however (refer to Table 2.6) shows that this figure of 15 dwellings per year is considerably less than recorded for Winchelsea over recent years (25+ per year). There has also been a sharp increase in the price of housing and residential land. These factors suggest that demand is increasing and that it will be higher in the future than previously recorded.

In addition, Winchelsea is a designated growth node and it is therefore recommended that sufficient land is zoned for conventional residential purposes to cater for at least 25 dwellings per annum to the year 2021. This figure would accommodate forecast population growth, but also allows for a higher rate of growth should this eventuate as a result of influences such as the construction of the Geelong Ring Road, the establishment of a new major employer in Winchelsea, and State and local policies which promote the growth of Winchelsea.

#### Rural Residential Land

It is assumed that five new dwellings per annum will be sought for low density residential living based on the average of the previous five years plus an allowance that recognises recent higher construction rates.

Generally, State policy encourages increased residential densities in order to further consolidate urban areas and to make the most efficient use of urban infrastructure and services (both physical infrastructure and community facilities and services). In accordance with this policy, the WSP 2021 seeks to accommodate forecast population growth within the urban area and to ensure that sufficient land is zoned Residential 1 to cater for future growth. It is recognised however that rural residential living opportunities are actively sought within the Surf Coast Shire and particularly in the Winchelsea region and therefore the WSP 2021 also considers the provision of low density residential land.

Clause 16.03-2 of the State Planning Policy Framework (SPPF) in the *Surf Coast Planning Scheme* states that:

*'Land should only be zoned for rural living or rural residential development where it:*

- Is located close to existing towns and urban centres, but not in areas that will be required for fully serviced urban development*
- Can be supplied with electricity and water and good quality road access.*

*Land should not be zoned for rural living or rural residential development if it will encroach on high quality productive agricultural land or adversely impact on waterways or other natural resources."*

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<sup>8</sup> The figure of 610 persons is used as it is assumed that the majority of forecast population growth for Winchelsea and hinterland will be accommodated in the township and in low density residential estates on the fringe of the township.

<sup>9</sup> The figure of 2.3 persons per dwelling is based on ABS Census Data 2001, and is explained in more detail in the report by Essential Economics, 'Economic Input into Winchelsea Strategic Plan 2021', 2004.

<sup>10</sup> The occupancy rate of housing in Winchelsea is very high so it is not considered necessary to adjust this figure to account for unoccupied dwellings.

**CHAPTER 2**

Council's Local Planning Policy Framework (LPPF) in the *Surf Coast Planning Scheme* also considers the issue of rural residential development, but in much more detail than the SPPF. Clause 21.04-2 contains the following discussion and key objectives:

*'These forms of subdivision and development necessarily consume large quantities of land and tend to detract from the economic efficiency of physical and social infrastructure. When not planned effectively they can limit opportunities for conventional urban growth, remove agricultural land from production, adversely impact on environmental and scenic landscape values, and promote speculative market trends and land prices in rural areas.'*

*'Notwithstanding these issues, rural residential development is a popular and legitimate lifestyle alternative for many residents in the Surf Coast Shire. There is constant demand for further subdivision and development of this nature.'*

**Key Objectives**

*To consolidate rural residential and rural living development within existing areas zoned for such purposes.*

*To evaluate opportunities for new rural residential and rural living subdivision only within those areas specifically identified in the Municipal Strategic Statement as special investigation areas.'*

It is clear that both the SPPF and LPPF support the provision of rural residential development but only within certain areas and defined parameters. It is therefore recommended that Council facilitates the provision of land to meet the projected demand for low density residential development (ie. five dwellings per annum) to the extent that it can do so within the defined parameters outlined above. Council will need to periodically review its position in relation to the supply of rural residential. Suitable locations for additional low density residential development are discussed starting from page 35 'Potential Growth Areas'.

**Summary – Main Points**

- Based on the estimated net increase in the population of the Winchelsea region (610 persons to 2021), it is projected that an additional 265 houses (approx.) will be required to cater for growth. This equates to an average of 15 new dwellings per year.
- Construction of new dwellings in recent years and sharp price rises suggest that demand will be greater than 15 dwellings per year.
- The provision of rural residential housing opportunities is supported by the SPPF and the LPPF provided that land is only used for this purpose within defined parameters.

**RECOMMENDATIONS**

4. Ensure that sufficient land is zoned Residential 1 to cater for a minimum of 25 new dwellings per year.
5. Facilitate the provision of land to meet the projected demand for low density residential development (at a rate of 5 dwellings per annum) to the extent that this can be achieved within defined parameters.

## CHAPTER 2

### RESIDENTIAL LAND - SUPPLY

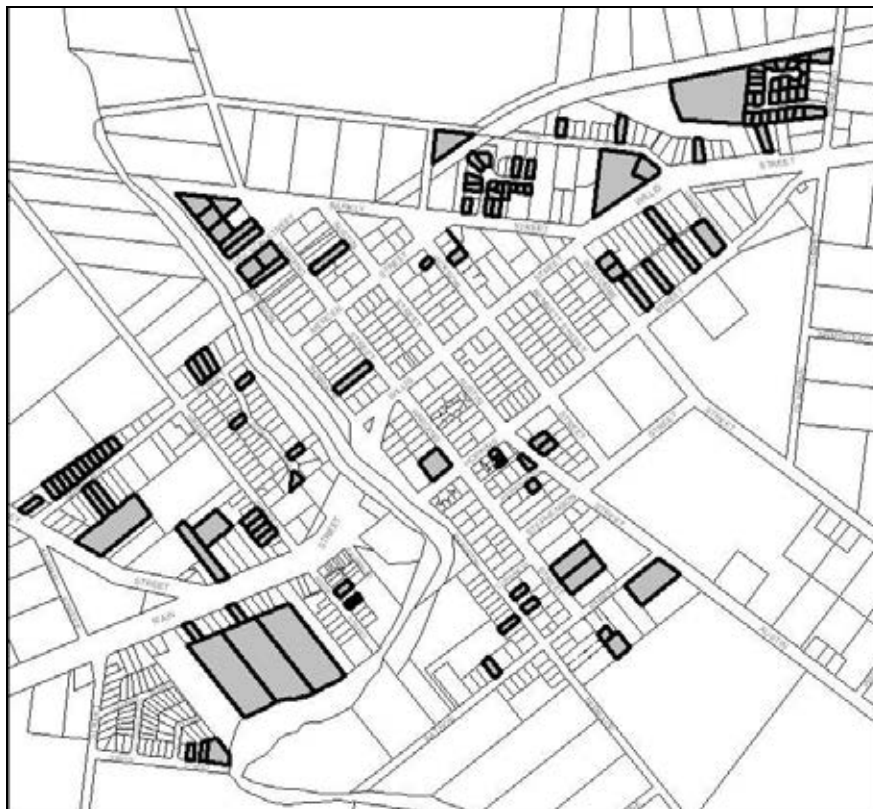
To estimate the potential supply of land currently zoned for residential development in Winchelsea it is necessary to develop a formula based on a specified lot size. For land in the Residential 1 Zone the WSP 2021 uses figures based on DSE's Urban Development Program (UDP), which has been developed as part of the implementation of *Melbourne 2030*. The UDP assumes a density of 10 dwellings per hectare<sup>11</sup>, which makes allowance for residential allotments, external roads, open space requirements, landscaping, etc. It is anticipated that a higher density might apply in the future but given the history and preference for larger lot sizes in Winchelsea, 10 dwellings per hectare is considered an appropriate density for estimates in the WSP 2021. For land in the Low Density Residential Zone this report assumes a density of two dwellings per hectare, based on the minimum lot size allowed under the zone (0.4 hectare) with an allowance for external roads, open space requirements, landscaping, etc. This is a higher density than has traditionally occurred in most of the rural residential estates in Winchelsea but reflects the State Government's drive to more efficient use of land.

#### Existing Supply – Residential 1 Zone

As at August 2005 a total of 128 vacant lots zoned Residential 1 were recorded in Winchelsea. This figure is based on data from the Surf Coast Shire's rates system and an examination of aerial photographs (to take account of recent construction that may not yet be recorded on the rates system). The 128 vacant lots comprise a total land area of 23.07 hectares (refer to Map 2.2).

Excluding vacant allotments over 5,000sqm (7 in total) the number of vacant lots zoned Residential 1 in Winchelsea is 121. These larger lots are considered in more detail below as they have significant potential for further subdivision.

#### Map 2.2: Vacant Lots – Residential 1 Zone, Winchelsea



Surf Coast Shire (2005)

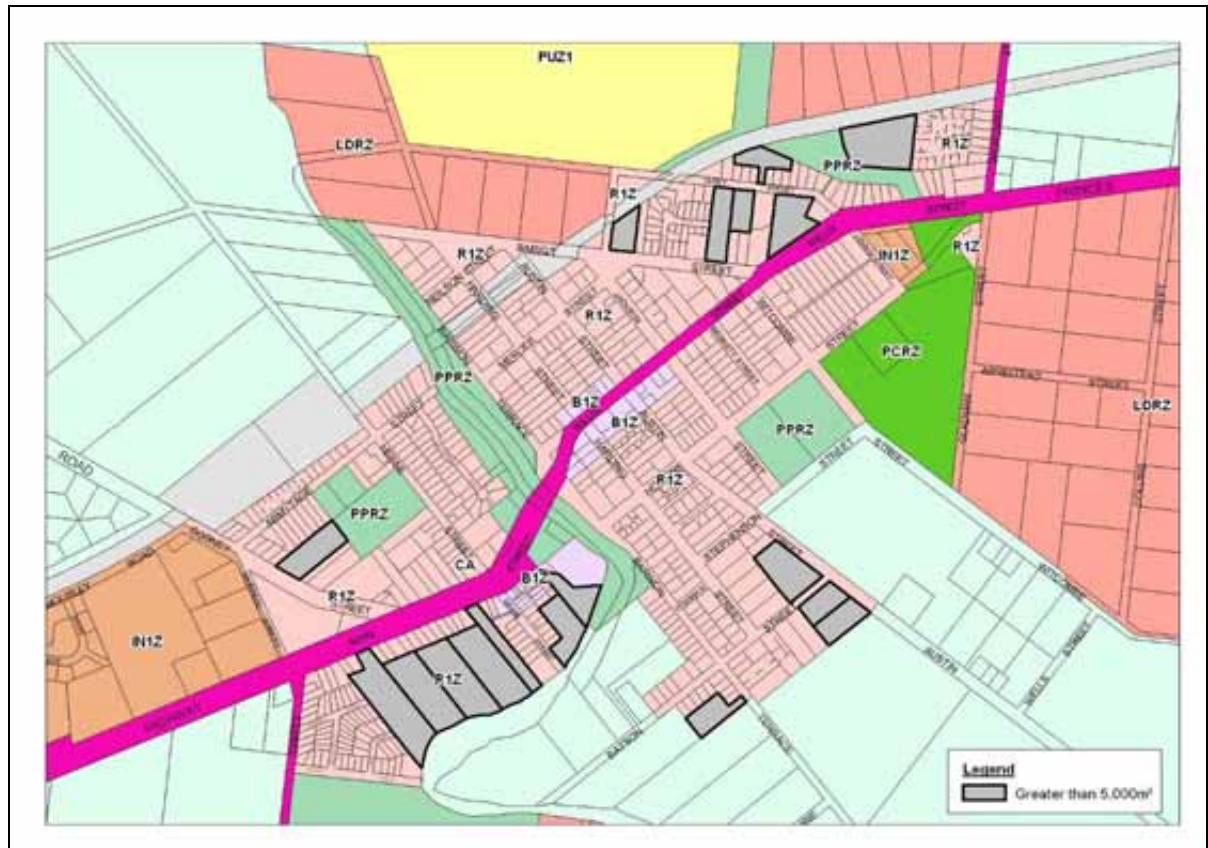
<sup>11</sup> 'Urban Development Program Report 2003', Department of Sustainability and Environment, page vi.

## CHAPTER 2

### Potential Supply – Residential 1 Zone

A total of 18 residential allotments in Winchelsea are larger than 5000sqm in area (refer to Map 2.3), 7 of which are vacant and 11 currently developed with a single dwelling. The subdivision potential of these lots is significant and considered in detail in Table 2.8.

#### Map 2.3: Residential Lots Over 5,000sqm – Winchelsea



Surf Coast Shire (2005)

A survey was sent to each of the owners of these parcels of land in order to ascertain the likelihood of subdivision. 10 of 16 landowners responded to the survey. Nine landowners indicated that they might consider developing their land within the next 20 years, with five indicating that they might consider subdividing in the next 5 to 10 years. Two of these five have since subdivided creating 34 new allotments. The total land area of the remaining three properties is approximately 81,200 m<sup>2</sup> and could potentially accommodate 81 new dwellings. It is unlikely however that all of this potential would be realised in the next 5 to 10 years. It is probably more prudent to anticipate that around 50% of the subdivision potential of all 15 properties listed in Table 2.8 would be realised within the next 10-20 years (based on landowner survey responses). This would result in approximately 100 new allotments.



**CHAPTER 2****Table 2.8: Subdivision Potential of Residential 1 Lots over 5,000sqm**

<b>Address</b>	<b>Size in sqm (approx.)</b>	<b>No. of potential lots based on 10 dwellings per hectare</b>	<b>Current use of land</b>
Worland Street	19,000 m <sup>2</sup>	19	Vacant
Willis Street	11,000 m <sup>2</sup>	11	Vacant
Olney Street	8,900 m <sup>2</sup>	9	One dwelling
Olney Street	6,000 m <sup>2</sup>	6	One dwelling
Olney Street	5,000 m <sup>2</sup>	5	One dwelling
Austin Street	12,000 m <sup>2</sup>	12	One dwelling
Main Street	7,500 m <sup>2</sup>	7	One dwelling
Palmer Street	9,400 m <sup>2</sup>	9	One dwelling
Main Street	7,900 m <sup>2</sup>	8	One dwelling
Main Street	52,000 m <sup>2</sup>	52	Vacant
Main Street	21,700 m <sup>2</sup>	22	One dwelling
Gosney Street	10,200 m <sup>2</sup>	10	Vacant
Barwon Terrace	6,800 m <sup>2</sup>	6	One dwelling
Batson Street	13,900 m <sup>2</sup>	13	One dwelling
Barkly Street	5,400 m <sup>2</sup>	5	One dwelling
<b>Total</b>	<b>196,700 m<sup>2</sup></b>	<b>194</b>	

Surf Coast Shire (2005)

Note: Adjoining allotments in the same ownership have been grouped together as a single parcel of land.



**CHAPTER 2**

The potential of allotments larger than 5,000sqm has been considered in detail on page 23. If all remaining lots over 1,000sqm in area, excluding the school site and hospital, were subdivided in two there is the potential for an additional 319 lots (339-20=319), assuming that all of these lots already contain one dwelling. It is extremely unlikely that subdivision on this scale would occur in the next 20 years and therefore in order to calculate potential future supply of land it is estimated that 10% of lots might be subdivided, resulting in 32 additional lots.

Table 2.9 estimates how many years potential supply of land in the Residential 1 Zone might exist based on a forecast demand of 25 new dwellings per year.

**Table 2.9: Existing & Potential Land Supply**

Type of lot	Potential no. of additional lots	No. years potential supply (approx.) based on demand for 25 new dwellings per year
Existing vacant land	121	5 years
Large lot subdivision (50% realisation)	100 lots	4 years
Small scale subdivision (10% realisation)	32 lots	1 year
<b>Total</b>	253 lots	10 years

Surf Coast Shire, 2004

Between 2003 and 2021, it is estimated that 450 additional dwellings will be required to cater for population growth (figure adjusted to take account of higher demand anticipated, ie. 25 new dwellings per year x 18 years). A potential supply of 253 allotments falls well short of forecast demand. Options for supplementing supply are discussed starting from page 27 'Additional Land Requirements'.

*Other Potential Supply Issues*

It is noted that a number of properties with subdivision potential are allotments with rear laneway access. Such laneways may provide opportunities for future access. Before any development is permitted however that relies on a laneway to provide sole access, a Development Plan should be prepared. The Development Plan should establish appropriate developer contributions for upgrading or widening of the laneway access, and consider elements such as pedestrian access and landscaping.

**Existing & Potential Supply - Low Density Residential Zone**

There are very few vacant allotments remaining that are zoned Low Density Residential (refer Table 2.10). It should also be noted that these remaining lots may not be currently available for purchase and may not become available for some time.

**Table 2.10: Vacant Land - Low Density Residential Estates**

Winchelsea - Low Density Residential Estates	Karngun / Richmond Lane Estate (est.)	Barkly Street Estate (est.)	Trebeck Court Estate (est.)	Collins Street Estate (est.)	<b>Total</b>
Number of vacant lots	5	1	2	6 <sup>^</sup>	13

Surf Coast Shire - Building Register (2005)

<sup>^</sup> Four lots held in one ownership

**CHAPTER 2**

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Opportunities for further subdivision of land within the Low Density Residential Estates to create additional lots is negligible pursuant to existing policy in the *Surf Coast Planning Scheme*.

The forecast requirement for rural residential land between 2003 and 2021 is estimated to be 90 allotments. The total land area required to supply 90 lots would be 45 hectares, based on two dwellings per hectare (assuming a lot size of 4000 square metres or one acre). Based on these figures there is less than three years supply.

As there is little capacity for existing rural residential estates in Winchelsea to accommodate demand for new housing prospective buyers may choose to settle in other nearby townships where the supply of rural residential land is more plentiful. It is recommended that Council facilitates the supply of land zoned Low Density Residential in the short term to avoid this situation. Options are discussed in more detail starting from page 29.

**Summary – Main Points**

- By 2021, it is estimated that 450 allotments will be required to accommodate new residential housing in Winchelsea. The land area required is approximately 45 hectares.
- There is a potential supply of 250 residential allotments for new housing utilising land that is already zoned Residential 1. This falls well short of the forecast demand to the year 2021.
- By 2021, it is estimated that 90 allotments (five per year) will be required to accommodate demand for rural residential housing in Winchelsea. The land area required is approximately 45 hectares.
- There is an existing shortage of allotments zoned for rural residential purposes, with less than 3 years' supply of land currently zoned Low Density Residential.

## CHAPTER 2

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### Additional Land Requirements

This section establishes how much extra land will need to be zoned for residential use, and when such land might be required. This land would be in addition to the potential supply of land already zoned for residential purposes discussed above. In determining future requirements it is important to consider the objectives of the State and Local Planning Policy Frameworks, which are set out in the *Surf Coast Planning Scheme*.

#### *State Planning Policy Framework (SPPF)*

Clause 14 in the SPPF sets directions for planning urban settlements and includes the following implementation measures relevant to planning for future residential growth in Winchelsea:

- *‘Planning authorities should plan to accommodate projected population growth over at least a 10 year period, taking account of opportunities for redevelopment and intensification of existing urban areas as well as the limits of land capability and natural hazards, environmental quality and the cost of providing infrastructure.*
- *Planning authorities should encourage consolidation of existing urban areas while respecting neighbourhood character.*
- *Planning authorities should encourage higher density and mixed use development near public transport routes.*
- *Planning authorities should facilitate the development of walkable neighbourhoods and precincts within an area.<sup>12</sup>*

Options for accommodating future growth must be considered in the context of these principles.

#### *Local Planning Policy Framework (LPPF)*

The LPPF consists of the Municipal Strategic Statement (MSS) and local planning policies. Clause 21.04 of the MSS outlines the strategic land use planning framework for the Surf Coast Shire. A priority of the MSS is to ensure that high quality agricultural land is protected from further subdivision in order to ensure the future viability of Surf Coast Shire’s agricultural economy<sup>13</sup>. A second key theme of the MSS is ‘*balancing development against the environmental qualities which provide the foundation for the Shire’s attractiveness as a place to live and work*’<sup>14</sup>. Clause 14.01-3 ‘Housing and Settlement’ includes the following key objective:

*‘To manage population growth in an environmentally sustainable manner and make effective use of physical and social infrastructure by identifying Torquay/Jan Juc and Winchelsea as growth nodes.’*

Winchelsea is considered in most detail in Clause 21.14 of the MSS, which sets out the current Winchelsea Strategy and contains the Winchelsea Framework Plan. Clause 21.14-2 considers population, housing and residential development. The Strategy comments that:

*‘The town has a substantial land area that can accommodate future growth without detracting from the town’s character or potential rural production. Such development can be accommodated within the existing reticulated water and sewerage systems, and the town also has a wide range of retail and community facilities which would support more intensive growth.’*

Objectives include:

*‘To maximise the efficient use of available land consistent with maintaining the rural character of the township.*

*To provide a diversity of lot sizes to accommodate a range of household sizes and types.’*

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<sup>12</sup> ‘Surf Coast Planning Scheme’, Clause 14.01-2, page 4 of 9

<sup>13</sup> *Ibid*

<sup>14</sup> ‘Surf Coast Planning Scheme’, Clause 14.01-3, page 6 of 9

**CHAPTER 2**

It is clear that the LPPF encourages population growth in Winchelsea. In terms of providing land to accommodate additional population, the LPPF objectives are consistent with the SPPF particularly with regard to maximising the efficient use of land and consolidation of townships whilst also ensuring that there is sufficient land available to meet demand for new housing in growth nodes.

The supply and demand analysis has shown that there appears to be a shortage of land zoned for conventional residential development and rural residential development. Table 2.11 summarises the land area required to accommodate forecast residential growth over five year periods, starting from 2003 (as this is the year for which the most recent population estimate is available).

**Table 2.11: Cumulative Land Requirements – Residential Growth**

	5 years 2003-2008	10 years 2013	15 years 2018	18 years 2021	20 years 2023
Residential 1 Zone <ul style="list-style-type: none"> <li>• 25 dwellings per year</li> <li>• 10 dwellings per hectare (1x1,000sqm)</li> </ul>	12.5 ha	25 ha	37.5 ha	45 ha	50 ha
Low Density Residential Zone <ul style="list-style-type: none"> <li>• 5 dwellings per year</li> <li>• 2 dwellings per hectare (1x5,000sqm)</li> </ul>	12.5 ha	25 ha	37.5 ha	45 ha	50 ha

Surf Coast Shire (2004)

**Residential 1 Zone**

Demand for new dwellings to 2021 is estimated to be 450 new dwellings (25 per year). Land required to accommodate 450 new dwellings is 45 hectares based on 10 dwellings per hectare. If there is a potential supply of approximately 250 lots (Table 2.9), it is estimated that an additional 200 lots will be required by 2021, or 20 hectares.

In order to comply with the SPPF, future growth should in the first instance be accommodated by consolidation of the existing township prior to rezoning additional land for residential development. Recent applications for subdivision indicate that consolidation is beginning to occur in Winchelsea. It is therefore important to follow an appropriate staging plan for the release of additional land so as not to reduce the incentive and opportunity for subdivision within the existing township.

It cannot be guaranteed however that any of the potential lots already zoned for residential purposes will be made available for development in the short term (the supply analysis assumes that it will take 20 years for all of them to become available). It is therefore recommended that Council supports requests in appropriate locations to rezone up to 15 hectares of land to Residential 1 in the short term and additional land as required in the medium to longer term.

**Low Density Residential Zone**

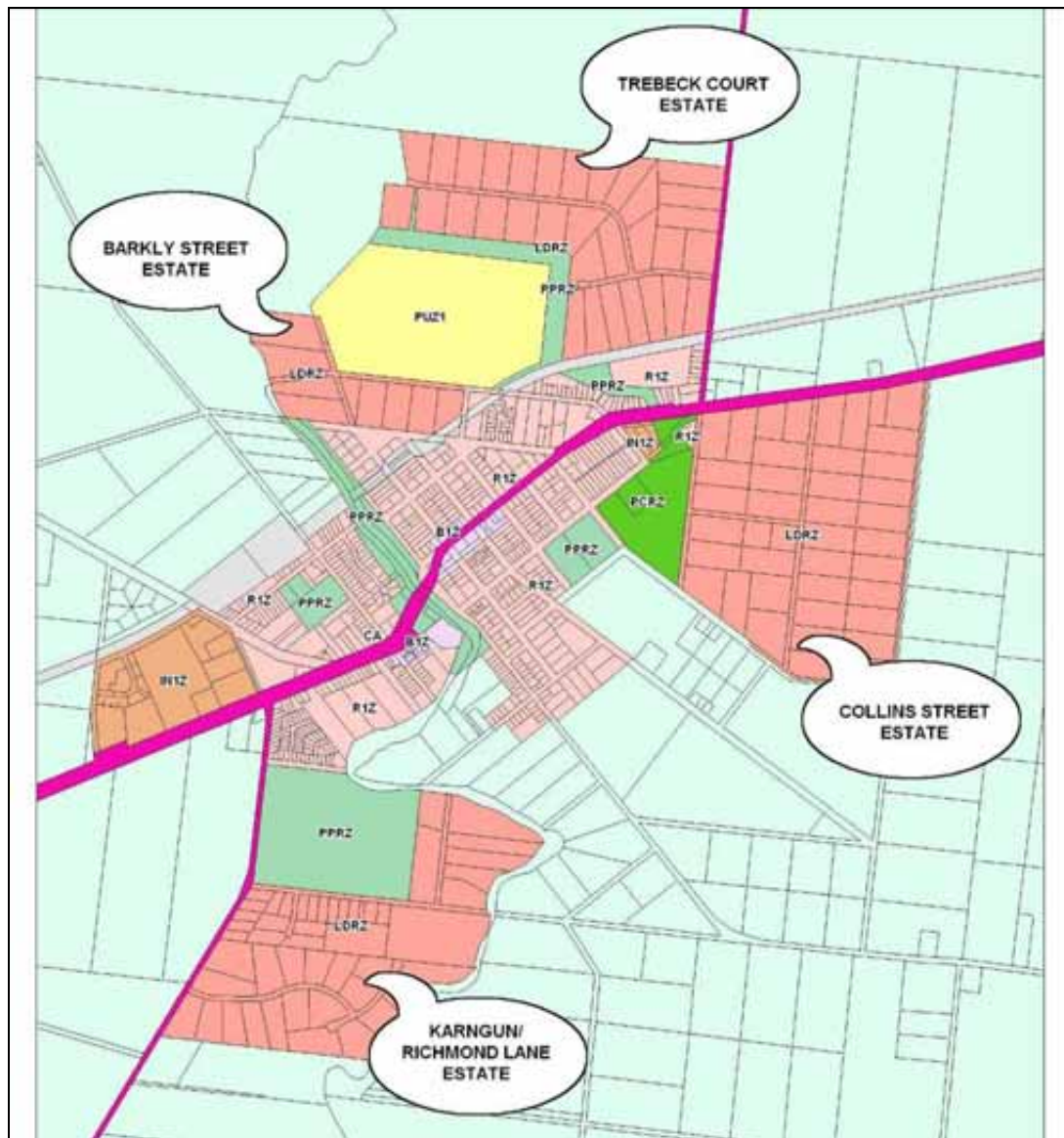
Two options are available in terms of providing additional low density residential land. The first option would be to allow higher densities than currently permitted in the existing Low Density Residential Estates. The second option would be to rezone additional land for low density residential purposes. Both options would require an amendment to the *Surf Coast Planning Scheme*. State Policy requires Council to consider the first option before looking to the second in order to promote urban consolidation and not urban sprawl.

**CHAPTER 2***Low Density Residential Land – Opportunities for higher densities*

The default minimum lot size in the Low Density Residential Zone is currently 0.4 hectare. This is a State set provision that cannot be reduced by local Councils, although it can be increased via local policy as is the case in most Winchelsea estates. Most of the Low Density Residential Estates in Winchelsea have minimum lot sizes of 1 or 2 hectares.

There are four existing Low Density Residential Estates in Winchelsea as shown on Map 2.5.

**Map 2.5: Winchelsea Low Density Residential Estates**



Surf Coast Shire (2005)

Clause 21.09 in the *Surf Coast Planning Scheme* sets minimum lots sizes for each of these estates as shown in Table 2.12.

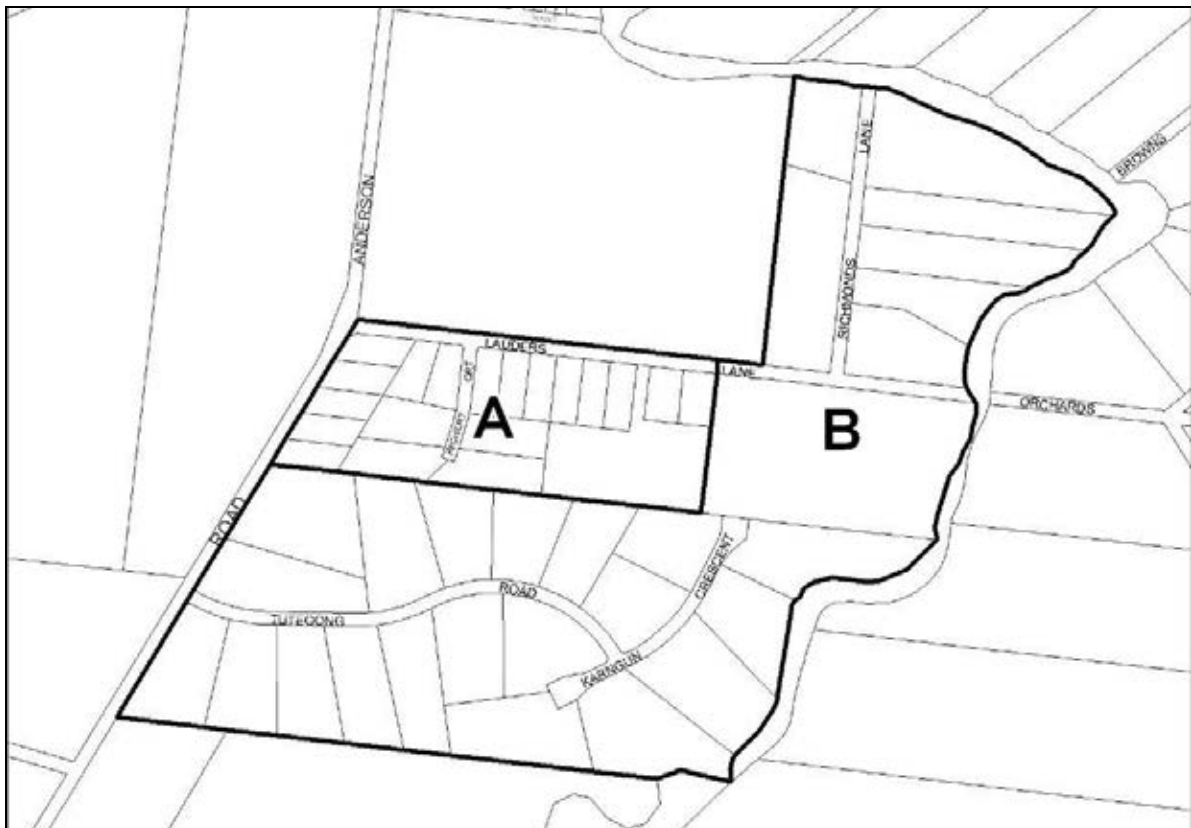
**CHAPTER 2****Table 2.12: Minimum Lot Sizes - Low Density Residential Zone**

Locality	Minimum lot size (ha)
Karngun / Richmond Lane Estate (Precinct A – refer to Map 2.6)	0.4
Karngun / Richmond Lane Estate (Precinct B – refer to Map 2.6)	1.0
Barkly Street Estate	2.0
Trebeck Court Estate (Inverleigh Road)	2.0
Collins Street Estate	2.0

Surf Coast Planning Scheme (2005)

*Karngun / Richmond Lane Estate (Quambatook Estate)*

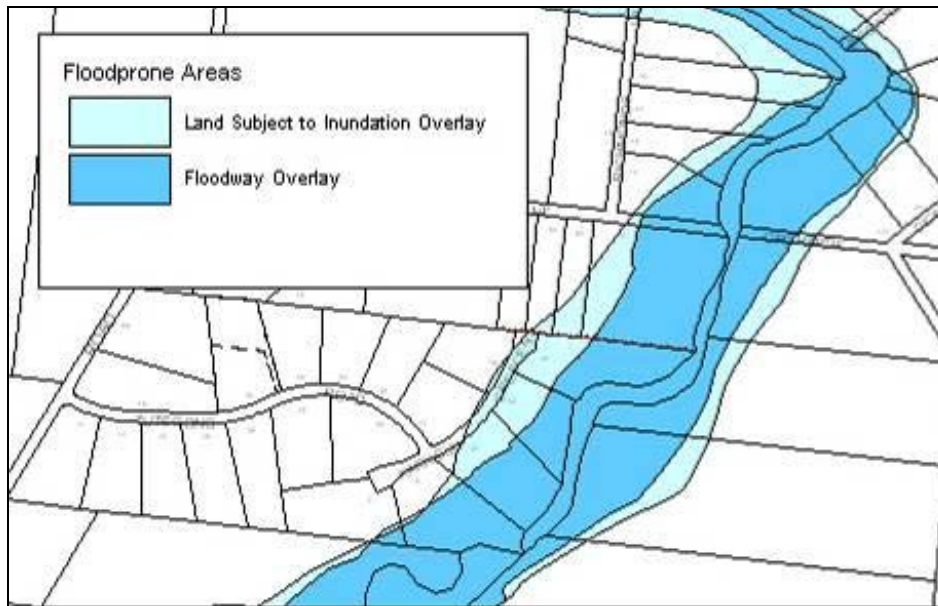
Precinct A in the Karngun / Richmond Lane Estate is the only Low Density Residential area in Winchelsea with a minimum lot size of 0.4 hectare. Precinct B has a minimum lot size of 1.0 hectare.

**Map 2.6: Karngun / Richmond Lane Estate Precincts**

Surf Coast Planning Scheme (2005)

There are a number of issues to explore in considering whether to allow further subdivision in Precinct B. The first is the fact that a large portion of the land is designated as floodprone (refer to Map 2.7). Further subdivision of land that is subject to flooding is not supported by the Corangamite Catchment Management Authority (the local floodplain authority for the Surf Coast Shire) or by local policy in the Surf Coast Planning Scheme (Clause 22.07).



**Map 2.7: Karngun / Richmond Lane Estate – Floodprone Areas**

Surf Coast Planning Scheme (2005)

The Shire's Project Engineer has advised that potential for flooding at 95 Winchelsea Deans Marsh Road and 15 Tutegong Drive also exists due to the natural drainage line through these properties (not identified through flood mapping). This drain provides one outfall for land on the west side of Winchelsea Deans Marsh Road. The Project Engineer recommended that:

- The potential for flooding of 95 Winchelsea Deans Marsh Road and 15 Tutegong Drive be further investigated with a possible restriction on further subdivision of these lots.
- Restrictions should be put on drainage of land west of Winchelsea Deans Marsh Road if it is considered further for future urban development.

Further investigations revealed that the natural drainage line through 95 Winchelsea Deans Marsh Road and 15 Tutegong Drive results in flows over Tutegong Road through 28 Tutegong Drive and into the adjoining Quambatook property. In times of high rainfall this run off then makes its way through to a wetland (approximately 10 hectares in area) on that property. The landowner, with some assistance from Land Care and other government departments, has spent considerable time and money restoring the wetland which is now home to many species of wild life and water birds, including ducks, waders, nesting swans and visiting broilgas. In recent years the landowner has recorded the presence of algae on occasion which he believes comes from pollutants in storm water run-off, including effluent from septic systems, from nearby properties in Tutegong Road. Further development on any of these sites and surrounding properties in times of high rainfall could lead to additional problems unless significant new drainage infrastructure was put in place to either retain wastewaters on site or filter run off prior to discharge into the drain. Similar problems are likely to arise from new development further along Tutegong Road as land in this region drains straight to the Barwon River. It is considered that the benefits to be obtained from further subdivision do not outweigh the significant risks posed to the Barwon River and Quambatook wetland.

The future development potential of land west of Winchelsea Deans Marsh Road is considered in more detail in the section on 'Potential Growth Areas' on page 29.

A second concern in the Karngun Estate is the ability of the land to adequately cope with additional effluent on site. Advice was sought from the Shire's Environmental Health Officer in relation to septic issues on lots under 1 hectare (refer to Appendix 1 for the full report).

The Health Officer comments:

**CHAPTER 2**

*'The Septic Tanks Code of Practice states that the feasibility of providing reticulated sewerage should be seriously considered for the development of individual lots and for subdivision proposals when residential development would result in allotments smaller than 10 000m<sup>2</sup> (1 hectare).*

*The Code also states that this area should not be seen as a minimum lot size, but as a risk threshold, that is there are significant risks associated with wastewater management on lots smaller than 10 000m<sup>2</sup> (1 hectare).*

*For any final decision to be made regarding a subdivision with allotments under 1 hectare an in-depth Land Capability Assessment must be submitted addressing all aspects of: -*

- *Code of Practice – Septic Tanks March 2003*
- *EPA Bulletin 746.1 March 2003 – LCA for on-site domestic wastewater management*
- *AS 1547:2000 – Onsite Domestic Wastewater Management'*

It is considered unfair to existing landowners to impose a requirement for reticulated sewerage in this Estate given that the majority of landowners are opposed to further subdivision (discussed further below). Thus on-site retention of effluent is the only option. Traditional septic systems generally require considerable space and good soil structure to work effectively in retaining waste on site. Given the heavy clay soils present in the Estate and the drainage issues raised above, once again it is considered that the benefits to be obtained from further subdivision do not outweigh the significant risks posed to the Barwon River and Quambatook wetland.

The draft WSP 2021 highlighted the importance of obtaining community opinion in relation to further subdivision in the Estate given the potential drainage and septic issues and the following statement in the Surf Coast Planning Scheme:

*'This estate has an existing lot range from 1.2 to 2.3 ha, however, resubdivision opportunities are limited having regard to the existing subdivision pattern and the siting of dwellings. General support would be needed from the landowners before any consideration would be given to increasing densities. It would also be necessary to demonstrate that treatment of effluent could be contained within each site and would not adversely affect the Barwon River.'*

Following public exhibition of the draft WSP 2021, 16 submissions were received which objected to any increase in density in the Karngun/Richmond Lane Estate (Tutegong Road area). One submission contained 55 signatures of people who objected to any increase in density. This submission asserted that of the 20 landowners in the Estate, 12 of them were opposed to further subdivision, and of the 15 lots in the area subject to review, 9 landowners were opposed to further subdivision. Residents raised a number of concerns including drainage and septic issues, and protecting the rural character of the area.

For all of the above reasons, it is recommended that Council retains minimum lot sizes of 0.4 hectare and 1 hectare for Precinct A and B respectively in the Karngun / Richmond Lane Estate. The Surf Coast Planning Scheme currently contains a local policy that sets these minimum lot sizes. A recent decision by the Victorian Civil and Administrative Tribunal (VCAT), refer *Dunkley v Surf Coast SC* [2004] VCAT 2212, has highlighted however that this local policy does not carry the same weight as introducing a minimum lot size in the schedule to the Low Density Residential Zone. It is therefore recommended that the schedule to the Low Density Residential Zone be amended to include these minimum lot sizes. Finally, it is recommended that the Estate be referred to henceforth as the Quambatook Estate in recognition of the name that the locals have given to the area.

#### *Barkly Street Estate & Trebeck Court Estate*

Both the Barkly Street Estate and Trebeck Court Estate have a minimum lot size of 2.0 hectares.

Barwon Water has advised that they would not support a change to the minimum lot size within a 400 metre buffer area around the existing Water Reclamation Plant (sewage treatment area). Map 2.9 shows the extent to which these Estates are affected by the 400 metre buffer. It is clear that no reduction in the minimum lot size is suitable for the majority of land in either of these Estates.

**CHAPTER 2**

Current Council policy restricts subdivision to 2 hectares in the Trebeck Court and Barkly Street Estates. Barwon Water would rather development occurred outside this buffer area but concede that where development must occur (eg. where land is already zoned for residential purposes) that the minimum lot size be restricted to 2 hectares. To ensure smaller lots are not created it is recommended that the schedule to the Low Density Residential Zone be amended to introduce a minimum lot size of 2 hectares for the Trebeck Court and Barkly Street Estates, as current local policy is not considered definitive by VCAT.

Barwon Water's plans to further investigate the capacity of the Water Reclamation Plant and other infrastructure is noted and Barwon Water has since advised verbally that investigations should be completed in August 2006. Extension of the plant, if required, is only possible in a north westerly direction due to the location of the railway line and existing low density residential estates abutting the plant to the north, east and south. In response to Barwon Water's request, it is recommended that Council amends the Municipal Strategic Statement in the *Surf Coast Planning Scheme* to identify land to the north west as a possible area for expansion of the Water Reclamation Plant. This land is currently in private ownership and is zoned Rural. It is also subject to an Environmental Significance Overlay, Land Subject to Inundation Overlay and Flood Overlay. Whilst Council is not in a position to reserve the site prior to Barwon Water carrying out relevant investigations (eg. through a Public Acquisition Overlay), Council will need to carefully consider any development application for the site to ensure that any proposed development does not prejudice the potential future use of the site by Barwon Water. The overlays applying to the land would suggest the land may in any case be unsuitable for such use, nevertheless, the option should remain open pending the appropriate investigation by Barwon Water. State policy (clause 14.01-2 of the *Surf Coast Planning Scheme*) directs that:

*'Planning authorities should facilitate the orderly development of developing urban areas through the preparation of structure plans. The plans should take into account the strategic and physical context of the location, provide for the development of sustainable and liveable urban areas in an integrated manner, facilitate the development of walkable neighbourhoods and facilitate the logical and efficient provision of infrastructure.'*

Concern was also raised by the Community Reference Group that intensification of development in the Trebeck Court Estate could detract from the visual amenity of the Barwon Park Mansion and should be discouraged for this reason.

**Map 2.9: 400 metre Buffer to the Winchelsea Water Reclamation Plant**



Surf Coast Shire & Barwon Water (2004)

**CHAPTER 2***Collins Street Estate*

The fourth rural residential area in Winchelsea is the Collins Street Estate. This Estate has a current minimum lot size of 2.0 hectares. Clause 21.09 in the *Surf Coast Planning Scheme* includes the following comments about the Collins Street area:

*'The area comprising a series of old Crown allotments of approximately 2 ha in size. The area is flat and poorly drained and has problems dealing with drainage and effluent disposal. No increase in densities will be supported.'*

In terms of effluent disposal the Shire's Environmental Health Officer advises that any reduction in lot size should be subject to the requirements previously outlined and that anyone wishing to subdivide land would need to demonstrate a capacity to treat and retain all effluent on site.

With regards to drainage, the Shire's Project Engineer advises that localised flooding occurs in this area and that existing infrastructure may not currently have the capacity to accommodate more intensive development. It is recommended that no change be made to the minimum lot size for the Collins Street Estate until further investigations have been undertaken in relation to possible future drainage requirements.

It is also noted in Chapter 3 (refer to page 64) that the Collins Street Estate contains environmental asset 023 (Red Gum Plains Grassy Woodland). Should further subdivision be considered for this area it would be important to ensure that this valuable asset was not affected.

To conclude, it would appear that there is negligible opportunity for further subdivision within the existing Low Density Residential Estates. In the longer term, and following additional investigations, it may be possible to further subdivide in the Collins Street Estate. It is therefore recommended that consideration be given to rezoning a minimum of 25 hectares of land elsewhere to accommodate demand for low density residential purposes in the short term. Potential growth areas are considered in more detail starting from page 35.

Summary – Main Points

- State Planning Policy requires planning authorities to plan to accommodate projected population growth over at least a 10 year period.
- Potential supply of existing Residential 1 zoned land falls short of the estimated demand to 2021 by approximately 200 lots.
- Potential supply of land zoned Low Density Residential is negligible. In order to facilitate the supply of land for low density residential living consideration should be given to rezoning a minimum of 25 hectares of land for this purpose in the short term.

**RECOMMENDATIONS**

6. Support requests in appropriate locations to rezone up to 15 hectares of land to Residential 1 in the short term.
7. Require the approval of a Development Plan prior to the consideration of any development that relies on a laneway as the sole access to any lot abutting the laneway.
8. Refer to the Karngun / Richmond Lane Estate in the Surf Coast Planning Scheme as the Quambatook Estate.
9. Amend the schedule to the Low Density Residential Zone to introduce a minimum lot size of 0.4 hectare for Precinct A and 1.0 hectare for Precinct B in the Quambatook Estate.
10. Amend the schedule to the Low Density Residential Zone to introduce a minimum lot size of 2.0 hectares for the Barkly Street and Trebeck Court Estates.

**CHAPTER 2**

11. Amend the Municipal Strategic Statement to identify land north west of the existing Water Reclamation Plant as a possible extension area for the Plant subject to further investigation by Barwon Water.
12. Work closely with Barwon Water to facilitate the logical and efficient provision of water and sewerage infrastructure in Winchelsea.
13. Investigate further the capacity of the Collins Street Estate to accommodate additional subdivision for low density residential purposes, subject to majority support from landowners within the Estate.
14. Rezone approximately 25 hectares of land to Low Density Residential in the short term to ensure a 10 year supply of low density residential land is available.

**POTENTIAL GROWTH AREAS**

The supply and demand analysis has established that there is a need to supply additional land for residential and low density residential development to accommodate growth to the year 2021. As part of the WSP 2021 it is therefore important to identify appropriate locations for future development.

Options available to accommodate these land requirements need to be considered in the context of a range of factors, including:

- State Planning Policy Framework (SPPF)
- Local Planning Policy Framework (LPPF)
- Potential for subdivision of existing land zoned Residential 1 or Low Density Residential
- Locational criteria for broadhectare options

This Chapter has already considered the first three points. This section will focus on possible locations for future residential growth.

**Residential 1 Zone**

The Winchelsea Strategy in the *Surf Coast Planning Scheme* states that:

*'Future population and residential growth will be encouraged in Winchelsea and will include infill development and longer term expansion into the south eastern corridor bounded by Witcombe Street and the Barwon River. The south eastern corridor [is] earmarked for long term fully serviced development and no subdivision or development should occur in this area which would compromise this strategy. Further residential development will not be supported to the north east of the highway or on or to the north of the ridgeline. Nor will further residential development be supported to the north west of the township beyond the existing town boundary.'*<sup>15</sup>

**Strategies**

*Protect existing rural vistas and ridgelines from further development, particularly where visible from the Princes Highway.*

*Plan for a fully serviced residential growth corridor to the south east of the town, on land between Witcombe Street and Barwon River.*

*Ensure that rural residential development does not impede potential expansion of conventional residential areas in particular within the south eastern corridor.'*<sup>16</sup>

An important task for the WSP 2021 is to determine whether the south eastern corridor is the most appropriate location for future residential growth. This is particularly so given that the *1992 Winchelsea Strategy Plan*, on which the above is based, did not provide a comprehensive assessment of possible sites.

<sup>15</sup> Surf Coast Planning Scheme, Clause 21.14-3, page 1 of 5

<sup>16</sup> Surf Coast Planning Scheme, Clause 21.14-3, page 2 of 5

## CHAPTER 2

None of the current local planning policies in the *Surf Coast Planning Scheme* are relevant to identifying suitable land to accommodate future residential growth in Winchelsea.

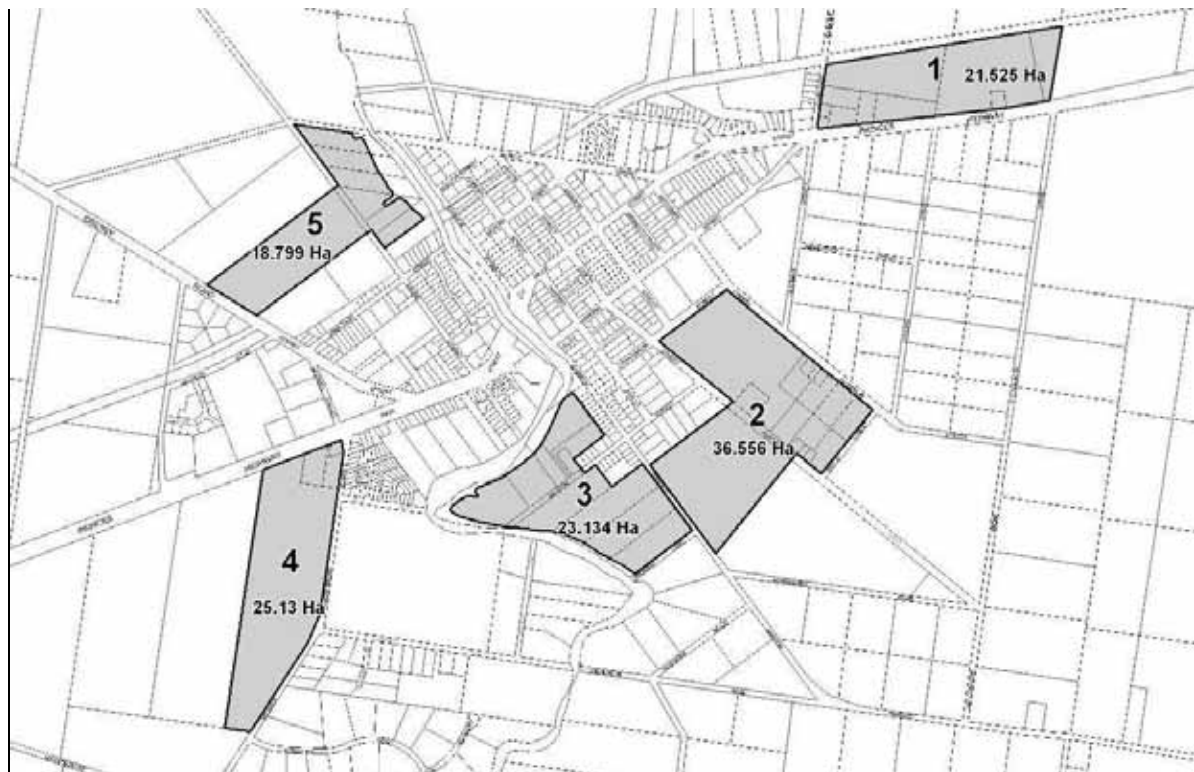
### *Locational Criteria*

The WSP 2021 investigates the residential development potential of five areas located on the fringe of the existing urban area of Winchelsea. Site areas have been chosen so that all land adjacent to existing conventional residential areas are examined, with boundaries determined primarily on the basis of land area and by existing roads or other physical features (such as the Barwon River or the railway). Site areas have been confined to parcels of land that either individually, or when grouped, result in sufficient land to accommodate the forecast 20 year demand, although it is acknowledged that some of this demand will be met through subdivision of existing residential areas. Consideration of sites that are not adjacent to existing residential land (ie. land zoned Residential 1) would not be consistent with the intent and objectives of the SPPF and the LPPF in terms of consolidating townships and making the most efficient use of physical and community infrastructure.

The five areas for investigation are shown on Map 2.10 and are described as follows:

- Area 1: North East Winchelsea (21.5 hectares)
- Area 2: South East Winchelsea (36.5 hectares)
- Area 3: South Winchelsea (23.0 hectares)
- Area 4: South West Winchelsea (25.0 hectares)
- Area 5: North West Winchelsea (19.0 hectares)

### **Map 2.10: Residential Investigation Areas – Winchelsea**



Surf Coast Shire (2005)

It is emphasised that site boundaries are not fixed and it may be that findings of the assessments result in all, part or none of a site being recommended as a suitable location for future residential development. It is also recognised that it will be critical to consult with relevant landowners should a site, or part thereof, be further considered for future residential development.

**CHAPTER 2**

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Each site has been examined with regard to the locational criteria set out below and the objectives and other parameters identified in the SPPF and LPPF.

1. Agricultural quality of land
2. Flood propensity
3. Wildfire risk
4. Slope
5. Incidence of salinity
6. Heritage values
7. Land area
8. Tenure
9. Existing use of land
10. Relationship of the site to Winchelsea township (including access to community services and facilities)
11. Infrastructure: cost and availability (water, sewerage, drainage, transport, power)
12. Environmental assets
13. Scenic landscape values
14. Amenity of the site and surrounds / compatibility with adjacent land uses

In terms of the first two criteria, any allotment or part of an allotment with the following attributes was eliminated from the study areas.

1. Any land classified as having 'Very High' or 'High' agricultural quality as the Surf Coast Shire Council is committed to preserving high quality agricultural land for rural pursuits. (Classifications determined by RG Ashby & Co P/L and recorded in the *Surf Coast Shire Rural Land Use Strategy 1997*)
2. Any land identified as flood-prone and affected by the Floodway Overlay or Land Subject to Inundation Overlay in the *Surf Coast Planning Scheme*.

With regard to the next four criteria, site assessments revealed that:

3. None of the investigation sites were identified as high risk when the review of wildfire management areas took place in 2003.
4. None of the investigation sites were identified as salinity discharge locations as part of the DSE salinity mapping project.
5. None of the investigation sites have slopes considered sufficiently steep to inhibit future residential development.
6. The WSP 2021 has not been allocated funding to undertake detailed post European heritage assessments or aboriginal archaeological surveys for the investigation sites. These assessments will be required as part of any application to rezone land for future residential development.

Individual site assessments against the remaining eight criteria are discussed in detail in Appendix 2. A brief summary of each assessment appears below.

**CHAPTER 2**

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**Site 1 – North East Winchelsea**

Site 1 is located to the north east of the Winchelsea township between the Princes Highway and the railway line. Land to the north and east is zoned Rural as is the subject site. Land to the south on the other side of the Highway is zoned Low Density Residential and land to the west is zoned Residential 1.

The primary benefits of Site 1 include its proximity to Geelong and the existing lot pattern. Site 1 comprises many smaller lots, few of which are used primarily for agricultural purposes. The development of these lots for additional housing would therefore be unlikely to have a significant impact on the agricultural economy of Winchelsea.

Of concern in regards to Site 1 however, is that it would constitute extending a ribbon of residential development along the Princes Highway with no opportunity to accommodate future development to the north. Other concerns in relation to development of Site 1 for residential housing include drainage and residential amenity. In terms of connection to mains sewerage, Site 1 is Barwon Water's last preference of all the investigation sites.

The Community Reference Group also expressed a preference to maintain a "rural feel" at the entrance to the township and to limit intense development in this area.

The Site could present an option for low density residential development given that is located opposite the existing Collins Street Estate and could provide a matching interface. This option is investigated in more detail starting from page 42.

*Recommendation*

- Limit further conventional residential development on Site 1.
- Investigate further Site 1 as one option for possible future low density residential development (refer to page 42).

**Site 2: South East Winchelsea**

Site 2 is located to the south east of the Winchelsea township, between Witcombe Street, Barwon Terrace and Wells Street. Land to the north west is zoned Residential 1. Land to the north east is zoned Low Density Residential and land to the south is zoned Rural, as is the subject site.

A range of benefits and limitations are associated with further development of Site 2. The Site comprises two large allotments adjacent to the existing urban area, for which it could be relatively easy from a technical perspective to coordinate and stage future residential development (subject to landowner interest). Further away from the township the Site consists of a number of smaller individually owned allotments, many already used for residential purposes, which may not have a great deal of additional capacity to cater for additional residential development. If residential development is considered appropriate however for the larger allotments it would make sense to rezone these smaller lots to reflect their existing use and location in the potential residential growth corridor.

The Site is relatively distant from major services and facilities located on the west side of the Barwon River, however it is close to a number of major sporting facilities on the east side of the River and the Winchelsea Common.

Site 2 is Barwon Water's 4<sup>th</sup> preference in relation to sewer connection, however they have suggested that the northern area of Site 2, closest to existing residential development, might be an option as it could be commanded by the existing gravity system.

It is also noted that a small portion of the site was formerly used as a night soil depot. It is recommended that an Environmental Audit Overlay be applied to this area and appropriate investigations and works (if required) undertaken prior to development of the land for residential purposes.



## CHAPTER 2

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The Community Reference Group suggests that if residential development is considered for this area, there may also be a need for a convenience store in the region. It is noted that in the Residential 1 Zone a convenience store is an allowable use subject to a planning permit.

### *Recommendation*

- Consider Site 2, in particular the northern section closest to the existing township, as one option for future residential development.
- Apply an Environmental Audit Overlay to that portion of Site 2 which was formerly used as a night soil depot.

### **Site 3: South Winchelsea**

Site 3 is located to the south of the Winchelsea township, east of the Barwon River, and is bounded by Barwon Terrace and Browns Lane. The western edge of Site 3 abuts the Barwon River. Land to the north and west is zoned Residential 1. Land to the south and east is zoned Rural, as is the subject site.

Site 3 has relatively few constraints and based on the assessment criteria appears very suitable for more intense residential development. The area has good amenity and could present a number of opportunities in terms of improving public open space access along the Barwon River, improved environmental management of the River environs and from an infrastructure perspective would be one of the most cost effective and efficient sites to service.

The major constraints associated with Site 3 include the number of landowners, the existing lot layout and the area of land subject to inundation alongside the Barwon River. This land would be excluded from residential development opportunities however there could be an opportunity to add this land to the town's public open space network.

The Site is relatively distant from major services and facilities located on the west side of the Barwon River, although this would not be an issue if a pedestrian bridge was to be constructed across the Barwon River to Hesse Street. The Site is relatively close to a number of major sporting facilities on the east side of the River and the Winchelsea Common.

Site 3 is Barwon Water's 2<sup>nd</sup> preference for future development in relation to sewer connection, preferably starting in the northern area.

The Community Reference Group also emphasise the amenity benefits of this location but do raise heritage issues and topographical issues that would need to be further investigated should Site 3 be considered for more intense residential development.

### *Recommendation*

- Consider Site 3, in particular the northern section closest to the existing township, as one option for future residential development.
- Investigate options for the construction of a pedestrian bridge over the Barwon River at Hesse Street to provide pedestrian access between residential growth areas and the town centre.

### **Site 4: South West Winchelsea**

Site 4 is located to the south west of the Winchelsea township and abuts the Princes Highway and Anderson Street (Winchelsea Deans Marsh Road). Land to the north, across the Princes Highway, is zoned Industrial. Land to the west and south is zoned Rural, as is the subject site, and land to the east is zoned Low Density Residential.

## CHAPTER 2

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Site 4 has the fewest number of constraints in terms of the assessment criteria for residential development, however some of the constraints identified are considered to be fairly significant. Locating conventional residential development adjacent to industrial activities is not considered appropriate for health, safety and amenity reasons. Whilst the land accommodating the industrial activities could also be zoned Residential 1 there is no guarantee that the use of the land would change to residential for many years given that the current industrial activities would retain existing use rights. A sizeable buffer would need to be put in place which would create management problems and is likely to inhibit the future development of housing in the north eastern corner.

Development of Site 4 for conventional residential development would also constitute extending a ribbon of intense housing development along the Princes Highway. Given that there is industrial development to the north of the Site across the Highway and in the north eastern corner of the Site itself, development would not really impact upon the urban edge of the township. Low density residential development might present an appropriate interface in this area.

It is acknowledged however, that Site 4 has considerable opportunities and is located in a good position in terms of access to major services and facilities. It may be that whilst Site 4 is not suitable for conventional residential development it may be suited to low density residential type development which by its nature would produce large buffer areas.

Site 4 is Barwon Water's 3<sup>rd</sup> preference for future development in relation to sewer connection.

### *Recommendation*

- Limit further conventional residential development on Site 4.
- Investigate further Site 4 as one option for possible future low density residential development (refer to page 42).

### **Site 5: North West Winchelsea**

Site 5 is located to the north west of the Winchelsea township and is adjacent to the railway station. Land to the west and north is zoned Rural as is the subject site. Land to the south is zoned Industrial and land to the east is zoned Residential 1.

The primary benefits associated with Site 5 relate to infrastructure provision as development of the site for residential use would be relatively cost efficient. The Site is Barwon Water's 1<sup>st</sup> preference with regards to sewer connection, however requires that any development would need to be at least 400 metres from the Water Reclamation Plant (sewage treatment area) located to the north east of Site 5. Proximity of Site 5 to this Plant not only poses potential odour problems but the required 400 metre buffer would also exclude a considerable part of the Site from further development.

Other constraints associated with Site 5 include its location on the north side of the railway line and west of the Barwon River in an area that is currently quite isolated from the rest of the township. Further residential development on Site 5 would require installation of pedestrian crossings on the railway line and from a safety perspective it may therefore not be desirable to located significant numbers of additional people in this area. The increase in volume of vehicles is also likely to require the existing crossing to be upgraded to a boom gate crossing. It is noted that there would be a minimum 10 year wait to upgrade the crossing.

The Community Reference Group note that the Site is close to facilities and possible employment locations however also raise topographical and amenity concerns. The CRG were also concerned to ensure that any development in this area would not inhibit the possible construction of a future bypass around Winchelsea.

### *Recommendation*

- Limit further residential development on Site 5.
- Retain the Rural Zone for allotments within Site 5.

**CHAPTER 2**

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It is also recommended that an Outline Development Plan be prepared for land proposed for future residential development in order to maximise the efficient supply of infrastructure and to ensure an appropriate staging plan for development.

**Summary – Main Points**

- Sites 2 and 3 to the south east of Winchelsea are assessed as the most suitable options for accommodating future conventional residential development.
- Sites 1 and 4 might be suitable options for future low density residential development.
- Site 5 is considered to be unsuitable for more intense residential development.

**RECOMMENDATIONS**

15. Liaise with the owners of land where future residential development might be considered.
16. Direct future residential growth to the south east of Winchelsea.
17. Support requests to rezone land at either Site 2 'South East Winchelsea' or Site 3 'South Winchelsea' or a mix of both, for the purpose of residential subdivision and development to cater for population growth to the year 2021. To ensure efficient infrastructure servicing, land adjacent to the existing residential areas should be rezoned prior to land further removed from the township.
18. Apply an Environmental Audit Overlay to that portion of Site 2 which was formerly used as a night soil depot.
19. As part of any future rezoning application, prepare an Outline Development Plan for land proposed for future residential development in order to maximise the efficient supply of infrastructure and to ensure an appropriate staging plan for development.
20. Investigate options for the construction of a pedestrian bridge over the Barwon River at Hesse Street to provide pedestrian access between residential growth areas and the town centre.

## CHAPTER 2

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### ***Low Density Residential Zone***

In considering possible locations for future low density residential development some further criteria need to be considered.

As noted earlier, Clause 16.03-2 of the State Planning Policy Framework (SPPF) in the *Surf Coast Planning Scheme* states that:

*‘Land should only be zoned for rural living or rural residential development where it:*

- *Is located close to existing towns and urban centres, but not in areas that will be required for fully serviced urban development*
- *Can be supplied with electricity and water and good quality road access.*

*Land should not be zoned for rural living or rural residential development if it will encroach on high quality productive agricultural land or adversely impact on waterways or other natural resources.”*

Clause 21.09 ‘Rural Residential Strategy’ in the *Surf Coast Planning Scheme* sets further parameters for locating future low density residential development around Winchelsea. It is stated that no low density residential rezonings will be supported which would close off the long term future urban growth corridor. This appears to be contradictory to the existing Winchelsea Framework Plan which designates land to the south east of the township as ‘Rural Residential Investigation Area’. Following the analysis of suitable sites for future urban growth in this document and the recommendation that Sites 2 and 3 be considered as options, it is not considered appropriate to consider rezoning land to the south east of Winchelsea to Low Density Residential.

The other area of land earmarked for Rural Residential Investigation is east of the existing Collins Street Estate. Locating future rural residential development in this area would also conflict with existing policy as it is remote from the town centre and would place new development on sloping land rising up to a ridge, which is generally discouraged from a visual landscape perspective.

The current Winchelsea Strategy opposes further development anywhere outside of these two investigation areas. Given the clear demand for further low density residential housing however, it is recommended that alternative locations be considered.

Two alternative locations have been identified through the assessment of sites above. These are Sites 1 and 4 as shown on Map 2.10. Refer to pages 36-41 for a summary of the opportunities and constraints associated with each of these sites (Appendix 2 provides a detailed analysis of each site).

It is recommended on page 35 that approximately 25 hectares of land should be rezoned for low density residential development in the short term. In terms of land area, both Site 1 and 4 would meet this need. Rezoning of both sites however is not required. In terms of establishing a preferred option, reference is made again to the principles in the SPPF and LPPF. Table 2.13 compares the two sites against these principles.

**CHAPTER 2****Table 2.13: Low Density Residential Development Principles**

Principle	Site 1 – North East Winchelsea	Site 4 – South West Winchelsea
Close to existing urban centres.	Further away from major services, facilities and sporting reserves.	Close to the Main Street shops, school, hospital, railway station and other services and facilities.
Must not be in an urban growth corridor.	No	No
Can be supplied with appropriate infrastructure.	Yes Note: less preferred by Barwon Water.	Yes Note: more preferred by Barwon Water.
Must not encroach on high quality productive agricultural land.	No	No
Must not adversely impact on waterways or other natural resources.	No Note: Grasslands of regional significance recorded to the north east of the site area in the railway reserve (Asset 16).	No
Must meet the requirements of Ministerial Direction No. 6.	Detailed report would be required as part of any rezoning application.	Detailed report would be required as part of any rezoning application.

The analysis of the two sites presented in Table 2.13, leads to a preference for Site 4 and it is recommended that Site 4 be considered as the preferred location for short term low density residential development. It is again recommended that an Outline Development Plan be prepared for the Site as part of any rezoning application to maximise the efficient supply of infrastructure and to ensure an appropriate staging plan for development.

In response to public exhibition of the draft WSP 2021, further consideration was given to drainage of Site 4. The Shire's Project Engineer identified the following constraints:

- Restriction of outfall for stormwater drainage due to lack of an underground system.
- Lack of suitable sites for treatment of stormwater runoff prior to discharge to the natural environment.
- Increase in cost of service installation due to rock.

The landowner suggested that best practice urban stormwater design could be incorporated as part of any future subdivision and has also noted the potential opportunity to direct discharge to a storage tank at the Golf Club for use on the greens coupled with the provision of wetlands within Area 4 to treat runoff. These are all positive ideas that will need to be further explored as part of any application to rezone Area 4. It is also recommended that best practice urban stormwater design be a mandatory requirement for any future subdivision.

To ensure land in Area 4 is utilised most efficiently the size of allotments should be no larger than 0.4 hectare. The Septic Tanks Code of Practice requires serious consideration to be given to the feasibility of providing reticulated sewerage where lots of less than 1 hectare are proposed. Land capability studies for Area 4 will need to demonstrate that lots are capable of treating effluent on site, and if not reticulated sewerage will be a mandatory requirement.

**CHAPTER 2**

Rezoning of Area 4 would supply close to 25 hectares, or a ten year supply of land for low density residential purposes, whilst infill development has the capacity to accommodate very little future demand. Clause 14.01-2 of the State Planning Policy Framework states that *'planning authorities should plan to accommodate projected population growth over at least a 10 year period, taking account of opportunities for redevelopment and intensification of existing urban areas as well as the limits of land capability and natural hazards, environmental quality and the costs of providing infrastructure'*.

Whilst it is likely that Area 4 will meet requirements in the short term (eg. 5-10 years), it is clear that Council will soon need to start investigating options for the provision of additional low density residential land to accommodate demand in the medium and longer term. Both Area 1 and land adjacent to Area 4 could provide the opportunity for future low density residential development subject to further investigation.

Summary – Main Points

- Options for future low density residential development identified in the existing Winchelsea Strategy are considered inappropriate given the current policy context.
- Residential Investigation Sites 1 and 4 might be suitable options for future low density residential development.

**RECOMMENDATIONS**

21. Support requests to rezone land at Site 4 'South West Winchelsea' for the purpose of low density residential development (0.4 hectare/1 acre). If a land capability assessment for Area 4 cannot demonstrate that lots will be capable of treating effluent on site, reticulated sewerage will be a mandatory requirement.
22. Require best practice urban stormwater design as a mandatory requirement for any future subdivision of Area 4.
23. As part of any future rezoning application, require the developer to submit an Outline Development Plan for Site 4 in order to maximise the efficient supply of infrastructure and to ensure an appropriate staging plan for development.
24. Identify Area 1 as an option for future low density residential development to accommodate demand in the medium to long term.
25. Identify land west of Area 4 as an option for future low density residential development to accommodate demand in the medium to long term.

### SUMMARY OF CHAPTER 2 RECOMMENDATIONS

1. Encourage developers to provide a range of smaller homes and lot sizes as part of any future subdivision in Winchelsea.
2. Facilitate the provision of housing for older persons in Winchelsea.
3. Develop policies that will attract younger families to Winchelsea in order to foster community and local economic prosperity.
4. Ensure that sufficient land is zoned Residential 1 to cater for a minimum of 25 new dwellings per year.
5. Facilitate the provision of land to meet the projected demand for low density residential development (at a rate of 5 dwellings per annum) to the extent that this can be achieved within defined parameters.
6. Support requests in appropriate locations to rezone up to 15 hectares of land to Residential 1 in the short term.
7. Require the approval of a Development Plan prior to the consideration of any development that relies on a laneway as the sole access to any lot abutting the laneway.
8. Refer to the Karngun / Richmond Lane Estate in the Surf Coast Planning Scheme as the Quambatook Estate.
9. Amend the schedule to the Low Density Residential Zone to introduce a minimum lot size of 0.4 hectare for Precinct A and 1.0 hectare for Precinct B in the Quambatook Estate.
10. Amend the schedule to the Low Density Residential Zone to introduce a minimum lot size of 2.0 hectares for the Barkly Street and Trebeck Court Estates.
11. Amend the Municipal Strategic Statement to identify land north west of the existing Water Reclamation Plant as a possible extension area for the Plant subject to further investigation by Barwon Water.
12. Work closely with Barwon Water to facilitate the logical and efficient provision of water and sewerage infrastructure in Winchelsea.
13. Investigate further the capacity of the Collins Street Estate to accommodate additional subdivision for low density residential purposes, subject to majority support from landowners within the Estate.
14. Rezone approximately 25 hectares of land to Low Density Residential in the short term to ensure a 10 year supply of low density residential land is available.
15. Liaise with the owners of land where future residential development might be considered.
16. Direct future residential growth to the south east of Winchelsea.
17. Support requests to rezone land at either Site 2 'South East Winchelsea' or Site 3 'South Winchelsea' or a mix of both, for the purpose of residential subdivision and development to cater for population growth to the year 2021. To ensure efficient infrastructure servicing, land adjacent to the existing residential areas should be rezoned prior to land further removed from the township.
18. Apply an Environmental Audit Overlay to that portion of Site 2 which was formerly used as a night soil depot.

**CHAPTER 2**

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19. As part of any future rezoning application, prepare an Outline Development Plan for land proposed for future residential development in order to maximise the efficient supply of infrastructure and to ensure an appropriate staging plan for development.
20. Investigate options for the construction of a pedestrian bridge over the Barwon River at Hesse Street to provide pedestrian access between residential growth areas and the town centre.
21. Support requests to rezone land at Site 4 'South West Winchelsea' for the purpose of low density residential development (0.4 hectare/1 acre). If a land capability assessment for Area 4 cannot demonstrate that lots will be capable of treating effluent on site, reticulated sewerage will be a mandatory requirement.
22. Require best practice urban stormwater design as a mandatory requirement for any future subdivision of Area 4.
23. As part of any future rezoning application, require the developer to submit an Outline Development Plan for Site 4 in order to maximise the efficient supply of infrastructure and to ensure an appropriate staging plan for development.
24. Identify Area 1 as an option for future low density residential development to accommodate demand in the medium to long term.
25. Identify land west of Area 4 as an option for future low density residential development to accommodate demand in the medium to long term.



### 3. ENVIRONMENTAL ASSETS & LANDSCAPE VALUES

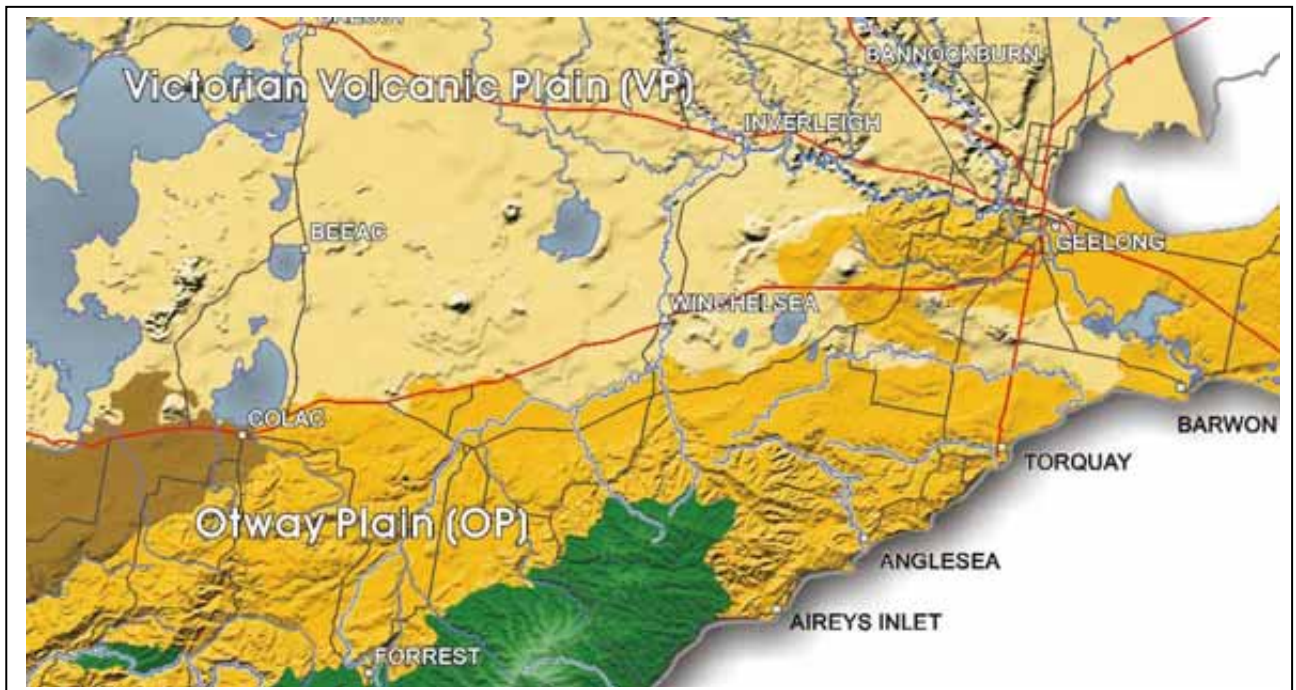
#### ENVIRONMENTAL ASSETS

##### CONTEXT

In 1997, the State Government of Victoria produced *Victoria's Biodiversity: Directions in Management*. This document was one of three that comprised the Victorian strategy for conserving and maintaining biodiversity. The document presents a biogeographical region (bioregion) approach to planning and management of biodiversity. Each bioregion captures the patterns of ecological characteristics in the landscape or seascape, providing a natural framework for recognising and responding to biodiversity values.

On a bio-regional scale, the Surf Coast Shire takes in the Victorian Volcanic Plain (VVP), Otway Plain (OP) and Otway Ranges (OR). The study area of Winchelsea is predominantly characterised by Victorian Volcanic Plain, with a small portion of Otway Plain to the south and south west (refer to Map 3.1). The VVP extends from Melbourne, west to Portland, south to Colac and north to Beaufort. The plains are flat to undulating and characterised by vast open areas of grasslands, small patches of open woodland, stony rises denoting old lava flows, old volcano peaks, and scattered large shallow lakes. The vegetation types found in the VVP include grasslands, woodlands, shrublands, riparian vegetation and wetlands. The bioregion supports a wide variety of reptiles, birds of prey and waterbirds and a few mammal species. Some fauna species such as the Corangamite Water Skink, are endemic to the bioregion. Although the VVP is the Corangamite Catchment Region's largest bioregion, its current native vegetation extent is the lowest (3.5%). Almost two-thirds (60.1%) of remnant vegetation within the VVP is endangered with 34.3% also classified as vulnerable. Only a few small public conservation reserves contain examples of remnant vegetation communities. The VVP has almost three-quarters (74.5%) of its remnant vegetation cover on private land. Therefore, protecting and managing existing native vegetation on private land is vitally important for flora and fauna conservation. The challenge of identifying and protecting environmental assets is heightened by the fact that the VVP is largely private land almost entirely used for agriculture and supporting some of the most productive grazing country in Australia.

**Map 3.1: Bioregions of the Corangamite Catchment Management Authority Region**

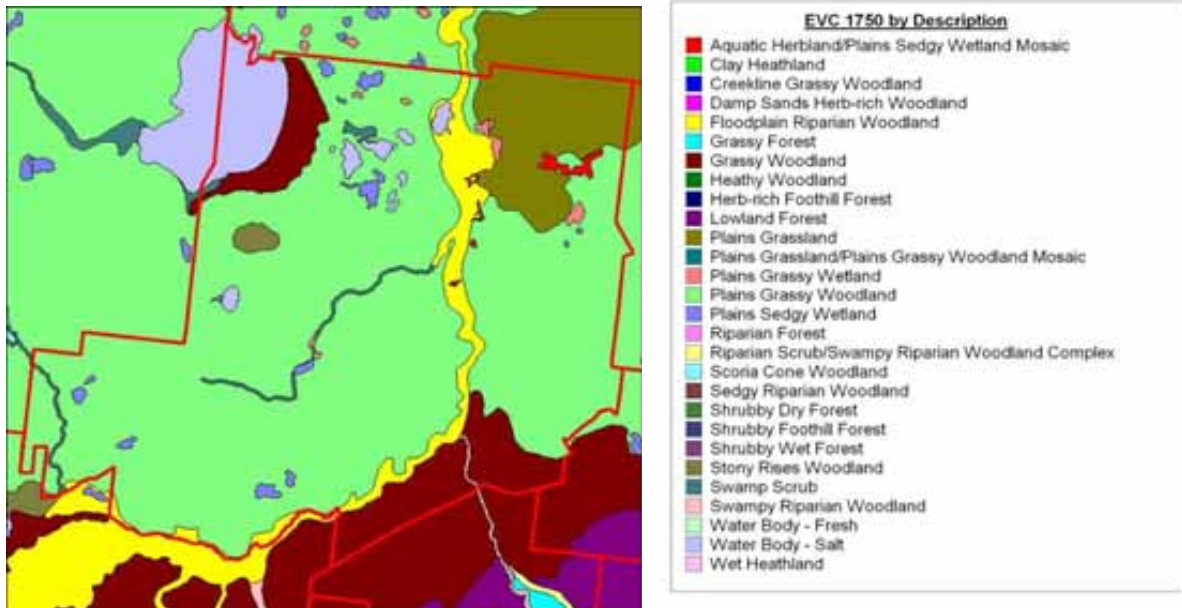


Corangamite Native Vegetation Plan (2004)

**CHAPTER 3**

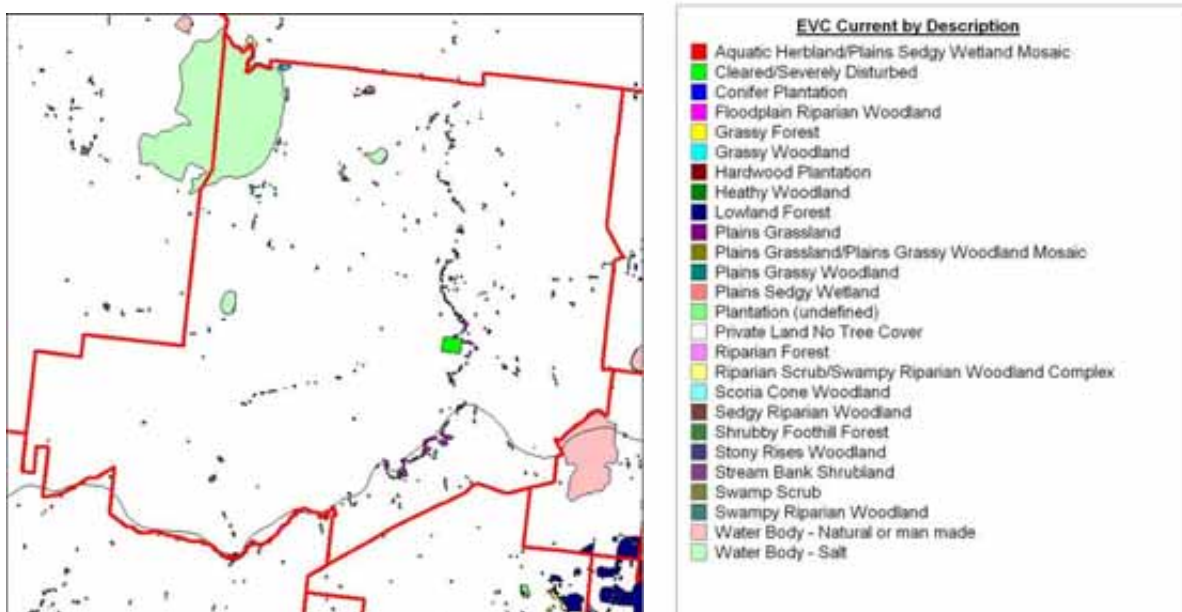
The State Government has also completed an assessment of native vegetation on a regional scale. The assessment included desktop mapping and modelling of the distribution of Ecological Vegetation Classes (EVC's) pre 1750 and in 2004. The mapping has allowed assumptions to be made about the extent of loss of EVC's over time. This data has been used to assign a conservation status for each EVC, based on present distribution within each catchment management region in Victoria. The EVC's that are a priority for protection within the Corangamite Catchment Management Authority (CCMA) Region are those which are no longer well represented throughout the region. Maps 3.2 and 3.3 show EVC mapping pre 1750 and in 2004 for the Winchelsea study area. It is evident that most of the vegetation in the Winchelsea region has been cleared as a result of white settlement.

**Map 3.2: EVC Map Winchelsea Region - Pre 1750**



DSE (1997)

**Map 3.3: EVC Map Winchelsea Region – 2004**



DSE (2004)

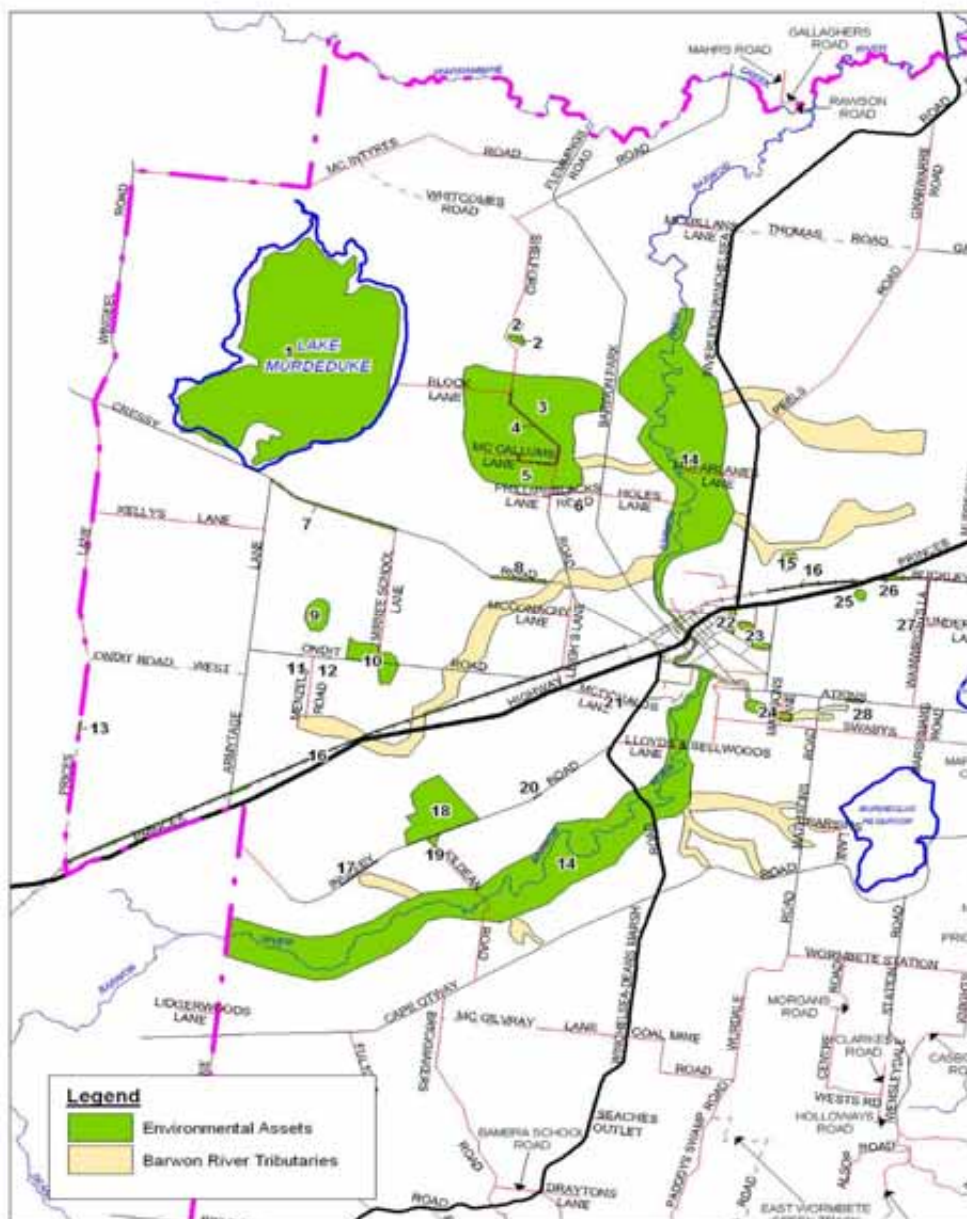
## CHAPTER 3

### PROFILE

The township of Winchelsea is surrounded by private land that is predominantly used for agricultural pursuits such as grazing, intensive animal husbandry, cropping and timber production. The key land management issues of the area include: pest plants and animals, loss of biodiversity, salinity, water quality, eutrofication and erosion. Environmental assets include native flora and fauna, rivers, creeks and wetlands.

An assessment of the environmental assets of the Winchelsea study area was undertaken in March 2004 (Tregove, 2004). The assessment method involved identifying, mapping and describing the location, type and conservation significance of remnant (original) native vegetation, wetlands and other environmental assets in the study area (refer to Map 3.4). It should be noted that the collection of data on private land is limited by the ability to access all sites. As such, it is feasible that not all assets have been captured at this time.

**Map 3.4 Study area with assets mapped (001 to 0028).**



M Tregove (2004) – Contact Surf Coast Shire Council to view an A1 size copy of this map.

**CHAPTER 3**

Trengove (2004) describes a total of 28 assets in the study area, 24 of which have been described in previous studies. The conservation significance of the newly recorded assets has been listed as local to regional for flora and regional to state for fauna. Of the 28 environmental assets identified in the study, 9 occur on private land and 19 are on public land or roadsides. 16 of the 19 public land and roadside sites are managed by Surf Coast Shire Council.

A number of minor tributaries of the Barwon River were also mapped as part of the study. Whilst the majority occur on private land and are highly modified as a result of agricultural use, their contribution in terms of water quality and habitat value should be recognised.

Table 3.1 provides an overview of the type, significance and priority for protection of the environmental assets on private land. Of the nine private land sites identified, four contain remnant native grasslands, four contain remnant native woodlands and one a wetland.

**Table 3.1: Environment Assets in the Winchelsea Region – Private Land**

Site	Asset type	Value	Priority for protection in CCMA region?
002 East of Shelford Road	wetland	Regionally significant Plains Grassy Wetland.	Yes
003 East and West of Shelford Road (refer SCS Rural Environmental Study)	wetland	State to regionally significant Plains Grassy Wetland, Brackish Sedgeland. Crown allotment to north east Shelford Rd.	Yes
010 Ondit Road north and south	grassland	Regionally to potentially state significant Plains Grassland.	Yes
015 North of Princes Highway, east of Winchelsea-Inverleigh Road	grassy woodland	Local to regional Plains Grassy Woodland.	Yes
018 470 Ingleby Road	grassland	State to national significance Themeda Grassland, Common Tussock Grassland.	Yes
019 Ingleby Rd - south side	grassland	Regional significance Themeda grassland (Plains Grassland).	Yes
023 Collins Street Winchelsea (private and road reserve)	grassy woodland	Local to regional significance Plains Grassy Woodland.	Yes
024 Atkins Rd/Stephenson Rd	grassy woodland	Local to regional significance Plains Grassy Woodland.	Yes
025 "Barwon Hills" South of Princes Highway	grassy woodland	Local to regional significance Plains Grassy Woodland.	Yes

Surf Coast Shire (2005)

Table 3.2 provides an overview of the environmental assets identified on public land and roadsides in the Winchelsea study area. The assets include a RAMSAR wetland (wetland of international importance), a grassland conservation/recreation reserve, Barwon River Corridor, and roadside and rail reserves containing threatened vegetation communities and species.

**CHAPTER 3****Table 3.2: Environment Assets in the Winchelsea Region – Public Land & Roadsides**

Site	Asset type	Value	Priority for protection in CCMA region?
001 Lake Murdeduke	Public reserve	RAMSAR listed wetland.	Yes
004 Shelford Road both sides	Roadside verge	State significant Cane Grass Wetland.	No
005 McCallums Lane both sides	Roadside verge	State significant Cane Grass Wetland.	No
006 Blacks Rd both sides	Roadside verge	State significant Cane Grass Wetland.	No
007 Cressy Rd south side (3kms)	Roadside verge	State significant Plains Grassland.	Yes
008 Crssy Rd south side (1.2kms)	Roadside verge	State significant Plains Grassland.	Yes
009 Kellys Swamp	Public reserve	Regionally significant Plains Grassy Wetland.	Yes
011 Ondit Rd north side	Roadside verge	State significant Plains Grassy Wetland.	Yes
012 Ondit Rd south side	Roadside verge	State significant Plains Grassy Wetland.	Yes
013 Prices Lane	Roadside verge	State significant Plains Grassy Wetland.	Yes
014 Barwon River Corridor	Private/Crown frontage	Local to regional significance Plains Grassy Woodland/Plains Grassy Wetland.	Yes
016 Sections of railway line	Rail reserve	Regionally significant Plains Grassland.	Yes
017 Ingleby Rd north side	Roadside verge	State significant Plains Grassy Wetland.	Yes
020 Ingleby Rd north side	Roadside verge	State significant Plains Grassy Wetland.	Yes
021 McDonald Lane south side	Roadside verge	State significant Plains Grassy Wetland.	Yes
022 Winchelsea Common	Public reserve	Regionally significant Plains Grassy Woodland.	Yes
023 Collins St	Roadside verge (and private)	Locally significant Plains Grassy Woodland.	Yes
026 Buckley School Rd	Roadside reserve	Regionally significant Grassy Woodland.	Yes
027 Wainwrights Lane	Roadside verge	Regionally significant Plains Grassy Woodland.	Yes
028 Winchelsea Gherang Rd	Roadside verge	Locally significant Grassy Woodland.	Yes

Surf Coast Shire (2005)

Given the small number of environmental assets remaining in the Winchelsea region it is very important that measures be taken by relevant authorities for their protection. The number, size, quality and location of areas supporting environmental assets are key factors in their long-term viability. Current and future land use and development, responsibility for land management and integration and co-ordination of environmental programs also plays a vital role in the protection and management of the area's natural resources.

**CHAPTER 3**

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Summary - Main Points

- Comparing EVC mapping for pre 1750 and today shows that much of the original vegetation and grasslands in the Winchelsea region have been cleared.
- 28 environmental assets have been identified across the Winchelsea study area (001-028). These have been classified from locally to nationally significant.
- Nine sites containing environmental assets are in private ownership. All of these assets are a priority for protection in the CCMA Region.
- Nineteen sites containing environmental assets are owned or managed by a public authority. Sixteen of these sites are managed by Surf Coast Shire Council. All but three of these assets are a priority for protection in the CCMA Region.
- Identified assets need to be protected to prevent further loss of biodiversity value in the Winchelsea region.
- Council has a major role and responsibility for the protection and management of environmental assets in the study area.

**RECOMMENDATIONS**

1. Investigate possible protection measures and incentive schemes to ensure the retention of environmental assets in the Winchelsea region.

## CHAPTER 3

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### PLANNING SCHEME CONTROLS

Local Government has a major role in the management of native vegetation and associated biodiversity values. One of the primary mechanisms which councils can use to protect and manage environmental assets is through land use planning controls, which govern the way people use and develop land.

An assessment of the environmental assets in the Winchelsea study area provides key information to assist with strategic application of appropriate planning controls that will endeavour to protect and better manage the environmental assets of the area. The assessment also provides site-specific information which can be used to support decision making as part of the statutory planning process.

#### *State Planning Policy Framework (SPPF)*

The SPPF includes policies on settlement, environment, housing, economic development, infrastructure and particular uses and development. The SPPF is the same in all planning schemes in Victoria. Of relevance to this Chapter is Clause 15 'Environment'. Clause 15 includes objectives and implementation measures for the Protection of Catchments, Waterways and Groundwater (15.01), Floodplain Management (15.02), Salinity (15.03) and Conservation of Native Flora and Fauna (15.09). Each Clause requires planning authorities to have regard to relevant regional strategies or plans, such as vegetation or salinity management plans.

Clause 52.17 is the other relevant State standard provision which is intended to limit the loss of biodiversity on a State-wide basis. Clause 52.17 establishes that a permit is required to remove, destroy or lop native vegetation on lots greater than 0.4 hectare (1 acre), unless exempted. It does not protect native vegetation on lots of less than 0.4 hectare.

There is no ability for local councils to change the content of any State standard provisions and therefore local provisions are required to protect and manage environmental assets at a more detailed level and on parcels of land that are less than 0.4 hectare in area.

#### *Local Planning Policy Framework (LPPF)*

The LPPF contains the following clauses which are relevant to this Chapter:

- Clause 21.05 Environment Strategy;
- Clause 21.14 Winchelsea Strategy.

Clause 21.05 provides objectives, strategies and implementation measures for native vegetation and biodiversity, coastal, intertidal and marine environments, streams and wetlands, pest plants and animals and resource conservation. Although a number of strategies and implementation measures are relevant to the Winchelsea Structure Plan 2021 (WSP 2021), the following are noted for their particular relevance to future land use and development decisions in the Winchelsea region due to its designation as a population growth node for the Surf Coast Shire.

- Ensure that the design of new subdivisions takes into account the protection, conservation and management of natural heritage features, including remnant indigenous vegetation, old trees, streams and wetlands;
- Ensure appropriate and sustainable land use and land management occurs to protect water quality;
- Encourage the protection and re-instatement of the riparian zone on all streams.

The provisions in Clause 21.05 are quite comprehensive and it is not considered necessary that further objectives or strategies be added as a result of information gathered through the Winchelsea Environmental Assets Study.

The Winchelsea Strategy (Clause 21.14) contains strategies and objectives relating to population, housing and residential development, township character and the economy. Clause 21.14 does not however, include objectives and strategies relating to the environment or any of the assets identified through the WSP 2021. This is considered to be a shortfall of the existing Strategy. Information gathered as part of the WSP 2021 should be incorporated into Clause 21.14. It is recommended that the following objective and strategies be included in Clause 21.14.

## CHAPTER 3

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### Objective

To protect and enhance the significant environmental assets of the Winchelsea district.

### Strategies

- Require the preparation of an Environmental Management Plan (EMP) as part of any rezoning request in the Winchelsea Residential Growth Corridor. An EMP must include:
  - A description and map of all environmental assets located on and adjacent to the subject land, including vegetation, rivers, creeks and drainage lines.
  - A list of fauna present and a description of the various habitat opportunities (or limitations) including vegetation type, structure or other habitat niches.
  - An analysis of the direct and indirect impacts of the proposed use and development on local flora and fauna.
  - Measures required for the protection and on-going management of environmental assets, including opportunities for enhancement of assets, including an assessment of how the proposal will meet the objectives of *Victoria's Native Vegetation: A Framework for Action*.
  - Provision of one or more biolinks through the land, to provide for native flora and fauna links.
  - A street tree planting program, including a list of the species, number of plants and locations of proposed planting.
  - A prohibition of the planting of environmental weeds on any part of the land.
  - An investigation of the possibility of reusing surplus soil resulting from subdivision construction works for landscaping within new residential estates.
  - Water sensitive urban design features and best practice stormwater management initiatives.

### Zones and Overlays

The VPP Practice Note on Biodiversity (2002) provides guidance on selecting the most appropriate planning tools to protect and manage biodiversity assets. It notes that where biodiversity significance is high and the environment is in a predominantly natural state, the Environmental Rural Zone is likely to be the most suitable zone. It continues however, that:

*'Within areas where high biodiversity values are linear or fragmented and the surrounding environment has been substantially altered (for example, broadacre agricultural areas with wildlife corridors), the other rural zones may be more appropriate, supplemented with overlays.'*

This would appear to be very applicable to the Winchelsea region where most of the land surrounding the township is used for agricultural pursuits and where identified environmental assets tend to be scattered throughout the region. For this reason, it is recommended that no change be made to zoning as a result of the Trengove study but rather overlays be used to protect and managed identified assets.

The overlays with the most relevance to natural resource/catchment management are the Environmental Significance Overlay (ESO), Vegetation Protection Overlay (VPO) and Significant Landscape Overlay (SLO). Table 3.3 describes each overlay and summarises its objectives and recommended rationale for application.



Table 3.3: Description, Objectives and Recommended Use of VPO, ESO and SLO controls.

Overlay	Description	Objectives	Recommended Use of Overlay
<b>Vegetation Protection Overlay (VPO)</b>	<p>The VPO is specifically designed to protect significant native and exotic vegetation in an urban or rural environment. It can be applied to individual trees, stands of trees or areas of significant vegetation.</p> <p>The VPO should be used in preference to the ESO only where impacts on biodiversity caused by the clearing of vegetation is the sole concern.</p> <p>The VPO does not trigger a permit requirement for buildings, works or subdivision. The VPO relates only to the removal of native vegetation. The VPO contains criteria which may exempt some activities from requiring a permit.</p> <p>The current VPO schedules that apply in Surf Coast Shire are VPO1 'Significant Native Vegetation', VPO2 'Anglesea Heathland Vegetation' and VPO3 'Bellarine Yellow Gum'.</p>	<ul style="list-style-type: none"> <li>• To protect areas of significant vegetation;</li> <li>• To ensure that development minimises loss of vegetation;</li> <li>• To preserve existing trees and other vegetation;</li> <li>• To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance;</li> <li>• To maintain and enhance habitat and habitat corridors for indigenous fauna;</li> <li>• To encourage the regeneration of native vegetation.</li> </ul>	<ul style="list-style-type: none"> <li>• Scattered living food trees with exotic understorey; or</li> <li>• Hollows in mature dead trees dispersed on private land which provide for important nesting sites for significant species; or</li> <li>• Threatened species habitat that is highly modified but retains structural or other components that allow species to survive.</li> </ul>

## CHAPTER 3

Overlay	Description	Objectives	Recommended Use of Overlay
<b>Environmental Significance Overlay (ESO)</b>	<p>This overlay is applied where vegetation protection is part of a wider objective to protect the environmental significance of the area.</p> <p>The ESO has broader applicability than the VPO. The ESO triggers a permit requirement for the construction of buildings and the carrying out of works as well as fence construction. It can also include requirements for subdivision and the removal, destruction or lopping of vegetation.</p> <p>Current ESO schedules applied in Surf Coast Shire are ESO1 'Wetland and Associated Dryland Habitat Protection', ESO2 'Special Water Supply Catchment Areas' and ESO3 'Coastal Moonah Woodland'.</p>	<p>Conserve and permanently maintain flora and fauna species, soil and water quality and areas of historic, archaeological and scientific interest and areas of natural scenic beauty or importance so that the viability of natural ecosystems and the natural and historic environment is enhanced.</p>	<ul style="list-style-type: none"> <li>• Sites of biological significance;</li> <li>• The presence of significant relatively unmodified biodiversity assets; or</li> <li>• Threatened vegetation classes that are highly fragmented and occur on private land, for example, grasslands; or</li> <li>• Threatened species habitat that is highly modified but retains structural or other components that allow species to survive; or</li> <li>• Areas of likely biodiversity significance (for example, where species have not been recorded but where they are thought to use or live because of the vegetation type in that area); or</li> <li>• Riparian habitats.</li> </ul>
<b>Significant Landscape Overlay (SLO)</b>	<p>The SLO also has broader applicability than the VPO. Its function is to identify and conserve the character of a significant landscape.</p> <p>The SLO includes permit requirements for building and works which can be applied where appropriate to assist in vegetation protection.</p> <p>The current SLO schedules that apply in Surf Coast Shire are SLO1 'Great Ocean Road and Coastal Environs' and SLO2 'Coastal Township Character'.</p>	<p>To identify, conserve and enhance the character of significant landscapes.</p>	<ul style="list-style-type: none"> <li>• When vegetation is primarily of aesthetic or visual importance in the broader landscape;</li> <li>• Where vegetation is identified as an important contributor to the character of an area.</li> </ul>

## CHAPTER 3

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The following section assesses each vegetation community described in the Environmental Assessment Report (Tregrove 2004) against the recommended use and objectives of the VPO, ESO and SLO (refer Table 3.3). Recommendations about the most appropriate use of overlay controls for the private and public land sites containing environmental assets are presented in Tables 3.5 and 3.6.

With regard to public land DSE has advised councils that:

*“In deciding whether to apply an overlay to land, the public land zones should be treated in the same manner as other zones. The decision about whether to apply an overlay to public land will depend on the nature of the overlay and the land management legislation of the public land manager. For example, the Vegetation Protection Overlay over a State Forest duplicates the function of the public land manager, however a Vegetation Protection Overlay may sometimes be appropriate over significant vegetation on roadsides or railway land (where the core business of the land manager is not the management of the vegetation). Like the application of any overlay, there must be specific justification for the additional requirement. Appropriate provisions must be made for the routine operations of the public use, such as exemption for regular maintenance”.*<sup>1</sup>

### **Grasslands & Plains Grassland**

Grasslands are one of the most threatened ecosystems in Australia. Grasslands once covered approximately two million hectares of Victoria, but today only a few thousand hectares remain, mostly as small remnants on private land. Native Grasslands are natural plant communities where native grasses such as Kangaroo Grass (*Themeda triandra*), Wallaby Grasses (*Austrodanthonia* sp.) and Spear Grass (*Stipa* sp.) are dominant. Grasslands tend to be treeless and contain plants less than 1m in height, such as daisies, lilies, orchids, salt-bushes and peas. Grasslands can be home to unique and rare animals including the Striped Legless Lizard, Hooded Scaly-foot (a lizard), the Grassland Earless Dragon and the Plains-Wanderer. Ongoing threats to the survival of native grasslands include: conversion of grazing land to crops and introduced pasture, urban expansion, overgrazing, invasion by exotic plants, lack of fire and inadvertent clearing.

Plains Grassland vegetation community is a specific type of Grassland. Plains Grassland has been cleared for agriculture and settlement and occurs as small, isolated and disturbed remnants, mainly on road and rail reserves. Plains Grassland occurs in areas with particular soil, altitude and rainfall conditions. The combination of cracking clay soils with low rainfall severely restricts tree-root growth resulting in virtually treeless plains. The ground flora is generally visually dominated by grasses but species diversity and composition can vary greatly, largely depending on past management practices, particularly past fire and grazing regimes.

- ESO: May be applied if the vegetation class is threatened and highly fragmented. Existing ESO schedules in the Surf Coast Planning Scheme include aquatic systems and habitat protection and may not be necessarily aligned with the objective of protecting grassland communities;
- VPO: May be appropriate if threatened species or communities are present or being supported. VPO1 applies to significant native vegetation which forms links and corridors, so VPO1 may not be suitable for grasslands;
- SLO: Not appropriate as grassland vegetation is generally found in scattered, isolated patches and is less than 1m in height.

### **Plains Grassy Wetland**

Plains Grassy Wetlands are created by heavy clay soil which holds moisture to allow inundation over the winter months, alternating with dry periods during the summer months. This wetland vegetation community is (usually) treeless, mostly 0.5–1.0m in height, shallow and seasonal. River Red Gum (*Eucalyptus camaldulensis*) may occur on the perimeter or, less frequently, be scattered throughout. Structure is generally a grassland, grading into Sedgeland or Herbland. Species present include a range of herbs and grasses which tolerate the seasonally inundated conditions. Aquatic species may be recorded during periods of inundation.

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<sup>1</sup> DSE Geelong Regional Office Advice, March 2005

**CHAPTER 3**

ESO: May be appropriate as the ESO can be applied to waterways, wetlands and riparian environments. Schedule 1 (ESO1) applies to wetland and associated dryland habitat protection. Sites covered by ESO1 contain habitat associated with wetlands and waterways of local, state or national significance.

VPO: May be appropriate if threatened species are supported;

SLO: Not appropriate as vegetation is generally low lying, scattered and seasonal.

**Grassy Woodland & Plains Grassy Woodland**

Grassy Woodland is a very broad EVC which encompasses a number of floristic communities. In general, Grassy Woodlands grow in areas with moderate to low rainfall and relatively fertile soils. In the drier eastern sections, the overstorey is dominated by Drooping She-oak *Allocasuarina verticillata* with Manna Gum *Eucalyptus viminalis* and Black Wattle *Acacia mearnsii*. The shrub layer is sparse and includes scattered Golden Wattle *Acacia pycnantha* and Sweet Bursaria *Bursaria spinosa*. The ground layer is likely to have been dominated by Wallaby-grasses *Austrodanthonia* spp. and Spear Grasses and *Austrostipa* spp. As rainfall increases to the west, Drooping She-oak and shrubs disappear, Manna Gum *E.viminalis* and Blackwood *Acacia melanoxylon* become dominant in the overstorey and Kangaroo Grass *Themeda triandra* dominates the ground layer.

Dominant species within this EVC may include River Red Gum (*Eucalyptus camaldulensis*), Yellow Gum (*Eucalyptus leucoxylon*), Swamp Gum (*E. ovata*), Yellow Box (*E. melliodora*) or Manna Gum (*E. viminalis*) with Silver Banksia (*Banksia marginata*) (tree form), Drooping She-oak (*Allocasuarina verticillate*), Black She-oak (*Allocasuarina littoralis*) Blackwood (*Acacia melanoxylon*) and Black Wattle (*A. mearnsii*). The ground layer is very species rich with a mixture of shrubs and a diversity of lilies, forbs and grasses.

Plains Grassy Woodland was once widespread across the volcanic plains but a long history of grazing and clearing for agriculture has caused the majority of this EVC to disappear and that which is left is often severely degraded. All sites are virtually flat, annual rainfall is approximately 650mm and soils are generally fertile. Tree density can vary from almost forest to very open woodland. Dominance within the overstorey varies with soil moisture which is related to the proportions of sand and clay within the soil. Fire and management history may also influence overstorey structure and species composition.

ESO: May be appropriate where the woodland is a site of biological significance;

VPO: May be appropriate where vegetation is of high conservation significance and forms links and corridors;

SLO: May be applied where stands contribute to landscape amenity or township character. Existing SLO schedules may not be appropriate as they include the Great Ocean Road and coastal environs and coastal township character.

**Cane Grass Wetlands**

Cane Grass Wetlands are shallow (~1m in depth) and occur in depressions with a clay soil base. The period of inundation lasts for approximately 4-6 months. Structurally this EVC is an open swamp or shallow freshwater marsh dominated by Barren Cane Grass *Eragrostis infecunda* (vulnerable in Victoria). The outer periphery of the swamp may be fringed with a woodland of River Red Gum (*Eucalyptus camaldulensis*). The outer verge may be more diverse and grade into Plains Grassy Wetland or Plains Grassy Woodland.

ESO: May be appropriate as the ESO can be applied to waterways, wetlands and riparian environments. Schedule 1 (ESO1) applies to wetland and associated dryland habitat protection. Sites covered by ESO1 contain habitat associated with wetlands and waterways of local, state or national significance.

VPO: May be appropriate if threatened species are being supported;

SLO: Not appropriate as vegetation is generally low lying, scattered and seasonal.

## CHAPTER 3

Table 3.4: Recommended Protection for Assets on Private Land – Winchelsea Region

Site	Asset type	Value	Current zoning	Current overlay controls	Recommendations
002: East of Shelford Road.	wetland	Regionally significant Plains Grassy Wetland.	RUZ	ESO1	Amend ESO1 boundary to align with mapping by Trengove (2004).
003 East and West of Shelford Road (refer SCS Rural Environmental Study).	wetland	State to regionally significant Plains Grassy Wetland, Brackish Sedgeland. Crown allotment to north east Shelford Rd.	RUZ & PCRZ	ESO1	Amend ESO1 boundary to align with mapping by Trengove (2004).
010 Ondit Road north and south.	grassland	Regionally to potentially state significant Plains Grassland.	RUZ	No overlay	Apply VPO1.
015 North of Princes Highway, east of Winchelsea-Inverleigh Road.	grassy woodland	Local to regional Plains Grassy Woodland.	RUZ	No overlay	Apply VPO1.
018 Ingleby Road	grassland	State to national significance Themeda Grassland, Common Tussock Grassland.	RUZ	No overlay	Apply VPO1.
019 Ingleby Rd - south side	grassland	Regional significance Themeda grassland (Plains Grassland).	RUZ	No overlay	Apply VPO1.
023 Collins Street Winchelsea (private and road reserve)	grassy woodland	Local to regional significance Plains Grassy Woodland.	LDRZ	No overlay	Apply VPO1.
024 Atkins Rd/Stephenson Rd	grassy woodland	Local to regional significance Plains Grassy Woodland.	RUZ	No overlay	Apply VPO1.
025 "Barwon Hills" South of Princes Highway	grassy woodland	Local to regional significance Plains Grassy Woodland.	RUZ	No overlay	Apply VPO1.

Surf Coast Shire (2005)

Notes: RUZ = Rural Zone, PCRZ = Public Conservation and Resource Zone, LDRZ = Low Density Residential Zone

## CHAPTER 3

Table 3.5: Recommended Protection for Assets on Public Land – Winchelsea Region

Site	Asset type	Value	Current zoning	Current overlay controls	Recommendations
001 Lake Murdeduke	Public reserve	RAMSAR listed wetland.	PCRZ	ESO1	No change.
004 Shelford Road both sides	Roadside verge	State significant Cane Grass Wetland.	RUZ	No overlay	Apply ESO1.
005 McCallums Lane both sides	Roadside verge	State significant Cane Grass Wetland.	RUZ	No overlay	Apply ESO1.
006 Blacks Rd both sides	Roadside verge	State significant Cane Grass Wetland.	RUZ	No overlay	Apply ESO1.
007 Cressy Rd south side (3kms)	Roadside verge	State significant Plains Grassland.	RUZ	No overlay	Apply VPO1.
008 Cressy Rd south side (1.2kms)	Roadside verge	State significant Plains Grassland.	RUZ	No overlay	Apply VPO1.
009 Kellys Swamp	Public reserve	Regionally significant Plains Grassy Wetland.	PCRZ	No overlay.	Apply ESO1.
011 Ondit Rd north side	Roadside verge	State significant Plains Grassy Wetland.	RUZ	No overlay.	Apply ESO1.
012 Ondit Rd south side	Roadside verge	State significant Plains Grassy Wetland.	RUZ	No overlay.	Apply ESO1.
013 Prices Lane	Roadside verge	State significant Plains Grassy Wetland.	RUZ	No overlay.	Apply ESO1.
014 Barwon River Corridor	Private/Crown frontage	Local to regional significance Plains Grassy Woodland/Plains Grassy Wetland.	RUZ PPRZ BIZ LDRZ (depending on location)	ESO1	No change.
016 Sections of railway line	Rail reserve	Regionally significant Plains Grassland.	RUZ	No overlay	Apply VPO1.

**CHAPTER 3**

017 Ingleby Rd north side	Roadside verge	State significant Plains Grassy Wetland.	RUZ	No overlay	Apply ESO1.
020 Ingleby Rd north side	Roadside verge	State significant Plains Grassy Wetland.	RUZ	No overlay	Apply ESO1.
021 McDonald Lane south side	Roadside verge	State significant Plains Grassy Wetland.	RUZ	No overlay	Apply ESO1.
022 Winchelsea Common	Public reserve	Regionally significant Plains Grassy Woodland.	PCRZ	No overlay	Apply VPO1.
023 Collins St	Roadside verge (and private)	Locally significant Plains Grassy Woodland.	RUZ	No overlay	Apply VPO1.
026 Buckley School Rd	Roadside reserve	Regionally significant Grassy Woodland.	RUZ	VPO1	No change.
027 Wainwrights Lane	Roadside verge	Regionally significant Plains Grassy Woodland.	RUZ	No overlay.	Apply VPO1.
028 Winchelsea Gherang Rd	Roadside verge	Locally significant Grassy Woodland.	RUZ	No overlay.	Apply VPO1.

Surf Coast Shire (2005)

Notes: RUZ = Rural Zone, PCRZ = Public Conservation and Resource Zone, PPRZ = Public Park and Recreation Zone, LDRZ = Low Density Residential Zone, B1Z – Business 1 Zone

**CHAPTER 3**

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Summary Main Points

- The State and Local Planning Policy Framework contain broad objectives and strategies for the protection of native flora and fauna.
- Overlay controls provide specific and additional protection for sites of significance.
- The Environmental Significance Overlay (ESO) and Vegetation Protection Overlay (VPO) are the most appropriate overlay controls for protecting environmental assets.

**RECOMMENDATIONS**

2. Amend Clause 21.14 in the Winchelsea Strategy to include an objective that protects and enhances the significant environmental assets of the Winchelsea district, and require an Environmental Management Plan (EMP) as part of any rezoning request in the Winchelsea Residential Growth Corridor.
3. Adopt the recommendations in Table 3.4 and 3.5.



**CHAPTER 3****OTHER MANAGEMENT TOOLS**

Local Governments are also increasingly supporting native vegetation protection and management activities through initiatives such as rate rebates and introducing better roadside vegetation management practices. Other responsibilities of Local Government that are relevant to native vegetation management include:

- management of areas of public land including most road reserves;
- regulation of land use activities;
- application of the Code of Forest Practice for timber production on private land;
- provision of incentives to encourage appropriate land management;
- facilitation of community activities (e.g. Friends groups) and community education;
- mapping areas of conservation significance to include in the Planning Scheme to ensure their protection;
- preparation of Natural Resource Conservation Strategies and Roadside Management Plans;
- state of the environment reporting; and
- liaising with statutory authorities (e.g. Powercor).

The Surf Coast Shire's Environment Program aims to facilitate improved environmental outcomes, particularly for native flora and fauna, on Council owned and managed and private land. The Biodiversity Conservation Incentives Program (BCIP) is a private land orientated environment program co-ordinated through Council's Environment Unit. The BCIP integrates Council's objectives and activities with community and agencies such as Trust for Nature Victoria, Bushcare, Landcare and the Department of Sustainability and Environment to achieve positive outcomes for the long-term protection and management of natural resources of the region. More recently, the introduction of "Living Landscapes" in some regions of the state through Greening Australia Victoria provides the necessary tools for private landholders to restore and connect areas of native vegetation. The project aims to connect large areas of vegetated public and private land by developing detailed local area plans and targeting neighbouring landholders to help facilitate the establishment of contiguous areas of native vegetation. State Government and the Corangamite Catchment Management Authority implement new programs and initiatives on a regular basis according to priorities. Council's Environment Program is continually evolving and creating new initiatives aimed at environmental protection, enhancement and management.

Summary - Main Points

- The Surf Coast Shire's Environment Program provides additional opportunities for improved environmental outcomes on private land.
- A co-operative and integrated approach by all agencies involved with natural resources management is important for long term results.
- Opportunities for communication and negotiation with land managers exist through the planning permit process and Council's Environment Program.
- Planning controls alone are not the only means of protecting and managing environmental assets, however they provide the process which can facilitate communication.

**RECOMMENDATIONS**

4. Support Landcare initiatives and programs.
5. Consider the further use of Voluntary Conservation Covenants on Council owned land.
6. Encourage protection and management of environmental assets through Council's Biodiversity Conservation Incentives Program.
7. Continue to link with other agencies and programs to share information and networks.
8. Seek to achieve improved protection and management of high priority roadside reserves through supporting Council's Roadside Management Program.

**CHAPTER 3****RESIDENTIAL INVESTIGATION AREAS**

Chapter 2 includes an assessment of the residential development potential of five areas located on the fringe of the existing urban area of Winchelsea. Table 3.6 provides an overview of environmental assets that may be affected by development in the investigation areas.

**Table 3.6: Residential Investigation Areas & Environmental Assets – Winchelsea Region**

<b>Residential Investigation Area</b>	<b>Environmental Asset</b>	<b>Description of Asset</b>
Area 1: North East Winchelsea (21.52 ha)	016 - abutting	Rail reserve containing EVC 132 Plains Grassland.
Area 2: South East Winchelsea (35.63 ha)	022- abutting	Winchelsea Common public reserve containing EVC 55 Plains Grassy Woodland. Grasslands of regional to State significance
	023 - abutting	Woodlands of local to regional significance recorded to the north east of the site area on private land.
	Asset present but not identified in study	South of Austin Street contains a stand of old large trees warranting further investigation as a site of significance.
Area 3: South Winchelsea (25.17 ha)	014 - abutting	Barwon River corridor containing EVC 55 Plains Grassy Woodland, EVC 74 Wetland Formation, EVC 125 Plains Grassy Wetland abuts 1.5kms of the western edge of the investigation area.
Area 4: South West Winchelsea (23.1 ha)	No assets identified	
Area 5: North West Winchelsea (20.67 ha)	014 - abutting	Barwon River corridor containing EVC 55 Plains Grassy Woodland, EVC 74 Wetland Formation, EVC 125 Plains Grassy Wetland abuts the eastern edge of the investigation area.

Surf Coast Shire (2005)

It will be important to protect these environmental assets should any of the investigation areas be rezoned to allow more intense residential subdivision and development. One method of putting in place appropriate controls is to apply the Development Plan Overlay (DPO) at the same time as rezoning land for residential purposes. The DPO requires a plan to be prepared to coordinate a proposed use or development before a permit under the zone can be granted. The DPO can:

- *‘guide the content of the plan by specifying that it should contain particular requirements*
- *provide certainty about the nature of the proposed use or development*
- *remove notice requirements and third-party review rights from planning permit applications for proposals that conform to plan requirements*
- *ensure that permits granted are in general conformity with the plan*
- *apply particular permit conditions that help to implement the plan*
- *provide statutory force to plans.*<sup>2</sup>

In this case, an Environmental Management Plan would be an integral requirement of the DPO to prevent any adverse impacts from future subdivision and development and to ensure that the assets are appropriately protected and managed. The requirements of an environmental management plan have been discussed earlier in this Chapter and are set out on page 54.

<sup>2</sup> VPP Practice Note: ‘Applying the Incorporated Plan and Development Plan Overlays’, DSE, 2003

**CHAPTER 3**

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Chapter 2 also explores the future development potential of existing Low Density Residential Estates. In terms of environmental assets it should be noted that the Collins Street Estate contains environmental asset 023 (Red Gum Plains Grassy Woodland). Should more intense residential development be considered for this area, a Development Plan Overlay (DPO) requiring an Environmental Management Plan, combined with a VPO1 would be beneficial in protecting the remaining woodland community.

Summary - Main Points

- None of the identified environmental asset sites coincide with Residential Investigation Areas 1-5, however four abut sites of environmental significance.
- Area 2 contains a significant stand of old large trees that were not identified in the Trengove report (2004).
- Environmental asset 023 falls across the low density residential Collins Street Estate.
- Future residential subdivision and development could affect the significance of identified environmental assets.
- Potential asset noted on Site 2 could be lost without further investigation and protection.

**RECOMMENDATIONS**

9. Apply a Development Plan Overlay (DPO) to any land proposed for more intense residential development. Require an Environmental Management Plan as a condition of the DPO to protect and manage identified assets.
10. Consider the creation of biolinks and habitat corridors as part of any Environmental Management Plan.
11. If Area 2 is to be considered for more intense residential development, require the applicant to include an assessment and management plan for the large, old Eucalypt trees located south of Austin Street.

**CHAPTER 3**

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**SCENIC LANDSCAPES AND VISTAS****BROAD PROFILE & DESIGN RESPONSE**

Landscape character is the interplay of geology, topography, vegetation, water bodies and other natural features, combined with the effects of land use and built development, which makes one landscape different from another. The landscape character and vista of an area contribute to its uniqueness and feel. Landscape character is often linked to an area's historical, environmental or cultural heritage.<sup>3</sup>

The scenic landscape value of the Winchelsea district, south of the Princes Highway, was assessed by DSE in September 2003 using the landscape elements and issues identified in the *Great Ocean Road Region – Landscape Assessment Study* (Planisphere, 2003). Inspection of the wider study area as part of the WSP 2021 however, revealed that the scenic landscape features identified through the Planisphere Study would apply equally to land north of the Princess Highway as features were not specific to an area and add to the landscape value of rural areas generally. It is therefore considered appropriate that these principles be applied to the entire Winchelsea region.

The regional Landscape elements that were identified for Precinct 1.1 Winchelsea Western Plains included:

- Townships;
- Edges;
- Corridors; and
- Key views

The *Great Ocean Road Region – Landscape Assessment Study* recommends that the development principles outlined in Table 3.7 be applied to planning decisions in order to protect and enhance the scenic landscape values of the Winchelsea region.

Based on other objectives and strategies in the *Surf Coast Planning Scheme*, Council officers have made an evaluation of the relevance and appropriateness of these design principles and have included comments and recommendations in an additional column in Table 3.7.

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<sup>3</sup> Great Ocean Road Region – Landscape Assessment Study, Planisphere, 2003

## CHAPTER 3

Table 3.7: Landscape Features &amp; Design Principles – Winchelsea Region

Landscape Element	Objective	Design Principles	Officer Comment & Recommendation
1. Vegetation	To increase indigenous vegetation in the precinct, particularly adjacent to road corridors and waterways.	Retain existing indigenous and native trees and understorey and provide for the planting of new indigenous vegetation where possible.	Important environmental assets have been identified as part of this Review. Earlier in the Chapter recommendations have been made as to appropriate planning controls to apply to enable the protection and future management of these assets. In addition, when new residential subdivisions are proposed in rural areas, require the applicant to submit a Development Plan which incorporates this principle.
2. Shelter Belts	To ensure that shelter belt planting remains a feature of the area.	Retain existing shelter belts wherever possible. Replace lost shelter belt trees with same species or alternative species, suitable to the local area.	Council should continue to support landowners in primary industry with the development of Whole Farm Plans, which should include consideration of shelter belt planting. It is not considered appropriate to include requirements for shelter belt planting in the Planning Scheme.
3. Siting & Finishes	To recognise the contribution of farming structures to the character of the working landscape. To reduce the visual impact of development on large areas of the landscape.	Adopt the clustered development pattern of homesteads found in the precinct. Use simple building details. Utilise colours and finishes that complement those occurring naturally in the local area.	There is no evidence to suggest that recent development has degraded the scenic value of the landscape in the Winchelsea region and it is considered overly onerous to begin regulating building style and colour in rural areas.
4. Siting	To retain the sense of openness and the long distance views within the precinct, particularly from main roads.	Between townships, locate development a substantial distance from the Princes Highway and other Category 1 Roads wherever possible.	Land outside of the Winchelsea township is predominantly zoned Rural. Pursuant to the Rural Zone a planning permit is required for any building within 100 metres of the Princes Highway and 40 metres of Cape Otway Road. These are the two major roads in the Winchelsea region. It is considered appropriate that an assessment of a planning permit application in these circumstances should address the impact of any proposed development on landscape values. It is recommended that a provision to this effect be inserted into the Winchelsea Strategy in the Surf Coast Planning Scheme (Clause 21.14).

## CHAPTER 3

Landscape Element	Objective	Design Principles	Officer Comment & Recommendation
5. Timber Plantations	To improve the outlook from main road corridors by minimising the visibility of commercial timber plantations.	Screen commercial timber plantations that are located adjacent to Category 1 Roads with a 20 metre wide (minimum) indigenous or native vegetation buffer, including understorey.	This design principle would be applicable to the entire Surf Coast Region and it is considered appropriate that Clause 21.06 'Landscape and Culture Strategy' be amended to include this policy guidance.
6. Townships & Settlements	To maintain the dominance of the natural landscape from main road corridors outside townships.	Ensure townships have a definite visual edge, delineating the boundary between urban development and the natural landscape beyond. Locate signage away from entrances and exits to townships wherever possible.	Entries and exits to the Winchelsea township are discussed in more detail in the section below.
7. Rural Living & Low Density Residential Development	To improve the appearance of rural living and low density residential development located on the fringes of townships.	In rural living and low density residential areas: <ul style="list-style-type: none"> <li>• Use permeable surfacing for all unbuilt areas to minimise surface run-off and to support vegetation.</li> <li>• Retain existing, and provide for new planting of, indigenous and native trees and understorey wherever possible.</li> <li>• Utilise vegetation for privacy screening and to delineate property boundaries, instead of fencing. If fencing is necessary, provide open style fencing of a type traditionally used in rural areas.</li> </ul>	<ul style="list-style-type: none"> <li>• Stormwater run-off would be considered as part of any rezoning application for rural residential type development.</li> <li>• Refer to Element 1 above.</li> <li>• Inspection of the rural residential areas in the Winchelsea region has found that fencing in these areas is generally of an open style. It is considered unlikely that a solid fence would be erected around a 4,000+ sqm property and therefore unnecessary to introduce new controls in the Planning Scheme to regulate fencing in these areas.</li> </ul>

Great Ocean Road Region – Landscape Assessment Study (2003)

## CHAPTER 3

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### SPECIFIC AREAS OF SCENIC LANDSCAPE SIGNIFICANCE

In addition to the broad landscape features discussed above, the following sites have been assessed as having particular importance as landscape or vista features in the Winchelsea Study Area:

- Town entry and exits
  - Deans Marsh Winchelsea Road
  - Princes Highway – Colac end
  - Princes Highway – Geelong end
  - Cressy Road
  - Barwon Park Road
  - Inverleigh Road
- Barwon River corridor, including the bluestone bridge
- Historic buildings

The *Winchelsea Townscape Study* prepared by Mark McWha Pty Ltd Landscape Architect in November 1995 produced plans and guidelines aimed at protecting and enhancing these features. The Study developed three main plans, a broad Townscape Concept Plan, the Barwon River Action Plan and the Town Centre Action Plan.

High priority objectives identified through the Study and contained in the broad Concept Plan are summarised as follows:

- Major town gateways to the east and west are to be established with strong native/indigenous planting themes; ie. groups of Drooping Sheoak (*Allocasuarina verticillata*) to the eastern entry, and tight coppiced planting of Sugar Gums (*Eucalyptus cladocaylx*) to the west. It is intended that the latter will assist to screen the light industrial areas to the west and reduce their visual impact.
- Strengthen and continue the former avenue of exotic theme trees along Willis/Main Streets (Princes Highway) as a major traditional exotic avenue to enhance the 'heritage' qualities of townscape. An appropriate tree would be Red Oak (*Quercus rubra*) which is a large open tree which can be pruned around power lines and is available as an advanced tree.
- All secondary town entries are to be planted with single species avenue theme trees, using native or exotic species as appropriate to the streetscape context.
- Remove weeds and enhance the indigenous riparian vegetation of the Barwon River. Develop opportunities for river edge walks with boardwalk viewing decks to the north and south of the town centre.
- Encourage native and indigenous theme plantings to public reserves, including the Winchelsea Common, the sewerage treatment reserve, Barwon Park residential reserve and Guye Reserve.
- Develop a continuous multi-purpose path to link Barwon Park Estate through the town centre to the primary school and beyond. Provide for a low ford crossing or a future footbridge link across the Barwon River. An improved pedestrian crossing at Hesse Street on the Princes Highway has been nominated for better pedestrian/bicycle crossing.
- An historic walk through the town centre has been identified focusing on such features as the former Shire Hall, the Barwon Hotel, the churches, the Memorial Grandstand at the eastern oval, the Winchelsea Hotel, and Willis Street shops. A secondary walk is also proposed including 'town edge' features. Both walks could have separate information brochures locating the main features with explanatory text. The route should be identified with simple markers, eg. bluestone sets with engraved numbers set into the pavement.

The Barwon River Action Plan contains a number of proposals for enhancing the amenity of the area and focuses on new indigenous landscaping, pedestrian walks and viewing decks, new toilet facilities and other park furniture, in particular the construction of a rotunda adjacent to the historic Barwon Hotel. The Barwon River Plan also recommended an upgrade of the public pool facilities, including renovation of the existing pool pavilion.

## CHAPTER 3

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The Town Centre Action Plan reinforces the proposal for a Highway Avenue of traditional exotic theme trees – Red Oaks, along Willis/Main Streets to enhance the traditional heritage character of the townscape. For the same reason conservation of the historic Willis Street shops façade was considered important. The Town Centre Plan recommended a rationalisation of the Main Street shops car parking area which included the introduction of island bays and native theme trees (Lemon Scented Gums), and a pedestrian/bicycle crossing point on the Princes Highway west of Hesse Street. The other major feature of the Town Centre Plan centres on the area around the historic bluestone Old Shire hall, which the Plan recommends should become a civic focal point.

Implementation of the *Winchelsea Townscape Study* has been steadily occurring over the past 5 years. Completion of many of these actions has resulted in a significant enhancement of the town entry and exit points, and the Barwon River environs. Some of the works completed to date include:

- Construction of the rotunda at the Barwon River Reserve
- Construction of public toilets at the Barwon River Reserve
- Upgrade of the swimming pool and pavilion
- Planting of street trees (Red Oaks) along the Princes Highway
- Planting of street trees – western entrance to Winchelsea
- Planting of street trees (Acacias) Deans Marsh Road
- Weed and vegetation enhancement along the Barwon River Reserve
- Replacement of picnic tables at the Barwon River Reserve

Measures to implement the architectural guidelines for commercial areas in the Study have not however been implemented and there are currently no guidelines in the *Surf Coast Planning Scheme* to ensure that future development in the commercial areas respects the historic façade of many existing buildings in Winchelsea. The guidelines presented in the *Winchelsea Townscape Study* include:

- 'Construction Materials:* The majority of buildings in the town are of painted timber construction, with some brick and early bluestone structures. Most roofs are pitched corrugated iron – painted and natural weathered galvanised finish.
- Layout & Setback* Most early shops are built right out to the street frontage. Some of the 1960s shops have a paved forecourt setback. The residential component of mixed use properties and intervening residential lots have garden setbacks. This staggered alignment introduces variety into the streetscape – so individual development should relate to their immediate street context.
- Form:* Most buildings are single storey, and this scale of development is preferred, to avoid isolated interruptions with 2 storey development contrasting the streetscape. If 2 storey development is being considered it would be preferable to set the second level back from the street frontage. Pitched roof forms are preferred, with pitches at 35-40°.
- Verandahs:* Verandahs are relatively common on and over the footpath. The verandahs here are relatively simple structures with plain arched timber, or square metal posts, with simple narrow fascias and gutters, or frieze panels with signage. There are no elaborate decorative cast iron verandahs on the main street.
- Finishes:* Where period buildings are constructed of unpainted red/polychrome brick or bluestone masonry, the natural finish should be retained. Existing timber and other painted finishes are mostly painted white, off-white, buff and cream. These neutral tones are preferred. Highlight trim with darker creams, beiges and 'period' theme colours, such as olive, or other darker trim can be used. Garish, bright and primary colours should be avoided.



**CHAPTER 3**

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*Signage: Commercial signage is an important part of the vitality of the town. High quality shopfront signage can enhance both the 'period' and townscape character of Winchelsea. Signage should not be ad hoc, uncontrolled, or garish. It should not obscure the shopfront display, or the architectural integrity of period shopfronts. Figure 25 shows appropriate locations for signs.<sup>4</sup>*

A summary of these guidelines is shown graphically overleaf.

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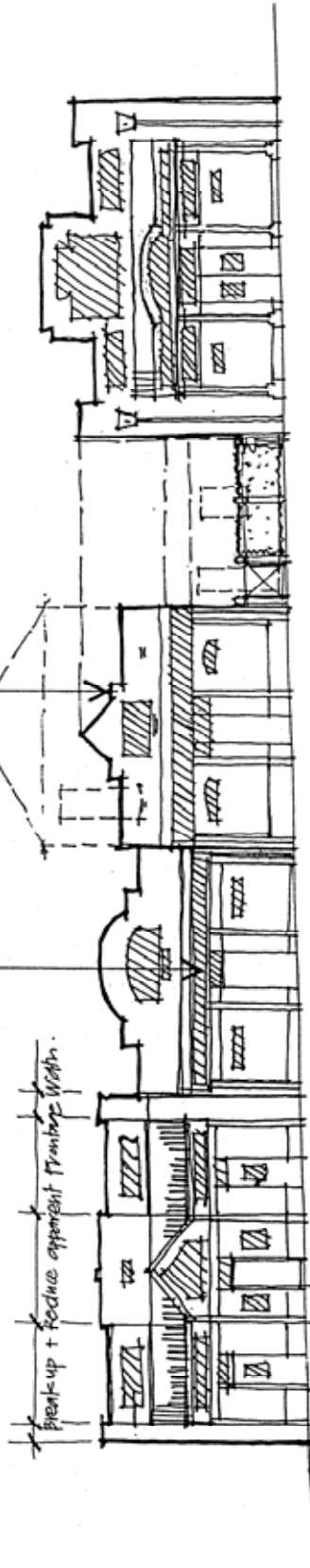
<sup>4</sup> Winchelsea Townscape Study, Mark McWha P/L Landscape Architect, November 1995

NOTE: THESE DIAGRAMS ARE INTENDED AS A GUIDING FRAMEWORK TO BUILD ON SOME OF THE POSITIVE VISUAL CHARACTER OF THE STREET SCAPE. THEY ARE NOT INTENDED AS PRESCRIPTIVE RULES.

MARK MCWHIA  
LELAND ARCHITECT  
2/398 SMITH ST  
COLLINGWOOD 3066  
PH 416 1755 FX 416 0508

**SIGNAGE:**  
• Signage not to obscure shopfront display, or quality of architectural fabric. See guideline areas indicated.

**SINGLE STOREY CONSTRUCTION:**  
• Preferred. Any 2nd level to be set back from street frontage.



**ALLOTMENT/BUILDING FRONTAGE:**  
• Building frontages to maintain scale of typical narrow (6-10m) shopfront, with buildings + shopfronts stepping up the slope.  
• Avoid continuous horizontal forms and break elevations up into smaller parts.  
• Maintain window displays to promote streetscape life + vitality.

**MATERIALS:**  
• Simple metal or timber window frames, avoid tinted or mirror glass.  
• Brickwork to have painted finish.  
• Roofs - corrugated iron.  
**COLOURS:**  
• Background colours - cream, buff, beige.  
• Highlight/trim - background colours.  
• Thicker up jobs - stronger colour, olives or horizontal colours.  
• Avoid garrish/bright/primary colours.

**VERANDAHS:**  
• Maintain continuity of existing simplicity of verandahs:  
- plain dressed timber (corrugated iron, simple narrow fascias + gutters).

WINCHELSEA  
TOWNSCAPE  
STUDY



ARCHITECTURAL GUIDELINES

Figure No. 25

## CHAPTER 3

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In Chapter 4, future commercial development is investigated in more detail. It is considered important that future commercial development in Winchelsea respects the low scale, historic rural character of Winchelsea and therefore that a planning scheme amendment be prepared to implement these design guidelines.

### **Barwon River Corridor**

As noted above, the Barwon River Action Plan developed as part of the *Winchelsea Townscape Study* included a number of measures aimed at enhancing the Barwon River environs. It is considered important however to discuss this feature in more detail as it is arguably the most important natural asset for the Winchelsea township in terms of its scenic landscape value, environmental, social and recreation value.

There are a number of other plans affecting the Barwon River environs, including the *Winchelsea Riverside Reserve MasterPlan*, the *Surf Coast Shire Pathways Strategy* and the *Barwon River Health Strategy*. There are also a number of different groups who play a role in the management and maintenance of the River Reserve including the Surf Coast Shire Council, the Barwon Rivercare Group, and the Corangamite Catchment Management Authority (CCMA).

An investigation of the Barwon River environs and associated management strategies revealed that there is not a single Master Plan which guides development and works in the region or to assist with the preparation of location specific plans. This is considered to be a significant weakness as it makes it difficult to ensure that the various plans are consistent with each other and have the same overarching goals and objectives. This makes it difficult for the various management and maintenance bodies in terms of coordinating their efforts and working towards the same goals. It is recommended that a Master Plan be prepared for the River environs within the township boundaries as a joint project of the Surf Coast Shire Council, Barwon Rivercare Group, and the CCMA. The Plan would need to be developed in consultation with the community.

A second issue to consider with regards to the landscape value of the Barwon River environs is the potential amenity impacts that may occur as a result of development on adjacent private land. The features that contribute towards the scenic landscape value of the Barwon River environs are the sense of open space, vegetation – River Gums and expansive grassed areas, the swimming pool and playground areas, glimpses of adjoining development which tends to be low scale and unobtrusive, and the focal point of the bluestone bridge.

Potential threats to the amenity of the River environs might include solid fencing along rear boundaries adjacent to the River and large scale, overbearing development on rear boundaries adjacent to the River. It is recommended that an amendment be made to the *Surf Coast Planning Scheme* which invokes a permit requirement for solid fencing on private land adjacent to the River (open style post and wire fencing would be exempt) and for development within a specified setback from the River (to be determined as part of the amendment process). It will also be important to respect landscape values when considering applications for subdivision adjacent to the River.

### Summary - Main Points

- Landscape character and vistas contribute to the uniqueness and aesthetic value of an area. Landscapes are often linked to an area's environmental, historical and cultural heritage.
- The *Great Ocean Road Region – Landscape Assessment Study (2003)* recommends a number of design principles be adopted by Council to protect and enhance identified landscape values in the region.
- The following sites are considered to have particular importance as landscape or vista features in Winchelsea; town entry and exits, the Barwon River corridor, including the bluestone bridge, and historic buildings.

**RECOMMENDATIONS**

12. Apply a Development Plan Overlay (DPO) to any land proposed for more intense residential development. Require an Environmental Management Plan as a condition of the DPO, which includes measures to enhance indigenous vegetation adjacent to road corridors and waterways.
13. Support landowners in primary industry with the development of Whole Farm Plans, which include consideration of shelter belt planting.
14. Include a policy in the Winchelsea Strategy (Clause 21.14) in the *Surf Coast Planning Scheme* which requires consideration of the impact of new development on landscape values near major roads.
15. Screen commercial timber plantations located adjacent to major roads with a 20 metre wide native vegetation buffer.
16. Prepare a planning scheme amendment to implement the design guidelines in the *Winchelsea Townscape Study*.
17. Prepare a MasterPlan for the Barwon River Reserve within the Winchelsea town boundary in conjunction with the Barwon Rivercare Group and the CCMA.
18. Prepare a planning scheme amendment to introduce controls over solid fencing of rear boundaries of properties adjacent to the Barwon River, and require a permit for development within a certain distance of the Barwon River.

### SUMMARY OF CHAPTER 3 RECOMMENDATIONS

1. Investigate possible protection measures and incentive schemes to ensure the retention of environmental assets in the Winchelsea region.
2. Amend Clause 21.14 in the Winchelsea Strategy to include an objective that protects and enhances the significant environmental assets of the Winchelsea district, and require an Environmental Management Plan (EMP) as part of any rezoning request in the Winchelsea Residential Growth Corridor.
3. Adopt the recommendations in Table 3.4 and 3.5.
4. Support Landcare initiatives and programs.
5. Consider the further use of Voluntary Conservation Covenants on Council owned land.
6. Encourage protection and management of environmental assets through Council's Biodiversity Conservation Incentives Program.
7. Continue to link with other agencies and programs to share information and networks.
8. Seek to achieve improved protection and management of high priority roadside reserves through supporting Council's Roadside Management Program.
9. Apply a Development Plan Overlay (DPO) to any land proposed for more intense residential development. Require an Environmental Management Plan as a condition of the DPO to protect and manage identified assets.
10. Consider the creation of biolinks and habitat corridors as part of any Environmental Management Plan.
11. If Area 2 is to be considered for more intense residential development, require the applicant to include an assessment and management plan for the large, old Eucalypt trees located south of Austin Street.
12. Apply a Development Plan Overlay (DPO) to any land proposed for more intense residential development. Require an Environmental Management Plan as a condition of the DPO, which includes measures to enhance indigenous vegetation adjacent to road corridors and waterways.
13. Support landowners in primary industry with the development of Whole Farm Plans, which include consideration of shelter belt planting.
14. Include a policy in the Winchelsea Strategy (Clause 21.14) in the *Surf Coast Planning Scheme* which requires consideration of the impact of new development on landscape values near major roads.
15. Screen commercial timber plantations located adjacent to major roads with a 20 metre wide native vegetation buffer.
16. Prepare a planning scheme amendment to implement the design guidelines in the *Winchelsea Townscape Study*.

**CHAPTER 3**

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17. Prepare a MasterPlan for the Barwon River Reserve within the Winchelsea town boundary in conjunction with the Barwon Rivercare Group and the CCMA.
18. Prepare a planning scheme amendment to introduce controls over solid fencing of rear boundaries of properties adjacent to the Barwon River, and require a permit for development within a certain distance of the Barwon River.

## 4. LOCAL ECONOMY

### CONTEXT

The *Surf Coast Shire - Economic Development Strategy* sets out six principles in relation to economic development for the Shire:

1. *'Surf Coast must position itself in both the short and longer term to become a more creative, prosperous and highly innovative community.'*
2. *Surf Coast must optimise opportunities afforded by its proximity to Geelong and Melbourne.*
3. *Population mix and diversity is equally as important as population growth.*
4. *Improved sustainability and environmental performance is increasingly valued and sought out by people.*
5. *Good urban design and amenity and cultural and leisure opportunities are critical to people attraction and retention, and are the cornerstone of creative communities.*
6. *Industry and business sectors cannot be treated in isolation from each other.'*<sup>1</sup>

The Strategy emphasises that:

*'Future prosperity of regions is inexorably linked with providing people focussed environments. The retention and attraction of dynamic and creative people is the cornerstone of sustainable economic development. Economic development has moved from a single focus on industry attraction to a more holistic approach to people attraction and retention. This requires that strategies address social and environmental issues, as well as focusing on traditional economic drivers. The desirability of living environments, the provision of lifestyle and recreation options, the development of the arts and cultural activities and facilities, and service provision are critical components of contemporary economic development and the promotion of creative communities.'*

Chapter 2 'Residential Growth' highlights the important role for the Winchelsea township as one of two major growth nodes for the Surf Coast Shire. It will therefore be critical for Winchelsea to grow its economy in order to provide the goods and level of services that additional population will demand and also to provide a source of employment opportunities.

Principle roles for Council in terms of fostering economic growth are identified as:

- *"Facilitation" and "enabling" whereby the activities of local government strategically support private sector investment decisions that generate positive economic development outcomes.*
- *Intervention where "market failure" is evident because of non-commercial investment returns (such as industrial estates in smaller settlements).*
- *Partnership development and maintenance.*
- *Funding attraction (from the public and private sectors).*
- *Strategic planning.*
- *Land provision and planning, urban development and service provision.'*<sup>2</sup>

This chapter of the Winchelsea Structure Plan 2021 (WSP 2021) focuses on land provision and planning and will recommend a framework to ensure that adequate land is provided for future commercial and industrial development in Winchelsea. Consideration of rural land use issues are outside the scope of the WSP 2021.

<sup>1</sup> *Surf Coast Shire Economic Development Strategy*, Regional Innovation P/L, Urbanomics P/L, ASCET (Warrnambool) and the Victorian State Government, 2004.

<sup>2</sup> *Ibid*

## CHAPTER 4

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### ECONOMIC PROFILE

The Surf Coast Planning Scheme acknowledges that the *'economic base of the Surf Coast Shire is centred around agriculture and tourism'*<sup>3</sup>. Tourism has been primarily focussed towards the coastal townships and agricultural activities have been the backbone of the inland economy.

In a regional context, Winchelsea is the principle rural town in the Surf Coast Shire, with an economy that focuses on servicing the needs of its local population and the surrounding district. Many local businesses specialise in goods associated with rural activities, such as machinery and trade supplies, and cater to farms surrounding Winchelsea and the wider region.

The current Winchelsea Strategy promotes the town as a mixed use activity centre with the capacity to accommodate significant general industrial growth.<sup>4</sup> It is noted however that industry is currently scattered along the Highway and in many cases detracts from the appearance of the town.

The Strategy also recommends exploration of tourism opportunities which seek to capture tourist expenditure from visitors and passing Highway traffic. This may become increasingly important as the Winchelsea Deans Marsh Road is more strongly promoted as an alternative route to Lorne (*Great Ocean Road Region Strategy 2004*), and with construction of the Geelong Bypass.

Existing objectives and strategies espoused in the Winchelsea Strategy include:

*'To maximise local economic growth and employment opportunities.*

*Encourage the development of labour intensive industries to increase local employment opportunities.*

*Encourage value adding to agricultural production.*

*Promote the development of a strong tourism focus to maximise opportunities associated with Highway trade.*

*Encourage the development of boutique eating establishments and complementary tourist attractions and accommodation.*

*Investigate the possibility of widening or duplicating the Princes Highway within the town.*<sup>5</sup>

Most of these strategies are addressed through the *Economic Development Strategy*, and are roles for Council outside the land use planning framework. As noted above, this Chapter will focus on Council's role in facilitating economic growth and employment opportunities via the land use planning framework, and this is primarily through ensuring adequate land is appropriately zoned for commercial and industrial development.

The *Surf Coast Shire Community Plan: Your Visions*, outlines the priorities of the Winchelsea community with regard to the local economy, as follows:

***What needs improvement:*** *There is a need for more industrial and commercial development in Winchelsea, as well as more rural dwellings. There are too many restrictions on the use of buildings in the town, and we need more shops with a greater variety.*

***Our top priorities:*** *We need an increase in commercial and industrial activity and zoning, as well as more rural development. We want to achieve our potential and need to develop accordingly.*

***Sector specific priorities:*** *More industrial and commercial land should be created, and general infrastructure improved. There needs to be more emphasis on tourism within the town and more advertising of our assets. Council support is required for this through reducing costs to businesses and streamlining processes.*<sup>6</sup>

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<sup>3</sup> Surf Coast Planning Scheme, Clause 21.04-2

<sup>4</sup> Surf Coast Planning Scheme, Clause 21.14-4

<sup>5</sup> *Ibid*

<sup>6</sup> Surf Coast Shire Community Plan: Your Visions, Surf Coast Shire, 2004



**CHAPTER 4**

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These priorities clearly indicate that a top priority for the Winchelsea community is to ensure that there is an adequate supply of land to accommodate commercial and industrial activities.

Consulting firm, Essential Economics, was engaged to determine future land requirements for commercial and industrial activities in Winchelsea. Specific tasks included:

- To identify major factors contributing to the underlying economic development of Winchelsea and the surrounding district.
- To identify underlying trends for industrial land supply and demand.
- To prepare a forecast of industrial land requirements for 5, 10 and 20 year periods.
- To identify underlying trends for commercial floor space supply and demand.
- To prepare a forecast of commercial floor space requirements for 5, 10 and 20 year periods.
- To identify locational attributes influencing the demand for industrial land and commercial floor space in Winchelsea.
- To examine the impact these industrial and commercial sector trends are likely to have on the Winchelsea township's future employment levels and labour force composition. Identify key economic issues which may need to be addressed in the Strategy.

Much of the remainder of this Chapter outlines the findings contained in the Essential Economics report, which is available as a background document upon request.

**Summary – Main Points**

- The *Surf Coast Shire Economic Development Strategy* establishes the principle roles for Council in terms of fostering economic growth in the Shire. The WSP 2021 concentrates on ensuring that enough land is appropriately zoned to accommodate current and forecast growth in commercial and industrial activities.
- Winchelsea's local economy is based on servicing the needs of the local community and surrounding district, including farm machinery and trade supplies, and to a lesser extent tourism.
- An investigation of future commercial and industrial needs in Winchelsea has been set as a top priority for the community.
- The location of Winchelsea on the Princes Highway and the promotion of Winchelsea Deans Marsh Road as an alternative route to the Great Ocean Road indicate that the rate of growth in the tourism sector will increase.

**CHAPTER 4****EMPLOYMENT**

This section is an extract from the report by Essential Economics (2004). The analysis focuses on people in the Winchelsea township and does not include the regional population. It provides an overview of employment in Winchelsea, taking into account the size of the estimated resident labour force and the share in employment. The analysis shows that Winchelsea is a commuter settlement. This is an important consideration in planning for the future commercial and industrial development of the town.

*Jobs Held by Resident Labour Force*

Traditionally, Winchelsea has served as the principal agricultural centre of the Shire and as the main service centre for the township and surrounding hinterland.

An indication of employment sectors for Winchelsea's resident labour force is provided in Table 4.1. This information is drawn from the ABS Population Census 2001, and relates to employment of residents; it does not relate to actual jobs located in Winchelsea. Nevertheless, the information assists in demonstrating that Winchelsea residents now rely less on the farm sector than they did in past years - thus, at the 2001 Census 2.8% of employed residents worked in this sector, and this represents a considerable decline from the figure of 14.3% in 1981.

Of course, many of the Winchelsea residents work in larger urban centres, particularly in Geelong and in the coastal townships where there is a requirement for labour, especially in peak holiday seasons. The employment pattern for residents shows a concentration in the tertiary sector including, for example, retailing, health and community services, and other services. Employment in manufacturing and the construction industry are also significant, and many of these jobs would be based in places like Geelong.

**Table 4.1: Employment by Industry Sector for Resident Labour Force, Winchelsea, 2001**

<b>Employment by Industry</b>	1981		1986		1991		1996		2001	
	No.	%	No.	%	No.	%	No.	%	No.	%
Wholesale and Retail Trade	36	13.6%	48	17.0%	54	18.2%	48	16.1%	79	22.4%
Manufacturing	31	11.7%	52	18.4%	49	16.6%	59	19.8%	72	20.5%
Health, Community Services and Education	37	14.0%	42	14.9%	50	16.9%	38	12.8%	53	15.0%
Construction	17	6.4%	8	2.8%	16	5.4%	17	5.7%	35	9.9%
Finance, Property and Business Services	8	3.0%	13	4.6%	17	5.7%	13	4.4%	29	8.2%
Personal and Other Services	15	5.7%	17	6.0%	24	8.1%	31	10.4%	28	8.2%
Transport and Storage	24	9.1%	35	12.4%	23	7.8%	29	9.7%	20	5.7%
Government Administration and Defence	38	14.3%	32	11.3%	21	7.1%	13	4.4%	14	4.0%
Agriculture, Forestry and Fishing	38	14.3%	20	7.1%	20	6.8%	41	13.8%	10	2.7%
Electricity, Gas and Water Supply	9	3.4%	8	2.8%	10	3.4%	3	1.0%	6	1.7%
Communication Services	12	4.5%	7	2.5%	12	4.1%	3	1.0%	6	1.7%
Mining	0	0.0%	0	0.0%	0	0.0%	3	1.0%	0	0.0%
<b>Total</b>	265	100.0%	282	100.0%	296	100.0%	298	100.0%	352	100.0%

Department of Infrastructure, ABS Census 2001

Note: The wholesale and retail trade classifications and the education and community service classifications have been merged to allow a comparison with data in previous Census years.

**CHAPTER 4***Winchelsea's Resident Labour Force in 2003 and 2021*

The size of Winchelsea's resident labour force in 2003 is estimated to be in the vicinity of 440 persons, as derived from data in Table 4.2. This estimate is based on application of an average participation rate of 36% which has prevailed over the past 20 years, as shown in ABS Population Census data (1,215 population x 36% participation rate).

According to Small Area Labour Market data published by the Department of Employment and Workplace Relations, June Qtr 2003, the area of Surf Coast Shire in which Winchelsea is located had an un-employment rate of 4.4%. Applying this same rate to the Winchelsea township, we estimate that 20 Winchelsea residents in the labour force are unemployed (440 persons x 4.4%).

On this basis, an estimated 420 Winchelsea residents are in employment. Some of these people will be employed in Winchelsea, while others will be working further afield in places like Geelong and the coastal areas, as noted previously.

Table 4.3 shows forecasts of Winchelsea's labour force to the year 2021, based on a continuation of the participation rate at 36% over the period. By 2021, there would be an estimated 600 residents in the Winchelsea resident labour force (including employed and unemployed persons).

**Table 4.2: Proportion of Winchelsea Population in the Labour Force (Employed and Unemployed) 1981 to 2001**

	1981	1986	1991	1996	2001
Total Population	825	890	969	1,027	1,100
Total Labour Force	299	321	359	363	412
% of Population in Labour Force	36.2%	36.1%	37.0%	35.3%	37.5%

ABS Population Census (2001)

Note: Average 36% participation rate, 1981 to 2021

**Table 4.3: Forecast Labour Force in Winchelsea, 2003 - 2021**

	2003	2006	2011	2016	2021
Population (rounded)	1,215	1,280	1,395	1,520	1,660
Labour Force (rounded)	440	460	500	550	600

Essential Economics (2004)

Note: Assume 36% of resident population is in labour force. Includes Employed and Unemployed persons.

### ***Jobs in Winchelsea Township***

Assessment of the estimated numbers of jobs currently located in Winchelsea indicates a total of some 175 jobs, and this estimate is based on consultations with the Winchelsea Retail Traders and Tourism Association, local businesses and service providers. The majority of these jobs (estimated 85 jobs or 50% of total in the town) are generated by Hesse Rural Health Services and by the Winchelsea Primary School, with the balance in jobs located in industrial and retail activities.

Of the 175 jobs located in Winchelsea, an estimated 85% or approximately 150 jobs, based on local comment, are held by Winchelsea residents.

**CHAPTER 4**

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Combining this information, we estimate that approximately 270 Winchelsea residents or 61% are at work outside the township (ie, 420 employed Winchelsea residents less 150 persons at work in Winchelsea).

The Winchelsea township is considered to be a commuter settlement, having regard for the high proportion of employed residents (61%) who work outside the township.

**Summary – Main Points**

- Employment patterns for residents shows a concentration in retail trade, health, community services, education, construction and manufacturing. There has been a considerable decline in agricultural based employment of townspeople. One would expect that outside the township many people are still employed in farm based occupations.
- Winchelsea's labour force is expected to grow from 420 persons in 2003 to 600 persons by the year 2021.
- Winchelsea appears to be a commuter settlement with an estimated 61% of the workforce engaged in jobs outside the township.
- There is likely to be a continuing trend for more jobs within the secondary and tertiary sectors within the Winchelsea township as the population of Winchelsea grows and the demand for additional services increases.
- Future growth of the town will continue to depend on its attraction as a commuter town unless employment generating businesses can be attracted to the area.

**RECOMMENDATIONS**

1. Ensure that sufficient land is zoned for Commercial and Industrial purposes to cater for new businesses that will assist job creation within the township.

**CHAPTER 4**

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**COMMERCIAL LAND – DEMAND & SUPPLY**

This analysis looks separately at commercial as compared to industrial development noting that the type of uses falling into these categories have different requirements, result in different amenity impacts and therefore should be located in different zones. Commercial development generally refers to retailing, offices and services, including such things as supermarkets, real estate agents, banks, hairdressers, cafes and restaurants. These activities are preferably located in a Business 1 Zone. Industrial development includes such things as manufacturing, motor vehicle repairs and materials recycling – uses which are preferably located in an Industrial Zone where off site amenity impacts can be managed and monitored.

The following is an extract from the report by Essential Economics (2004).

The retail market analysis for the Winchelsea town centre takes into account the following aspects:

- trade area or catchment served by the town centre
- retail demand in the trade area served by Winchelsea town centre
- existing level and type of retail facilities in the town centre
- escape spending of catchment residents
- estimates of retail floor space supportable in the town centre
- possible sites for retail development.

*Trade Area*

The demand for retail facilities in Winchelsea is predominately generated by the town's residents and people living in the surrounding district and these areas had a combined population in 2003 of 2,995 people (as outlined in Section 2.4). In addition, the town provides retail services to passing motorists travelling through town on the Princes Highway, and to tourists visiting the surrounding area.

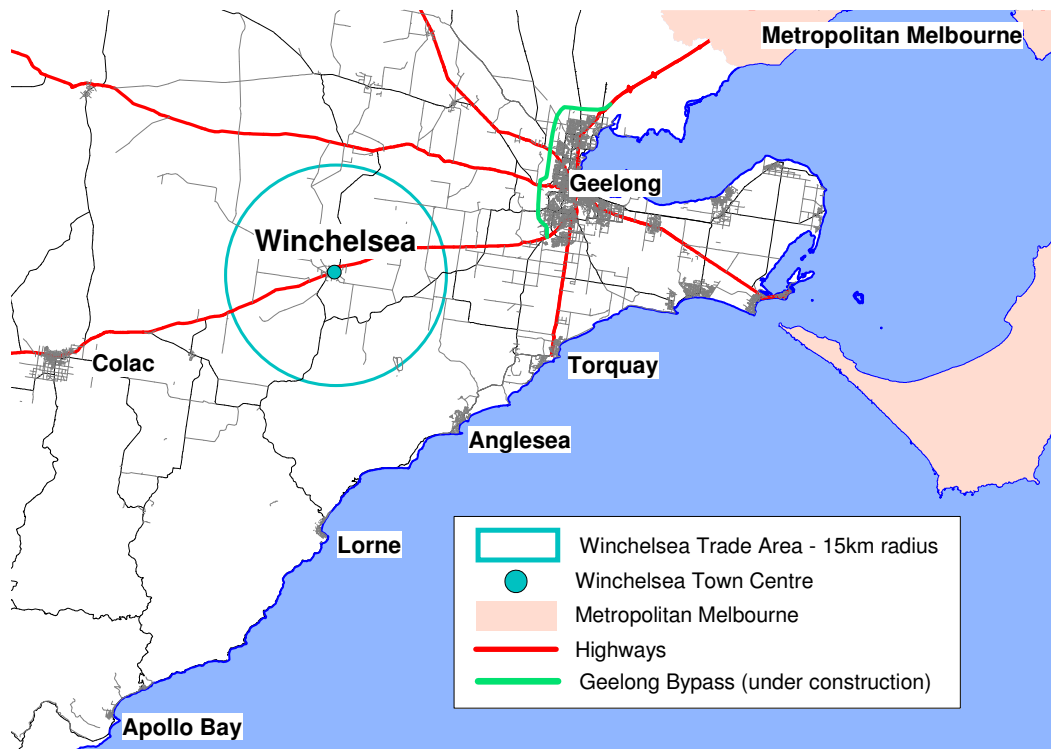
Winchelsea's trade area comprises a Primary Trade Area (PTA) and a Secondary Trade Area (STA). The PTA is the area from which the town draws most of its retail sales (an estimated 65%), with the balance of sales being drawn from the STA and visitors to the region. The PTA and the STA together make up the Main Trade Area (MTA) of the town. The trade area is illustrated in Map 4.1.

The MTA for the town generally extends in a 15 km radius from the town centre. This trade area boundary is based on conversations with local businesses and with regard to the following factors:

- existing composition of the town centre, including retail, commercial and community components;
- location, size and composition of competing centres;
- physical or natural boundaries (such as rivers, etc);
- access to the main regional road network; and
- location of residential growth areas.

## CHAPTER 4

Map 4.1: Winchelsea and Surrounding Region



Essential Economics (2004)

### *Resident Spending*

The level of demand for retail facilities in Winchelsea is influenced by a number of factors including size of the catchment population, spending power of people living in the catchment, and the ability of retailers in the town to attract available spending of the catchment residents.

Total available spending by MTA residents in 2003 is estimated at approximately \$21 million, and is forecast to increase to approximately \$31 million by 2021 (in constant 2003 prices). These retail spending estimates are based on data from *MarketInfo* which is a micro-simulation model which combines information from the ABS Census of Population and Housing 2001 and the ABS Household Expenditure Survey 1999. The model uses measures including income, household size, the number of children and other socio-economic characteristics to calculate spending on a small area basis.

Table 4.4 shows the per capita spending information for the MTA for the main retail categories, and Table 4.5 shows the estimates of total available spending for the MTA for the period 2003 to 2030. The forecasts include a conservative estimate of real growth in per capita spending of 0.75% pa; some variation in average growth rates can be expected between the several main retail categories.

The retail categories are described as follows:

- Food: includes grocery, take-away, butcher, fruit and vegetables, etc
- Non-Food: includes furniture, appliances, hardware and household goods, other bulky goods sales, clothing and footwear, and other non-food
- Personal Services: includes meals in restaurants/cafés, video hire, hairdressers, etc.

## CHAPTER 4

**Table 4.4: Estimated Per Capita Retail Spending of Residents of Winchelsea Main Trade Area (in \$2003)**

Retail Category	Main Trade Area	Country Victorian Average	Variation from Country Vic
Food	\$3,800/cap	\$3,830/cap	Neg.
Non-Food	\$2,470/cap	\$2,930/cap	-15.7%
Services	\$740/cap	\$717/cap	+3.2%
<b>Total Retail</b>	<b>\$7,010/cap</b>	<b>\$7,477/cap</b>	<b>-6.2%</b>

MarketInfo and Essential Economics

**Table 4.5: Estimated Total Available Retail Spending Forecasts, Winchelsea Main Trade Area, 2002-2021 (in \$2003)**

	2003	2006	2011	2016	2021
<b>MTA Population (1)</b>	2,995	3,085	3,245	3,420	3,605
<b>Av. Spend per Capita (2)</b>	\$7,010/cap	\$7,170/cap	\$7,440/cap	\$7,725/cap	\$8,020/cap
<b>MTA Residents' Available Spending per annum</b>	\$21.0 m	\$22.1 m	\$24.1 m	\$26.4 m	\$28.9 m

MarketInfo and Essential Economics (2004)

Notes: (1) refer Table 3 Essential Economics report (2004)  
 (2) refer Table 4.4 above and allow +0.75% pa growth

While MTA residents have available retail spending equivalent to approximately \$21 million in 2003, only a relatively small portion of this spending is actually captured locally in Winchelsea shops, reflecting the fact that the town centre provides mainly for convenience or day-to-day retail needs. Most of the shopping needs of catchment residents are met in larger centres including Geelong and Colac. This aspect is further discussed in the section on Escape Spending below.

By 2021, residents living in the Winchelsea MTA are forecast to have total available retail spending of approximately \$29 million pa (in constant 2003 prices). Thus, there is expected to be an increase of approximately \$8 million by 2021 in the level of available retail spending of Winchelsea MTA residents. As noted, not all of this spending would be expected to be captured by Winchelsea traders, although the underlying growth does indicate there are opportunities for existing and new traders in the town. This aspect is further developed later in this report.

*Visitor Spending*

Figures for visitor spending in Winchelsea retail outlets are not available, and can only be obtained through extensive survey research of shopping patterns in the town. In order to achieve a broad understanding of likely visitor spending, an estimated 10% of total retail sales in local shops are assumed to be generated by visitors to Winchelsea and district and by those passing through the town on the Princes Highway. On this basis, visitor spending on retail goods and services in local shops (and excluding sales in petrol and accommodation) would be in the order of \$400,000 pa. This figure is calculated later in Table 4.7.

**CHAPTER 4**

Allowing for an average spend of, say, \$10/visitor, the average number of visitors passing through Winchelsea on an annual basis and stopping off for a retail purchase would be in the order of some 40,000 people. Allowing for an average of 1.5 persons per vehicle, this visitation figure is equivalent to some 27,000 vehicles pa or approximately 0.7% of highway traffic using this section of the Princes Highway at Winchelsea (VicRoads data show approximately 5,000 to 6,000 vehicles per day travelling each direction at this location, ie approximately 11,000 vpd total). On this basis, the estimate of some 40,000 visitors stopping-off to shop in Winchelsea, annually, appears plausible, and may even be on the conservatively low side.

Construction of the Geelong Bypass and completion of the Winchelsea Visitor Centre are likely to lead to an increase in the number of people stopping at Winchelsea as they pass through the town, noting that this will be the first convenient opportunity for a township 'refreshments/fuel stop' between Melbourne and Winchelsea for traffic travelling on the Princes Highway.

If visitor spending continues to account for an estimated 10% of all sales in town, as noted above, then estimated retail sales to visitors to Winchelsea by 2021 would be in the order of \$800,000 pa. This estimate of visitor spending is derived from retail sales and spending data provided later in Table 4.8, and represents a doubling in visitor spending volume over the forecast period 2003 to 2021.

If this forecast level of visitor spending is to be achieved by 2021, then Winchelsea retailers must continue to offer attractive, conveniently-accessed and well-promoted retail services to travellers passing through the town.

*Retail Floor Space and Turnover*

Winchelsea township has a total estimated provision of 1,520 m<sup>2</sup> in retail floor space and this includes an estimated 1,440 m<sup>2</sup> in the Business 1 Zone and approximately 80 m<sup>2</sup> in the Residential 1 Zone.

Of the total of 1,520 m<sup>2</sup>, an estimated 1,180 m<sup>2</sup> (78%) is occupied and this comprises 14 shops. The balance of the retail floor space of 340 m<sup>2</sup> is vacant (22%) and includes four premises of which two are in the Business 1 Zone and two in the Residential 1 Zone. These figures are based on a land use and retail floor space survey conducted by the Consultants in July 2003. Table 4.6 provides a summary of this data.

The majority of occupied retail floor space (69%) is in Food and Services, and this emphasises the convenience or day-to-day shopping role performed by the town centre. These uses include, for example, the small IGA supermarket, milk bar, and take-away food. Non-food retailing is dominated by the Winchelsea Hardware store which accounts for approximately 40% of all non-food floor space (150 m<sup>2</sup> out of a total of 370 m<sup>2</sup> of non-food floor space).

The town's retail facilities are predominately located on the western side of the Barwon River and on the south side of the Princes Highway.

**Table 4.6: Retail Floor Space in Winchelsea**

<b>Retail Category</b>	<b>No. of Premises</b>	<b>m<sup>2</sup></b>	<b>Share of Occupied Floor Space</b>
Food	6	685	58%
Non-food	5	370	31%
Services	3	125	11%
<b>Total Occupied Retail</b>	<b>14</b>	<b>1,180</b>	<b>100%</b>
Vacant	4	340 (*)	-
<b>Total Retail Floor Space</b>	<b>18</b>	<b>1,520</b>	-

Essential Economics (2004)

Note: (\*) Includes estimated 80 m<sup>2</sup> of vacant retail floor space is located in Residential 1 zone



**CHAPTER 4**

The occupied retail floor space in Winchelsea currently generates an estimated total of \$4 million pa. This estimate is based on the retail floor space figures in Table 4.4 above, and application of average sales figures per unit of floor space as summarised in Table 4.7 below.

An estimated 90% (or \$3.6 m) of the town's retail sales are attributable to residents in the MTA, with the balance (10% or \$0.4 m) attributable to passing trade and visitors to the district. This is also shown in Table 4.7.

**Table 4.7: Estimated Retail Sales for Shops in Winchelsea Town Centre, 2003**

<b>Retail Category</b>	<b>Floor Space</b>	<b>Average Turnover</b>	<b>Estimated Sales</b>
Food	685 m <sup>2</sup>	\$4,500/m <sup>2</sup>	\$3.1 m
Non-food	370 m <sup>2</sup>	\$2,500/m <sup>2</sup>	\$0.7 m
Services	125 m <sup>2</sup>	\$1,750/m <sup>2</sup>	\$0.2 m
<b>Total</b>	<b>1,180</b>	<b>\$3,390/m<sup>2</sup> (d)</b>	<b>\$4.0 m</b>
<b>Estimated Sales to MTA Residents (90%)</b>			<b>\$3.6 m</b>

Essential Economics (2004)  
Note: (d) derived average

### *Escape Spending*

The foregoing analyses indicate that –

- residents in the MTA have available retail spending of \$21 million in 2003 (Table 4.5); and
- shops in the town centre have estimated sales of \$3.6 million which are attributable to the MTA residents (Table 4.7).

Having regard for these figures, it is apparent that retailers in Winchelsea capture 17% of the available retail spending of residents in the MTA (\$3.6m / \$21m). The majority of residents' available spending (83% or \$17.3m) is lost to other more distant centres, especially Geelong and Colac and also further afield to places including Melbourne, where there is a wider and deeper range of retail merchandise. This spending lost from the local area is termed 'escape spending'.

While a small town centre like Winchelsea will not be able to retain all of the resident's escape spending (because of the factors noted above in regard to larger centres), it is possible that the town can retain a larger share where there is provision of an appropriate range of retail goods and services - as well as factors such as improved customer service levels, attractive shopping amenity, competitive prices, etc – are provided to shoppers.

In assessing likely future requirements for retail floor space provision in Winchelsea to 2011, consideration needs to be given to this situation regarding escape spending, as well as consideration of other important factors including growth in total available retail spending arising from growth in both population and retail spending per capita.

**CHAPTER 4**

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*Forecast Retail Floor Space and Land Area Requirements*

Factors contributing to growth in the future provision of retail floor space in Winchelsea comprise the following:

- growth in population numbers
- growth in per capita spending
- growth in share of residents' spending retained in Winchelsea (ie, reduction in escape spending).

For strategic planning purposes associated with identifying potential requirements for zoned land for retailing in the Winchelsea town centre, broad estimates have been provided in order to indicate the potential area of retail floor space required to serve the slowly expanding residential catchment situated within a 15 km of the town centre.

Only slow expansion in retail activity in the town centre is expected, even with allowance for a higher share of residents' spending to be captured by local retailers. Thus, by 2011 an additional 370 m<sup>2</sup> in retail floor space would be required in Winchelsea and by 2021 the additional amount of retail floor space required (over the 2003 figure) would be in the order of 1,140 m<sup>2</sup>.

Allowing for non-retail uses that also typically locate in a Business 1 Zone (such as small office activities, real estate agents, etc), the total amount of additional retail and non-retail floor space would be in the order of 500 m<sup>2</sup> by 2011 and 1,500 m<sup>2</sup> by 2021. These figures are summarised in Table 4.8.

*Land Area*

In order to translate these floor space figures into land area requirements, allowance is made for car parking and landscaping on the basis of 5 car spaces per 100 m<sup>2</sup> of floor space and an average of 30 m<sup>2</sup> per car space. On this basis, the town centre would require an additional land area of +1,250 m<sup>2</sup> by 2011 and an additional land area of 3,750 m<sup>2</sup> by 2021 (ie, above the 2003 provision). These figures are also shown in Table 4.8.

It is emphasised that these forecasts are indicative of likely requirements for additional retail floor space provision over the forecast period, noting that the several variables involved are very difficult to measure in a precise manner over lengthy periods of time.

There may be instances where new growth opportunities can be identified in retailing in Winchelsea and the surrounding trade area, and this situation would require a re-assessment of these indicative forecasts of floor space and land area requirements.

**CHAPTER 4****Table 4.8: Forecast Supportable Retail and Non-Retail Floor Space and Land Area Required, 2003 to 2021**

	2003	2011 (increase over 2003)	2021 (increase over 2003)
Available Spending	\$21.0 m	\$24.1 m	\$28.9 m
Share Captured in Winchelsea	17%	20%	25%
Captured Spending in Winchelsea	\$3.6 m	\$4.8 m	\$7.2 m
Increase in Captured Spending	-	+\$1.2 m	+\$3.6 m
Total Increase in Spending, including Residents and Visitors	-	+\$1.3 m	+\$4.0 m
Additional Retail Floor Space Supportable (@\$3,500/m <sup>2</sup> )	-	+370 m <sup>2</sup>	+1,140 m <sup>2</sup>
Allowance for Non-retail Activities (@+30%)	-	+110 m <sup>2</sup>	+340 m <sup>2</sup>
Total Additional Retail and non-Retail Floor Space (1)	-	+480 m <sup>2</sup>	+1,480 m <sup>2</sup>
<b><u>Total Additional Floor Space – Rounded</u></b>	=	<b><u>+500 m<sup>2</sup></u></b>	<b><u>+1,500 m<sup>2</sup></u></b>
Additional Land Area for Parking and Landscaping (2)	-	+750 m <sup>2</sup>	+2,250 m <sup>2</sup>
Total Land Area including Retail/Non Retail Use plus Car parking and Landscape (1 + 2)	-	+1,250 m <sup>2</sup>	+3,750 m <sup>2</sup>

Essential Economics (2004)

**Summary – Main Points**

- The majority of occupied retail floor space in the town is in Food and Services and this emphasises the convenience shopping role performed in the town centre.
- An estimated 90% of retail sales in Winchelsea are attributed to residents in the Main Trade Area, which includes the local population within a 15km radius of the town centre, and 10% to visitors passing through Winchelsea.
- It is estimated that Winchelsea retailers capture approximately 17% of available retail spending of residents in the Main Trade Area, with 83 % of available spending lost to other larger centres such as Geelong and Colac (escape spending).
- There is little opportunity to increase commercial development within existing areas zoned for commercial purposes.

**CHAPTER 4**

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- It is forecast that 1,250 m<sup>2</sup> of additional land will be required to cater for commercial growth to the year 2011, and an additional 3,750 m<sup>2</sup> will be required by 2021. This includes land to accommodate floor space, car parking and landscaping. These estimates are discussed further on page 93 as a more recent assessment of commercial floor space suggests that a greater area of land will be required.
- There is potential for Winchelsea to capture additional available retail spending of residents in the Main Trade Area should a wider range of goods and services be provided in the township.
- Land will need to be rezoned to allow for additional commercial development in Winchelsea.

**RECOMMENDATIONS**

2. Facilitate the provision of land to meet the projected land area requirements to cater for commercial growth to the year 2021.

**CHAPTER 4****POTENTIAL COMMERCIAL GROWTH AREAS**

It has been established that additional land will be required to cater for future commercial growth in the Winchelsea township. In determining an appropriate location for new development, land requirements must be considered in the context of a range of factors, including:

- State Planning Policy Framework
- Local Planning Policy Framework
- Potential for additional development in areas currently zoned Business 1.

**State Planning Policy Framework (SPPF)**

The SPPF states at Clause 11:

*‘Planning is to contribute to the economic well-being of communities and the State as a whole by supporting and fostering economic growth and development by providing land, facilitating decisions, and resolving land use conflicts, so that each district may build on its strengths and achieve its economic potential.’<sup>7</sup>*

Clause 17 expands further with specific guidance on measures to achieve economic well-being. One primary objective is to concentrate major retail, commercial, administrative, entertainment and cultural developments into an activity centre, which may comprise a strip shopping centre.

*‘Activity centres should be planned to:*

- *Provide a range of shopping facilities in locations which are readily accessible to the community.*
- *Incorporate and integrate a variety of land uses, including retail, office, education, human services, community facilities, recreation, entertainment and residential uses where appropriate.*
- *Provide good accessibility by all available modes of transport (particularly public transport) and safe pedestrian and cycling routes, and to encourage multi-purpose trip making to such centres.*
- *Facilitate ease of pedestrian movement between components of centres, public transport interchanges and parking areas.*
- *Maximise opportunities for co-location, multiple use and sharing of facilities.*
- *Provide child care facilities to a level consistent with the role of the centres.*
- *Minimise the effects of commercial development on the amenity of residential and parkland areas, for example as a result of traffic congestion, noise or overshadowing.*
- *Provide attractive environments for community activities.’<sup>8</sup>*

The SPPF discourages commercial development outside of activity centres with few exceptions.

To date, commercial development in Winchelsea has occurred in a relatively unplanned manner with most businesses opting for a Princes Highway frontage irrespective of the zoning of land. There are a number of areas zoned for commercial development both east and west of the Barwon River and there are also a number of businesses operating in areas currently zoned for residential purposes on either side of the River. In terms of identifying a suitable location for future commercial development this Strategy will need to focus on consolidating activity in a central location in order to comply with the SPPF. It will also be important to locate new commercial development in an area that exhibits the characteristics listed at Clause 17, such as being readily accessible to the community and where amenity impacts can be minimised.

<sup>7</sup> Surf Coast Planning Scheme, Clause 11.03-5

<sup>8</sup> Surf Coast Planning Scheme, Clause 17.01-2

## CHAPTER 4

### Local Planning Policy Framework (LPPF)

The LPPF emphasises the importance of growing the local economy in Winchelsea and promoting commercial and industrial development. It is quite definitive about the most appropriate location for future industrial development (discussed later in this Chapter) but provides less guidance as to which existing commercial area should be consolidated as the primary activity centre for the town and thus where to direct new commercial development.

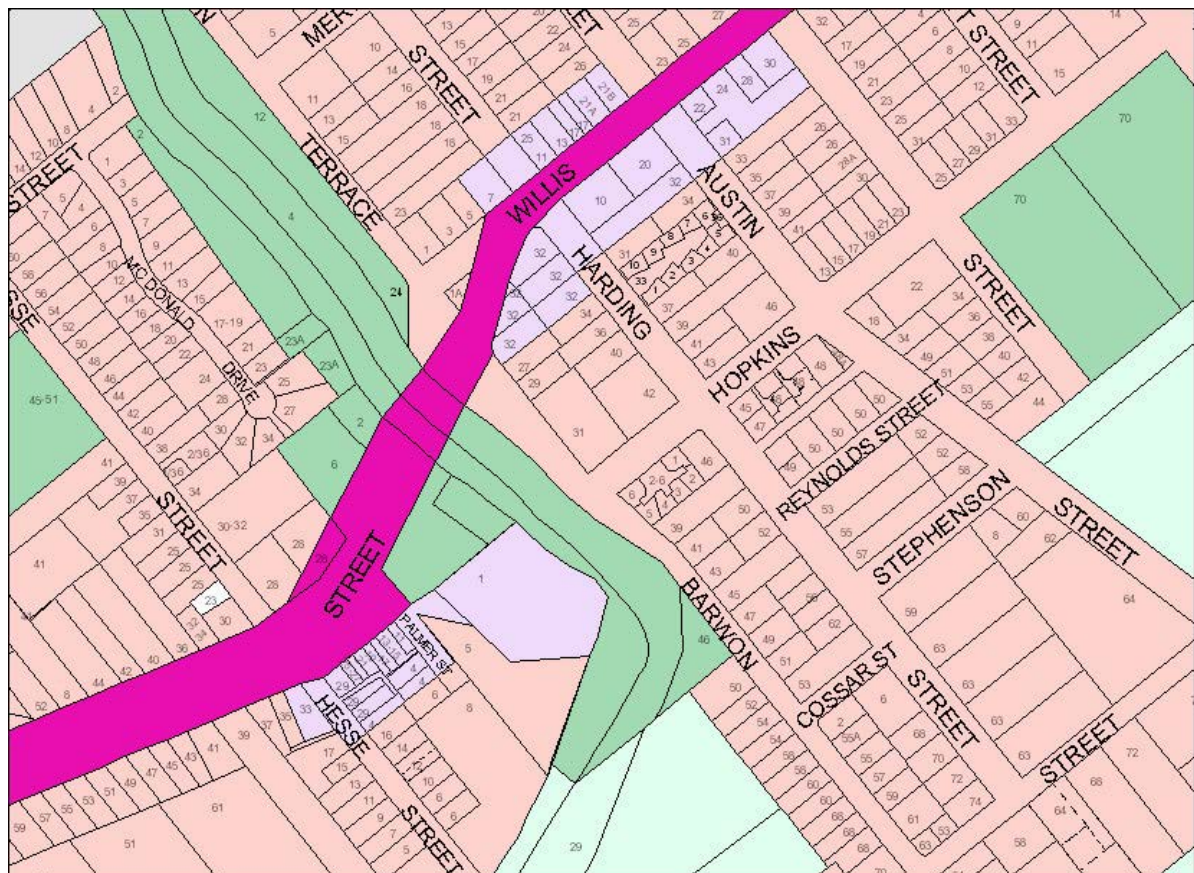
Clause 21.08 'Tourism Strategy' and 21.14 'Winchelsea Strategy' both highlight the town's most important features. These include its location on the Princes Highway, the attractive setting on the Barwon River and Winchelsea's numerous historical assets, covering both white settlement and indigenous history. Both strategies note that any new tourism focused development will depend on utilising these assets. Clause 21.14 also advises that the *'Shire will encourage the restoration of historic buildings and old shops and support the establishment of associated or ancillary tourism based commercial development.'*<sup>9</sup>

In determining the most appropriate location to locate new commercial development it will be important to utilise these assets where possible without detracting from the value or amenity of them.

#### Potential for Additional Development in Areas Currently Zoned Business 1

Existing properties currently zoned Business 1 are shown on Map 4.2 and are coloured purple. The total existing land area zoned Business 1 is 4.75 hectares or 47,500 square metres, and this includes some sections of various roads as shown.

#### Map 4.2 Business 1 Zone - Winchelsea



Surf Coast Shire (2005)

<sup>9</sup> Surf Coast Planning Scheme, Clause 21.14-4

**CHAPTER 4**

A survey by Council officers in July 2005 found that there were no vacant shops in the Business 1 Zone available to accommodate new businesses. Three properties were developed with dwellings rather than commercial premises, two located on the Princes Highway and one located along Austin Street behind the existing caravan park. There was only one vacant property in the Business 1 Zone. This property also located in Austin Street, east of the Barwon River and behind the Winchelsea Hotel. It is a large property (approx. 2,000sqm) but being located off the Princes Highway and away from the main shopping areas it is unlikely to be developed with retail shops.

Essential Economics forecast that an additional floor space of 1,500 square metres will be required to cater for new retail development to the year 2021, which in turn would require a land area of 3,750 square metres to accommodate buildings, car parking and landscaping (refer to page 88). Based on the assessment of the development potential of existing land zoned for business purposes, and the lack of available land, additional land will need to be rezoned to provide all of this land. Other factors suggest that Surf Coast Shire Council should consider rezoning a greater amount of land:

- In recent years, Council has received numerous enquiries from potential business owners who have been unable to find a premise zoned for commercial purposes from which to operate. A number of business owners have expressed interest in retailing from the old bank building on the corner of Hesse Street but have been unable to do so as the land is zoned Residential 1.
- Numerous commercial businesses currently operate from land zoned for residential purposes. While these business have existing use rights, if a businesses ceases trading for a two year period use rights are lost and commercial activity is no longer permitted. There is the potential for Winchelsea to lose much of its existing retail floor space as a result. Provision should be made for the eventual take up of this existing floor space in new commercial areas.
- A number of existing businesses in Winchelsea require a much greater land area than typical retail uses, such as the Winchelsea Trading Co. (hardware) which operates from a site of approximately 5,000 square metres, Eureka Sheds (approx. 2,000sqm) and others. Some of these other businesses are located in residential zones, where commercial activity is generally prohibited. Some provision needs to be made for businesses with larger floor space and land requirements than those used by Essential Economics to forecast future land requirements.
- Winchelsea is a population growth node for the Surf Coast Shire. Commercial development should be encouraged to facilitate employment opportunities.

Based on the absence of well located, vacant available commercial land it is recommended that a land area greater than 3,750 square metres is rezoned to accommodate future commercial floor space requirements, and that additional land be rezoned as a priority to accommodate current demand.

#### *Defining an Activity Centre for Winchelsea*

It is apparent that Winchelsea lacks a defined 'Activity Centre' and has commercial development dotted along the Princes Highway through the township. There is land zoned for business purposes both east and west of the Barwon River and the current policy provisions in the *Surf Coast Planning Scheme* do not give guidance as to the preferred location for new commercial development.

Utilising principles from both the SPPF and the LPPF a list of criteria has been established in order to assist in defining an Activity Centre for Winchelsea. A number of scenarios are examined in the next section in order to determine a preferred option for consolidation of an Activity Centre in Winchelsea. The purpose of defining an Activity Centre is not an attempt to relocate existing businesses but rather to guide future development. All land currently zoned Business 1 would remain so, however new development would be directed toward the identified Activity Centre. The scenarios include:

1. **Option 1 – East:** Define existing land zoned Business 1 to the east of the Barwon River as the Activity Centre. Direct future development to sites east of the River and examine options for extending the Business 1 Zone to accommodate new development. Land to the west of the Barwon River would retain its Business 1 Zone but commercial growth would not be encouraged in this area.

**CHAPTER 4**

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2. **Option 2 – South / West:** Define existing land zoned Business 1 to the west of the Barwon River as the Activity Centre and rezone additional land in the Palmer Street area to accommodate future commercial development. Land to the east of the Barwon River would retain its Business 1 Zone but commercial growth would not be encouraged in this area.
3. **Option 3 – West:** Define existing land zoned Business 1 to the west of the Barwon River as the Activity Centre and rezone additional land to the north of the Highway to accommodate future commercial development. Land to the east of the Barwon River would retain its Business 1 Zone but commercial growth would not be encouraged in this area.



CHAPTER 4

Map 4.3 shows possible configurations for the Activity Centre.

Map 4.3: Activity Centre Scenarios – Winchelsea



Option 1 – East  
Existing Commercial Land: 3.247ha  
Proposed Extension to Commercial area: 0.6902ha



Option 2 – South West  
Existing Commercial Land: 1.202ha  
Proposed Extension to Commercial area: 0.9257ha  
Note: Land identified as flood prone has been excluded from the land area calculations



Option 3 – West  
Existing Commercial Land: 1.202ha  
Proposed Extension to Commercial area: 0.5435h  
Note: Land identified as flood prone has been excluded from the land area calculations



**CHAPTER 4**

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*Analysis of Activity Centre Scenarios*

In this section, each scenario will be assessed having regard to the various criteria outlined in the SPPF and LPPF. For each criteria a preferred option, or in some cases no preferred option, will be identified.

SPPF Criteria 1: Provide a range of shopping facilities in locations which are readily accessible to the community.

All of the possible scenarios would allow for a range of shopping facilities in a readily accessible location.

Preferred option: No preference.

SPPF Criteria 2: Incorporate and integrate a variety of land uses, including retail, office education, human services, community facilities, recreation, entertainment, and residential uses where appropriate.

A health and education precinct is emerging in the north west quadrant of Winchelsea between Murrell Street and the Barwon River. The School, Hospital, Hesse Street Reserve, Community House and a number of other community facilities and services are located in this area. Commercial development on the west side of the Barwon River would have better linkages to this precinct, particularly north of the Princes Highway.

Implementation of Option 2 or 3 would necessitate an upgraded pedestrian crossing in the vicinity of Hesse Street to create an appropriate pedestrian link between the retail shops south of the Highway and the community facilities north of the Highway. This issue is discussed further in Chapter 6 and follows consultation with VicRoads.

Preferred option: Option 3 - West.

SPPF Criteria 3: Provide good accessibility by all modes of transport (particularly public transport) and safe pedestrian and cycling routes, and to encourage multi purpose trip making to such centres.

Surf Coast Shire Council is currently in the process of adopting a pathways strategy for the whole of the municipality. There are a number of existing and proposed pathways for Winchelsea that would provide good linkages for all of the possible commercial growth options. Chapter 5 contains more detail about the *Pathways Strategy* (refer to page 115) and it is recommended in Chapter 2 that Council investigate options for the construction of a pedestrian bridge over the Barwon River at Hesse Street to provide pedestrian access between residential growth areas and the town centre.

The train station (which is the only public transport in Winchelsea) is located on the west side of Barwon River. New development on the west side would likely be more accessible to people walking to or from the station.

Commercial expansion at either of the western options would be more likely to encourage multi purpose trips given that the supermarket, butcher, bank, pharmacy, bakery and post office are all located west of the River.

Preferred option: Option 2 – South/West or 3 – West.

SPPF Criteria 4: Facilitate ease of pedestrian movement between centres, public transport and interchange areas.

As above.

Preferred option: Option 2 – South/West or 3 – West.

**CHAPTER 4**

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SPPF Criteria 5: Maximise opportunities for co-location, multiple use and sharing of facilities.

The SPPF does not define what sorts of facilities are being referred to in this requirement. One envisages that the types of facilities that might be useful in commercial areas and may need to be shared would include public toilets, visitor information, and street furniture such as seating and rubbish bins.

There are public toilets on both sides of the Barwon River, one set near the Old Library Building which is now the Visitor Information Centre, one set near the Gazebo close to the Barwon Hotel site, and one set in the Winchelsea Shire Tea Rooms. All commercial growth options are relatively close to at least one set of facilities.

The Visitor Information Centre is located in the Old Library Building which has recently been renovated for this purpose. It is located on the eastern side of the Barwon River. It is quite central to all of the three possible options listed.

The implementation of the *Winchelsea Townscape Study*, which includes a variety of streetscape works for Winchelsea, has been occurring over a number of years. This has included the installation of a range of street furniture in the region of Willis Street and Main Street, east and west of the Barwon River.

Preferred option: No preference.

SPPF Criteria 6: Provide child care facilities to a level consistent with the role of centres.

Winchelsea commercial areas are relatively small and centres of this size would not normally include child care facilities.

It should be noted however that Winchelsea does not currently have any full time child care providers and only has occasional care available at the Community House three mornings a week. This is a real limitation for parents who would like to work but are unable to due to lack of child care facilities and is discussed in more detail in Chapter 5. It is recommended in Chapter 5 that Council investigate the provision of a 'Childrens' Services Hub' in the Health and Education Precinct in the vicinity of Hesse Street. This would be very convenient for people accessing commercial areas west of the Barwon River.

Preferred option: Option 2 – South/West or 3 – West.

SPPF Criteria 7: Minimise the effects of commercial development on the amenity of residential and parkland areas, for example as a result of traffic congestion, noise or overshadowing.

All three options would involve locating commercial development adjacent to residential development. This is a normal occurrence in most towns. It can be beneficial by allowing good pedestrian access to shopping areas thereby reducing the need for vehicle usage and sprawling car parking areas, as tends to be the case at large stand alone shopping centres. Any development would need to respect the amenity of adjoining residential properties with respect to noise, privacy and overshadowing.

Option 2 would introduce new development adjacent to the Barwon River. There is the potential for this to open up this area of the River environs and could enhance recreation values depending on the types of uses that might locate near the river, for example cafés with dining areas overlooking the River.

There are service roads and car parking areas established both north and south of the Princes Highway, west of the Barwon River, creating good access to shops in these areas. Parking is more restricted east of the Barwon River and any additional car parking would need to be located on private land as part of any future development.

Preferred option: Option 2 – South/West or 3 – West.

**CHAPTER 4**

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SPPF Criteria 8: Provide attractive environments for community activities.

The Barwon River environs is an ideal place to hold community activities and events. The Winchelsea pool and picnic facilities located at the north eastern section of the River provide one focal point for community activities whilst the community rotunda and picnic facilities near the Barwon Hotel provide an alternative focal point at the south western section of the River. Linkages between these areas and the designated Activity Centre will be important.

Preferred option: No preference.

LPPF Criteria 9: Highway Frontage.

All of the proposed options would contain a number of properties with Highway frontage.

Preferred option: No preference.

LPPF Criteria 10: Linkages to the Barwon River environs.

The South/West option is the area most closely linked with the Barwon River. Other options however are not far from the River and all have pedestrian links with the River environs.

Preferred option: No preference.

LPPF Criteria 11: Historical links and built form.

This criterion is more relevant in terms of providing guidance on the appearance of new development rather than where it should be located.

The *Winchelsea Townscape Study* contains architectural streetscape guidelines that provide an overview of key issues to consider when upgrading streetscape frontages or designing new development in Winchelsea. To date they have not been implemented through planning controls. It is considered important that future development in the designated Activity Centre respects the low scale, historic rural character of Winchelsea and it is recommended that a planning scheme amendment be prepared to implement the design guidelines. The design guidelines are set out in detail in Chapter 3 (refer to pages 69-72).

Preferred option: No preference.

#### Local Input

The Community Reference Group was asked to identify opportunities and constraints associated with the location of future commercial development in Winchelsea. The following observations were made.

- The west side of the Barwon River where existing commercial businesses are located, but which are currently zoned residential, may be appropriate for commercial zoning because of the proximity to the railway.
- There is limited parking east of the River so the west side is more appropriate for additional business zoning.
- Need a break up of zones, so there isn't a continuous strip of commercial development from one end of town to the other.
- If additional land zoned for commercial west of the River on the north side, a pedestrian crossing across the Highway would need to be considered to link area with shops on south side. Maybe an overpass?

**CHAPTER 4**

The above analysis indicates that in many respects each of the possible scenarios could result in a successful Activity Centre. With regard to a number of points however, the options west of the Barwon River can be clearly identified as more preferred than the other options.

It is recommended that Council undertake a planning scheme amendment to rezone land north of Main Street and west of the Barwon River (Option 3) to Business 1. This amendment should be given priority as the additional land is required to accommodate a current demand. Appropriate boundaries for the new Business 1 zoned area will need to be determined in consultation with landowners. Given that much of the land however is already occupied by operating commercial premises it is recognised that additional land will be required in the medium to long term. Land in the vicinity of Palmer Street (Option 4) could provide medium to longer term requirements.

*What Happens to Existing Businesses Currently Zoned Residential?*

The Community Reference Group also raised the question as to what should happen to existing businesses currently operating in the Residential 1 Zone. It is emphasised that the purpose of the WSP 2021 is not to relocate existing businesses but to encourage new growth in the local economy and identify an appropriate location for future commercial development in Winchelsea. State policy directs that commercial development should be concentrated into activity centres and thus the WSP 2021 has analysed various scenarios and made a recommendation as to the preferred options.

Businesses operating in the residential zone will be unaffected and can continue to operate pursuant to Clause 63 'Existing Uses' of the *Surf Coast Planning Scheme*. Rezoning land to reflect its current use would not provide any additional opportunities for commercial development. It could also lead to future conflict with adjacent residential land, for example if a new business with a much greater amenity impact were to take the place of an existing business.

The Essential Economics Report (2004) comments:

*Winchelsea also supports a number of "Restricted Retail" uses that are of a non-shop type such as car yards, machinery and equipment, and trade supplies. Many of these are currently located in areas zoned for residential purposes along the Princes Highway.*

*While these existing restricted retail uses are likely to remain for the foreseeable future in their existing locations in the town, it would represent good land use planning if these uses – and any new such uses – were to locate/relocate to the industrial areas identified in this report. Such uses would also require attractive exposure to passing trade in view of the commercial nature of these businesses, and hence the importance of providing main road frontage in appropriately zoned land for these uses. Industrial land to the west of the town would be a suitable location for these restricted retail activities.*

Following public exhibition of the draft WSP 2021, objections were raised in relation to rezoning land at 2935 and 2945 Princes Highway, Winchelsea to Low Density Residential. The land is currently used for light industrial purposes (bulk haulage). It was acknowledged that the site is in a prime location being on the corner of the Princes Highway and Anderson Street (Winchelsea Deans Marsh Road) and that there may be uses other than Low Density Residential more appropriate for the site. Some possible uses could include a service station or some type of bulky goods retail, caravan or motor vehicle sales. It is possible that the application of the Business 4 Zone might be suitable for the submitters' properties, however further investigation would need to occur prior to making a definite recommendation to Council. It was requested at the Submitters Hearing on Tuesday 24 January 2006 that any commercial area should extend along the Princes Highway to align with the Industrial Estate to the north. It is recommended that this proposal be considered as part of further investigations.

**Summary – Main Points**

- The State Planning Policy Framework directs municipalities to concentrate major retail, commercial, administrative, entertainment and cultural developments into activity centres.

**CHAPTER 4**

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- To date commercial development in Winchelsea has occurred in a relatively unplanned manner.
- The Local Planning Policy Framework highlights the Princes Highway, the Barwon River and Winchelsea's historic character as the town's primary assets.
- Essential Economics forecast that an additional floor space of 1,500 square metres will be required to cater for new retail development to the year 2021, which will in turn require 3,750 square metres of land to accommodate buildings, car parking and landscaping. For a number of reasons it is suggested that a greater area of land be set aside for future commercial development (refer to page 93).
- Land on the west side of Barwon River has been identified as the most appropriate location for future commercial development when assessed against the criteria in the SPPF and LPPF.
- In order to promote growth and development in Winchelsea and to create more employment opportunities additional land should be made available for commercial development in a designated Activity Centre.
- It is considered important that future development in the designated Activity Centre respects the low scale, historic rural character of Winchelsea

**RECOMMENDATIONS**

3. Rezone land along Main Street (Princes Highway), between Hesse Street and 44 Main Street to accommodate an immediate need for commercial land. Appropriate boundaries for the Business 1 Zone to be determined in consultation with landowners.
4. Rezone land in the Palmer Street area to accommodate short to long term needs for commercial land.
5. Implement design guidelines contained in the *Winchelsea Townscape Study* over commercial areas on the Princes Highway.
6. Further investigate the possibility of applying the Business 4 Zone to land south of the Princes Highway opposite the Winchelsea Industrial Estate, including land at 2935 and 2945 Princes Highway, Winchelsea.

**CHAPTER 4**

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**INDUSTRIAL LAND – DEMAND & SUPPLY**

This section presents an analysis of the Winchelsea industrial land market, and provides a forecast of potential requirements for industrial land over the period 2003-2021. The analysis takes into consideration the current provision of vacant industrial land, trends in demand over recent times, the size and location of available industrial land, and the potential impact of the planned Geelong Bypass.

**Industrial Land Supply**

The following is largely an extract from the report by Essential Economics (2004), updated on the basis of a survey by Council officers in March 2005 to identify any changes which have occurred since the preparation of the report.

Winchelsea has approximately 23.4 hectares of industrial zoned land, the majority of which (22 ha) is located at the western end of the township, and this includes the Winchelsea Industrial Park. A small parcel of industrial zoned land (approximately 1.4 ha) is located at the eastern end of the town on the corner of Lennox Street and the Princes Highway.

Approximately 15.7 hectares (67%) of zoned industrial land is occupied and 7.7 hectares (33%) remains vacant. This takes into account the rear portion of land at 2970 Princes Highway but it should be noted that the front section of the property is used for materials recycling and contains a caretaker's dwelling.

The Winchelsea Industrial Park is fully serviced and is located at the north-west corner of the main area of industrial land. The park is accessed via Alsop Drive which leads onto Mousley Road, currently unsealed. This locality has seven vacant lots with a combined area of approximately 1.2ha. With the exception of the Shire depot located at 2 Alsop Drive, the occupied parcels in the Industrial Park do not appear to be intensively developed.

A large parcel of vacant industrial land is located east of the Winchelsea Industrial Park, and this land extends from the Princes Highway to Cressy Road; the land is approximately 7.75 ha in size. A section of this land (2.96ha) is used as a materials recycling facility (as noted above), with the balance of land vacant (4.79 ha). This remaining parcel offers significant opportunity for subdivision and further development; however, additional access roads would be required in order to develop the site.

Another significant parcel of vacant industrial land of approximately 1.72 ha is located at the south-west corner of the main industrial area. This land at 325 Mousley Road, known as the 'Pound Paddock', has frontage to the Princes Highway and provides a good opportunity for further subdivision in order to meet future demand for industrial land.

Map 4.4 shows an aerial photograph of the Winchelsea Industrial Estate. The photograph clearly shows the extent of existing development in the Estate.



**CHAPTER 4****Map 4.4 Winchelsea Industrial Estate – Aerial Photograph**

Surf Coast Shire (December 2004)

#### *Industrial Land Demand*

Essential Economics (2004) make the following observations in regards to demand for industrial land in Winchelsea:

*'Although information on current demand levels for industrial land in Winchelsea is limited, contact with local real estate agents indicates that demand for industrial zoned land has been slow in recent years.*

*Speculative investment in Winchelsea may occur in response to the planned construction of the Geelong bypass which will provide an important freight link between key highways in south-west Victoria and the main markets in Melbourne and eastern Victoria. Preliminary construction of the bypass has commenced and the project is due for completion by 2009. The bypass may provide a stimulus to demand for industrial property in Winchelsea due to the town's convenient location in relation to Geelong and Melbourne and to important economic centres in south-west Victoria (eg Colac).'<sup>10</sup>*

A survey by Council officers (March 2005) has found that all of the sites identified as vacant above, still remain vacant albeit applications have since been made for a planning permit to subdivide two of the sites, which would create an additional 2 allotments. It would appear that demand for the sites has continued to remain slow, although it is understood that there are plans to develop a few of the sites in the next 12 months.

<sup>10</sup> Economic Input into Winchelsea Strategic Plan 2021, Essential Economics, 2004

**CHAPTER 4**

It is also noted by Essential Economics that:

*'Future demand for industrial land in Winchelsea is likely to be strongly influenced by the particular features of available land in the town. In this regard, there are seven vacant industrial parcels in the Winchelsea Industrial Park, but this land has a number of adverse features which are likely to detract from the land's attractiveness to future developers and tenants/occupiers. These features include:*

- *A lack of frontage to major roads: As noted, the Industrial Park is located in the northern section of the main industrial area of Winchelsea and has no frontage to the Princes Highway and is not visible to passing traffic. These characteristics mean the industrial land is only suitable for businesses that do not require a visual presence in the community or exposure to passing traffic.*
- *Poor road access: Access to the Industrial Park is via a relatively narrow road that leads to an unsealed "access track". This access may not be suitable for businesses which generate high volumes of traffic, especially from large commercial vehicles.*
- *Limited aesthetic appeal: The Industrial Park has a low level of aesthetic appeal and this detracts from the location's overall attractiveness for businesses.<sup>11</sup>*

Given that Winchelsea it to be promoted as a population growth node for the Shire it is considered very important that economic growth be facilitated where possible in order to create additional local employment opportunities and add to the range of goods and services offered in town. Features have been identified above which cause concern about the current ability of the Industrial Park to attract new businesses. The same comments apply to the entire industrial estate and not just the Park in the north west corner. To address some of these concerns it is recommended that a Master Plan be developed for the Winchelsea Industrial Estate with the purpose of improving vehicle access and to improve the visual appearance of the Estate, particularly given its location at the western entrance to the township.

The idea of a Master Plan was discussed with the Community Reference Group. The Group supported the idea and recommended that the Master Plan should as a minimum address the following issues:

- *Poor current access to the existing Industrial Estate to the west.*
- *Need wider road access to Industrial Estates.*
- *Need separate light and heavy vehicle entrances to the Industrial Estate.*
- *Highway frontage important for the Industrial Estate. Investigate the need for a service road.*
- *Visual impact of the western entrance to Winchelsea is negative. Needs beautification.*
- *Essential that the community be involved in the 'Master Plan' process. Formation of a new working group following adoption of this recommendation by Council.*

#### *Forecast Industrial Land Requirements*

The investigation into future land requirements for industrial development in Winchelsea by Essential Economics concludes by suggesting that *'the current supply of vacant industrial land is likely to be sufficient to accommodate growth in demand in the foreseeable future'*<sup>12</sup>. It does suggest however that subdivision of land into parcels of suitable sizes to meet market interest is required and in particular that subdivision of the "Pound Paddock" should be considered which would allow for new industrial allotments with Highway frontage.

<sup>11</sup> Economic Input into Winchelsea Strategic Plan 2021, Essential Economics, 2004

<sup>12</sup> *Ibid*

**CHAPTER 4**

The Essential Economics report also recommends that consideration should be given to rezoning land currently used for industrial purposes to the south of the Industrial Estate, on the corner of Anderson Street (Winchelsea Deans Marsh Road), to Industrial 1 Zone to reflect its current use. This suggestion causes concern for a number of reasons, including:

- It is preferable for amenity reasons to locate all industrial development in the one location rather than having pockets of industrial development throughout the township.
- Rezoning this land would not create additional opportunities for new industry as the land is already developed and occupied.
- In Chapter 2 it is recommended that the land be zoned to Low Density Residential. Reasons for this are discussed in detail in Chapter 2. It should be emphasised however that these businesses would retain “Existing Use Rights” pursuant to Clause 63 of the Surf Coast Planning Scheme and may remain in this location as long as they choose to do so.

Notwithstanding the above analysis it is recommended that supply and demand of industrial land in Winchelsea should be reviewed at regular intervals to ensure that an adequate supply of land is always available.

*Natural Gas Situation*

On a final note, Essential Economics were asked to contact the local gas supplier to see whether there is an opportunity for Winchelsea to connect to a natural gas supply. The following comments result from discussions with TXU (natural gas supplier):

*‘The availability of natural gas is important to the development of industry in towns and cities where such infrastructure and services are available. In 2000, TXU undertook an assessment of the economic feasibility of providing natural gas to the Winchelsea township. At that time, TXU was introducing natural gas to Torquay and Jan Juc.*

*The TXU feasibility assessment in Winchelsea considered a number of factors including the potential client base over a 20-year period; the maximum revenue that could be captured; and the cost of introducing this infrastructure to the town. However, the study concluded that supplying gas to the town was not viable in view of the limited population base and the lack of any large gas-reliant industry.*

*From discussions with TXU it is understood that the company has no plans to re-visit the potential supply of natural gas to Winchelsea. While the attraction to the town of a major industry may enhance the viability of gas supply, TXU would, in any event, seek industry contributions to the cost of the gas supply project. This situation would represent an additional cost to a firm considering a Winchelsea location if natural gas was more readily available in other towns or cities and where financial contributions to the initial infrastructure would not be required.<sup>13</sup>*

Summary – Main Points

- Approximately 7.7 hectares of land zoned for industrial purposes is currently vacant in Winchelsea, including the Council owned “Pound Paddock” which is 1.72 hectares in area.
- Demand for industrial land in Winchelsea has been slow in recent years. Construction of the Geelong Bypass, due for completion in 2009, may provide a stimulus to demand for industrial property in Winchelsea.
- A number of features have been identified which currently detract from the attractiveness of the Winchelsea Industrial Park as a place to establish a business. These features include lack of access to major roads, poor road access, and limited aesthetic appeal.
- TXU (regional gas supplier) has no plans to introduce natural gas into Winchelsea at this time.
- There are large parcels of vacant land in the Winchelsea Industrial Estate that could be further subdivided to add to the range of industrial lot sizes available.

<sup>13</sup> Economic Input into Winchelsea Strategic Plan 2021, Essential Economics, 2004

**CHAPTER 4**

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- Vehicle access to the Winchelsea Industrial Estate and its visual amenity needs substantial improvement in order to attract new businesses.
- The current supply of vacant land in the Industrial Estate is considered adequate to accommodate growth in the foreseeable future.
- Large industry reliant on natural gas will continue to locate elsewhere unless natural gas is introduced into the township.

**RECOMMENDATIONS**

7. Prepare a Master Plan for the Winchelsea Industrial Estate which addresses road access and visual amenity.
8. Subdivide land known as the "Pound Paddock" at 325 Mousley Road to allow for an extension to the Winchelsea Industrial Park.
9. Continue to lobby the State Government and TXU to introduce natural gas to Winchelsea.

**SUMMARY OF CHAPTER 4 RECOMMENDATIONS**

1. Ensure that sufficient land is zoned for Commercial and Industrial purposes to cater for new businesses that will assist job creation within the township.
2. Facilitate the provision of land to meet the projected land area requirements to cater for commercial growth to the year 2021.
3. Rezone land along Main Street (Princes Highway), between Hesse Street and 44 Main Street to accommodate an immediate need for commercial land. Appropriate boundaries for the Business 1 Zone to be determined in consultation with landowners.
4. Rezone land in the Palmer Street area to accommodate short to long term needs for commercial land.
5. Implement design guidelines contained in the Winchelsea Townscape Study over commercial areas on the Princes Highway.
6. Further investigate the possibility of applying the Business 4 Zone to land south of the Princes Highway opposite the Winchelsea Industrial Estate, including land at 2935 and 2945 Princes Highway, Winchelsea.
7. Prepare a Master Plan for the Winchelsea Industrial Estate which addresses road access and visual amenity.
8. Subdivide land known as the "Pound Paddock" at 325 Mousley Road to allow for an extension to the Winchelsea Industrial Park.
9. Continue to lobby the State Government and TXU to introduce natural gas to Winchelsea.



**CHAPTER 5****5. COMMUNITY FACILITIES & SERVICES****PROFILE**

Winchelsea supports a wide range of community facilities and services, covering a broad spectrum of uses including health, education, leisure and recreation, and other social services. Some of these facilities provide essential services, whereas others act as a conduit for social interaction between residents, and foster leisure and recreation activities.

The *Surf Coast Shire Community Plan: Your Visions (2004)* acknowledges that the people of Winchelsea have a strong sense of community spirit and value highly the range of community activities, clubs and groups on offer. Other valued assets noted in the Plan include the Barwon River and riverside walks, the doctor's surgery, hospital, nursing service, meals on wheels and homecare, and other community facilities including the Leisure Time Centre, Globe Theatre and Eastern Reserve.

Key community facilities are listed below:

- 
- |                          |                                     |
|--------------------------|-------------------------------------|
| • Hospital               | • Parks / Reserves / Sporting Ovals |
| • Medical/Health Centres | • Golf Course                       |
| • Country Fire Authority | • Swimming Pool                     |
| • Police Station         | • Leisure Time Centre               |
| • Primary School         | • Bowling Green                     |
| • Kindergarten           | • Globe Theatre                     |
| • Senior Citizens Centre | • Scout Hall                        |
| • Community House        | • Churches                          |
- 

The purpose of this Chapter is to examine at a broad level the provision of community facilities (ie. infrastructure) in Winchelsea, and to a lesser extent the range of services offered. It is important that in developing a new Structure Plan for Winchelsea that any existing gaps in the provision of infrastructure are identified. It is equally important to identify gaps likely to arise as a result of projected growth in the population so that land can be set aside for the purpose of constructing new facilities if required and to ensure that community infrastructure contributions can be collected from developers of new residential estates.

**AUDIT OF COMMUNITY FACILITIES & SERVICES**

The audit of community facilities and services was based on:

- A review of previous social planning studies including *Surf Coast Shire Community Plan: Your Visions*, (2004), *Surf Coast Recreation* (G Henshall & Assoc., 2002), the *Surf Coast Open Space Strategy* (Robin Crocker & Assoc, et al, 2004), and the draft *Surf Coast Pathways Strategy* (Surf Coast Shire, 2005).
- A survey of various sporting clubs and user groups of community facilities in Winchelsea (mail out, follow up telephone calls).
- Discussions with officers from a range of Council departments including Leisure & Recreation, Infrastructure and Planning & Environment.
- Discussions with the Winchelsea Strategy Review Community Reference Group.
- Site inspections.

## CHAPTER 5

### Health & Aged Services

A variety of health facilities and services are available in Winchelsea including a hospital, medical centre, community health centre, dentist and pharmacy. The majority of these facilities are located west of the Barwon River, with a concentration of services in the area between Gosney Street, Hesse Street, Princes Highway and Armytage Street. This precinct also supports a number of aged persons units and a nursing home.

Many facilities provide multiple services such as the Community Health Centre (refer photograph).



In terms of aged clubs/groups, Winchelsea has an active Senior Citizens Club, with approximately 80 members, operating from the Senior Citizens Centre owned by the Surf Coast Shire and managed by the Senior Citizens. Winchelsea also hosts an Adult Day Activity Social Support group, which meets regularly.

The Winchelsea RSL has 24 members and operates from the clubhouse at Eastern Reserve, shared with the Legion of Ex-Servicemen and Women. The War Memorial Grandstand and memorial gates have recently been listed on the Victorian Heritage Register and Council has secured Commonwealth Games funding to conserve and restore the nationally significant grandstand. The RSL (via survey response) advises that it may be likely they will amalgamate with district RSL clubs in the future as membership drops.

### Emergency Services

Emergency services in Winchelsea include a police station and a fire station, the latter accommodates both the urban and rural CFA brigades and the State Emergency Service. The CFA has a combined membership of 90 members in the rural and urban brigades.

### Education

Winchelsea is served by one State primary school with 190 enrolled students enrolled for the 2005 school year.

The town also has a kindergarten, which is sponsored by Council, funded by the Department of Human Services and managed by a committee of management. The kindergarten has recently joined the Geelong Kindergarten Association which provides support for teachers and administration. The kindergarten operates in a building that is owned by the Uniting Church.

### Childrens' Services

Winchelsea parents have access to a purpose built licensed occasional childcare facility at the Winchelsea Community House. 'Take a Break' child care is offered on a part time basis, currently 10 hours per week / 5 hours per day on Mondays and Thursdays.

A playgroup operates from the Leisure Time Centre three times a week.



**CHAPTER 5**

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**Leisure & Recreation (including open space provision)**

Major recreation reserves in Winchelsea include the Hesse Street Reserve, Eastern Reserve and the Winchelsea Common. Some of the facilities located at these reserves include sporting ovals, tennis courts, netball courts and a “go-kart” track. Some of the users of these reserves include the; Cricket Club, Netball Club, Football Club, Fun Kart Club, Gun Club and the Tennis Club.

In addition Winchelsea is host to a 9 hole golf course, lawn bowling facility and club (also used by the Winchelsea & District Garden Club), the Leisure Time Centre, the Globe Theatre, an outdoor 25 metre swimming pool (recently renovated) and the Barwon River Reserve which is used for passive recreation.

There are also a number of Halls throughout the township including the Scout Hall, Senior Citizens Hall, Masonic Hall and the Catholic Hall (which is used by the Girl Guides).

**Summary – Main Points**

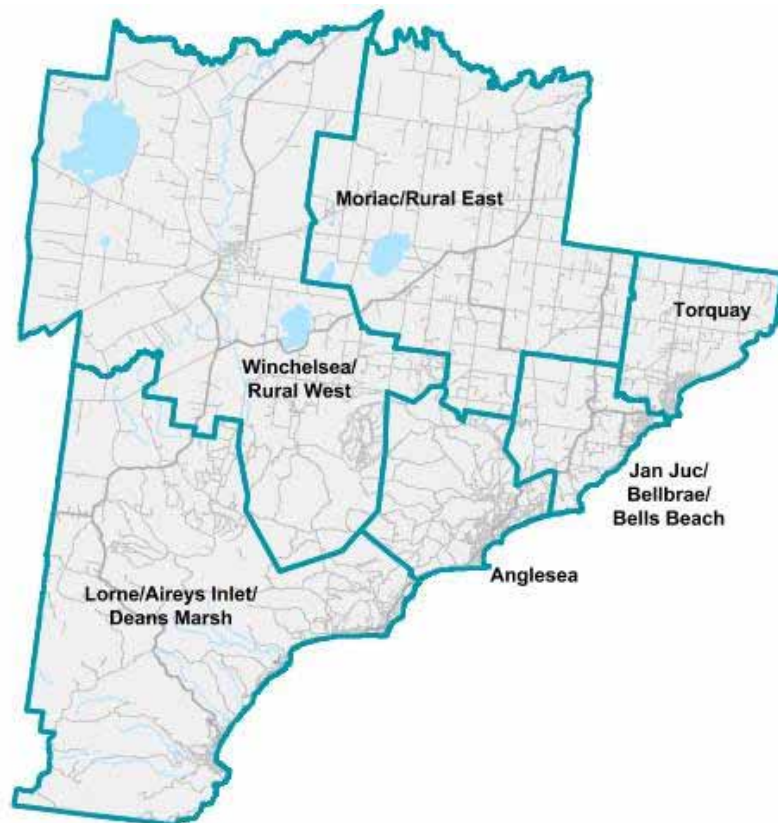
- Winchelsea supports a wide range of community facilities and services, covering a broad spectrum of uses including health, education, leisure and recreation, and other social services.

## CHAPTER 5

### DEMOGRAPHIC FORECASTS

Prior to assessing the capacity of existing community infrastructure to cater for the projected growth in the population, it is necessary to examine in more detail the likely age structure of the forecast population. In 2004, Council engaged ID Consultants to prepare Shire wide population forecasts that included a detailed examination of demographic changes. The ID population forecasts correspond with the figures prepared by Essential Economics (discussed in Chapter 2) but provide a more detailed level in regards to demographic changes. Map 5.1 shows the geographical districts upon which the ID forecasts are based. The boundaries for Winchelsea-Rural West are not identical to those used by Essential Economics (refer page 9, Chapter 2) however the only differences occur in outlying rural areas where the population is small and thus the geographical differences would have very minimal impact on overall projections.

**Map 5.1: ID Population Forecasting Districts**



Forecast.ID (2004)

Table 5.1 shows the forecast changes in various age groups in five year increments, starting from the base year of 2001. The 2001 figures are actual figures obtained from the 2001 Census. Figure 5.1 graphically illustrates these figures using ten year increments.

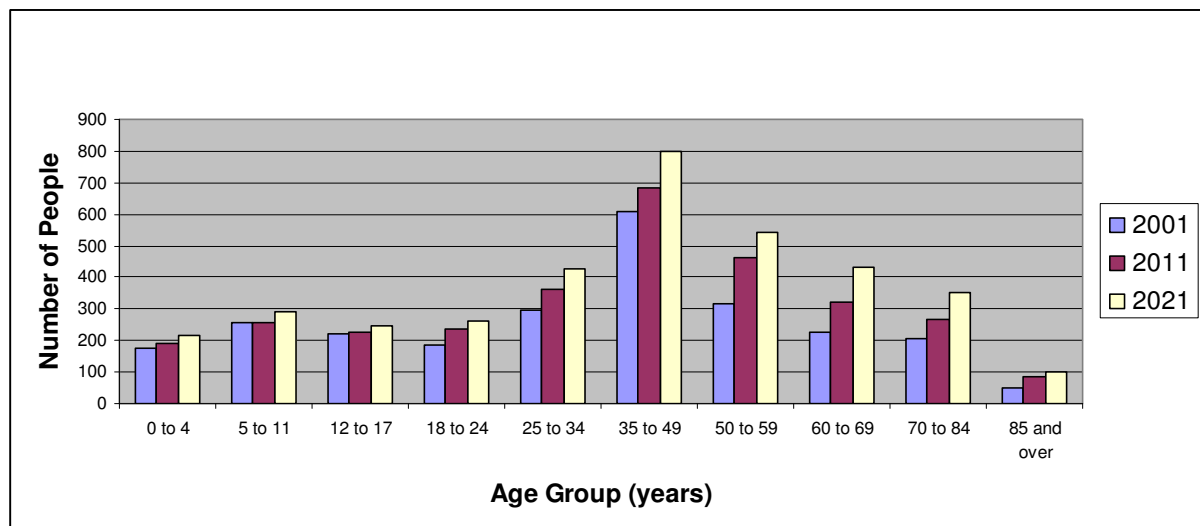
## CHAPTER 5

Table 5.1: Winchelsea – Rural West, Forecast Age Structure

Age Structure	Forecast Year					Net Increase 2001-2021
	2001	2006	2011	2016	2021	
Service Age Groups	2001	2006	2011	2016	2021	
0 to 4	178	173	191	202	214	36
5 to 11	257	252	255	275	294	37
12 to 17	222	216	224	225	246	24
18 to 24	187	222	235	248	259	72
25 to 34	299	331	364	397	429	130
35 to 49	609	641	682	732	797	188
50 to 59	315	405	464	510	543	228
60 to 69	224	267	321	386	430	206
70 to 84	208	228	266	300	351	143
85 and over	52	71	87	95	99	47
<b>Total</b>	<b>2551</b>	<b>2806</b>	<b>3089</b>	<b>3370</b>	<b>3662</b>	<b>1111</b>

I.D Consulting (2004)

Figure 5.1: Winchelsea – Rural West, Forecast Age Structure



I.D Consulting (2004)

It is noted in Chapter 2 that trends over the past 20 years reveal a large and growing number of persons over 60 years of age in Winchelsea. The ID forecasts predict that this trend will continue, with the largest population increases occurring in the 50 to 70 age bracket.

The population statistics also suggest that there has been a decrease in age groups associated with young families in recent years, although there is some evidence to suggest that this trend may be reversing such as recent primary school enrolments.

The age group with the largest numbers of people will continue to be the 35 to 49 category.

**CHAPTER 5****EXISTING COMMUNITY INFRASTRUCTURE STRATEGIES**

The purpose of this Chapter is to identify any perceived gaps in the provision of community facilities and services in Winchelsea. As a starting point, requirements identified through previous studies are presented with an indication of any actions that have been taken to date by the Surf Coast Shire Council.

***Surf Coast Community Plan (2004)***

The *Community Plan* highlights the provision of a wider variety of sports and activities, such as basketball, drama and dance, as a priority for youth in Winchelsea. This is the only priority in terms of community infrastructure identified for Winchelsea, although maintenance of existing facilities is noted as needing improvement.

In terms of youth priorities, Surf Coast Shire Council has recently commenced a youth program which is aimed at increasing the involvement of young people in planning and running youth events, and which will develop a youth strategy. A new Skate Park has recently been built in Winchelsea.

***Surf Coast Recreation (2002)***

The purpose of the *Surf Coast Recreation Strategy* was to develop a concise and targeted recreation action plan for each community throughout the Surf Coast Shire. The Strategy was presented to Council at a briefing session but has never been formally adopted. Much of the information is now outdated. The key recommendations for Winchelsea and district are listed below. A current update on the status of each recommendation is also shown.

**Table 5.2: Surf Coast Recreation Strategy: Winchelsea & Plains Recommendations**

<b>Recommendation</b>	<b>Current Status</b>
1. Further investigate the extension of the Eastern Reserve, which currently accommodates football, cricket and netball.	Refer to page 124 for detailed discussion.
2. Investigate the need for increased recreation options for young people in Winchelsea.	Surf Coast Shire Council is in the process of developing a Youth Strategy that will (amongst other things) investigate recreational options for young people.  A new Skate Park has recently been built in Winchelsea.
3. Support the sustainable operation of sporting and recreation clubs through the continued facilitation of Club development initiatives.	Surf Coast Club Network is operating in partnership with Leisure Networks. Winchelsea clubs have been regular participants.
4. Review Occupancy Agreements with sporting clubs.	Review has been completed and updated agreements developed.

Surf Coast Shire (2005)

***Surf Coast Open Space Strategy (2004)***

The purpose of the *Surf Coast Open Space Strategy* was to 'assess the adequacy of existing open space, make recommendations for improvements, set guidelines for improved access and future provision, provide for protection of natural and landscape values and promote community involvement'<sup>1</sup>. The *Open Space Strategy* was adopted by Council in 2004. Existing open space in Winchelsea is described as substantial but not well linked, with the Barwon River highlighted as an attractive feature in contrast to the unattractiveness of the township entries. Questions about the location of the Gun Club and the strategic importance of the Golf Club land were also raised.

<sup>1</sup> Surf Coast Open Space Strategy, Robin Crocker & Assoc, et al, 2004

## CHAPTER 5

Specific actions for the Winchelsea area are listed in Table 5.3 along with an update on the current status of each recommendation.

**Table 5.3: Surf Coast Open Space Strategy: Winchelsea Precinct Actions**

Recommendation	Current Status
1. Ongoing improvement/development of pathways and pedestrian links.	A draft <i>Surf Coast Pathways Strategy</i> has recently been prepared covering the whole of the Surf Coast Shire. Priorities have been identified for the Winchelsea region and funding has been allocated for works in the 2005-06 financial year. For more detail, refer to the discussion under the heading 'Pathways Strategy' on page 117.
2. Improve streetscapes and local amenity. Particular attention to Princess Hwy streetscape upgrade and river bank.	Surf Coast Shire Council spent approximately \$30,000 on landscaping and other minor works in Winchelsea to improve the presentation of the town as part of the <i>Winchelsea Townscape Study</i> . A gardener has also been appointed by Council to maintain Winchelsea public areas.  In addition, Chapter 3 of this report recommends that a Master Plan be prepared for the Barwon River precinct within the town boundaries. Refer to page 73 for more detail.
3. General upgrade and improvement in quality and maintenance of open space and community spaces, eg. signage, landscaping, public art, paths etc as per guidelines contained in OS Strategy.	See above.
4. Incorporate future open space needs into the Winchelsea Strategy Plan. Very important as Winchelsea population increases to ensure that open space opportunities are realised.	As presented in this Chapter.
5. Identify future strategic importance of the Golf Course site in relation to future open space provision.	The Golf Course is located on Crown Land that is managed by the Surf Coast Shire Council as Committee of Management. The day to day management and operation of the Golf Course is carried out by the Winchelsea Golf Club.  Whilst the Golf Course occupies the majority of the Reserve a playground is located on the northern side of the Reserve.  The Golf Club advises that the current 9 hole facility and club rooms are adequate to meet present needs. The Golf Club anticipates that future population growth might result in a 50% increase in membership (currently 90 members). Water is the biggest issue for the Golf Club, and a "Couch Grass Planting Program" has commenced in order to improve the grounds. There could be a possibility of using stormwater run off from the proposed Low Density Residential Subdivision opposite the Golf Course. This option should be explored by Council as part of any future subdivision in conjunction with the Golf Club and the developer.
6. Ensure that any major residential development/subdivision complies with open space provision guidelines and developers make greater contribution to % of land provided and development costs of land.	It is recommended that Council prepare a Developer Contributions Plan for Winchelsea once the WSP 2021 has been adopted and infrastructure requirements finalised. This will ensure that developers of new residential estates make an appropriate contribution towards the provision of infrastructure needs identified in the WSP 2021.

## CHAPTER 5

<p>7. Capitalise on opportunities for re-cycled water use at Eastern Reserve and other open space within Winchelsea.</p>	<p>Currently both the Eastern Reserve playing field and the Winchelsea Golf Course are greens manually watered. It is recognised that both locations are appropriate end users for recycled water and storm water storage. The Shire will:</p> <ul style="list-style-type: none"> <li>• Continue to advocate to the State Government for the replacement of potable water with alternate sources such as recycled water and on site storm water retention, and seek funds to provide suitable infrastructure.</li> <li>• Work with user groups to seek funding for the provision of an automatic watering system at Eastern Reserve as the first stage in delivering recycled water to the Reserve.</li> <li>• Seek financial assistance to fund the construction of a water line that delivers recycled water to Eastern Reserve and the Golf Course.</li> <li>• Work with the Winchelsea Golf Club and developers to investigate whether it is possible to provide an onsite storage dam to capture and store storm water redirected from properties to the west of the course for use as an irrigation supply for the course.</li> </ul>
<p>8. Resolve future management of Winchelsea Common.</p>	<p>The Winchelsea Common is a Crown Reserve that is partly managed by the Surf Coast Shire and partly by the Department of Sustainability and Environment (DSE). The activities of the Fun Kart Club take place wholly on the area controlled by the Shire, which has licensed this activity. The Winchelsea Gun Club, while centred on that part of the Common managed by DSE, conduct activities more broadly across the Common and has infrastructure located on the Shire managed area. Discussions have been held with the Club to minimise any impact on the surrounding environment. The Shire will continue to discuss with DSE management and delivery of services to the Common.</p>
<p>9. Further investigate options for co-location of Tennis and Golf Clubs.</p>	<p>The Tennis Club currently utilises facilities located adjacent to the Hesse Street Reserve in Armytage Street. A Club House was relocated to the site some years ago and was initially intended as a temporary facility. The Club has in recent years however renovated the Club House to a standard considered suitable for current purposes.</p> <p>The Shire is cognizant of the need to improve the facilities in Winchelsea and will continue to work with the Club to identify how such improvements might be funded. As part of this process alternate sites for the tennis courts, that would enable an increase in the number of courts, will be investigated.</p>
<p>10. Improve provision of playgrounds and neighbourhood parks. Ensure provision meets guidelines in strategy of within 300-500m of all households.</p>	<p>A new playground is required in the north east quadrant of the town to comply with this guideline. A new playground will also be required in the residential growth corridor to the south east.</p> <p>Refer to the section under the heading 'Leisure and Recreation' on page 122 for more detail.</p>
<p>11. Implement river-bank reserve master plan and ensure appropriate access and links along Barwon River.</p>	<p>The current Master Plan for the Barwon River only covers a small section of the river bank on the north east side of the River. Chapter 3 of this report recommends that a Master Plan be prepared for the Barwon River precinct within the town boundaries. Refer to page 73.</p>

Surf Coast Shire (2005)

**CHAPTER 5**

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***Surf Coast Shire Pathways Strategy (2005)***

The improvement of pathways within the Surf Coast Shire has been identified by the community as a top priority. This has come through the *Community Plan*, the *Open Space Strategy*, the *Access and Inclusion Plan*, various master planning processes and general feedback from the public.

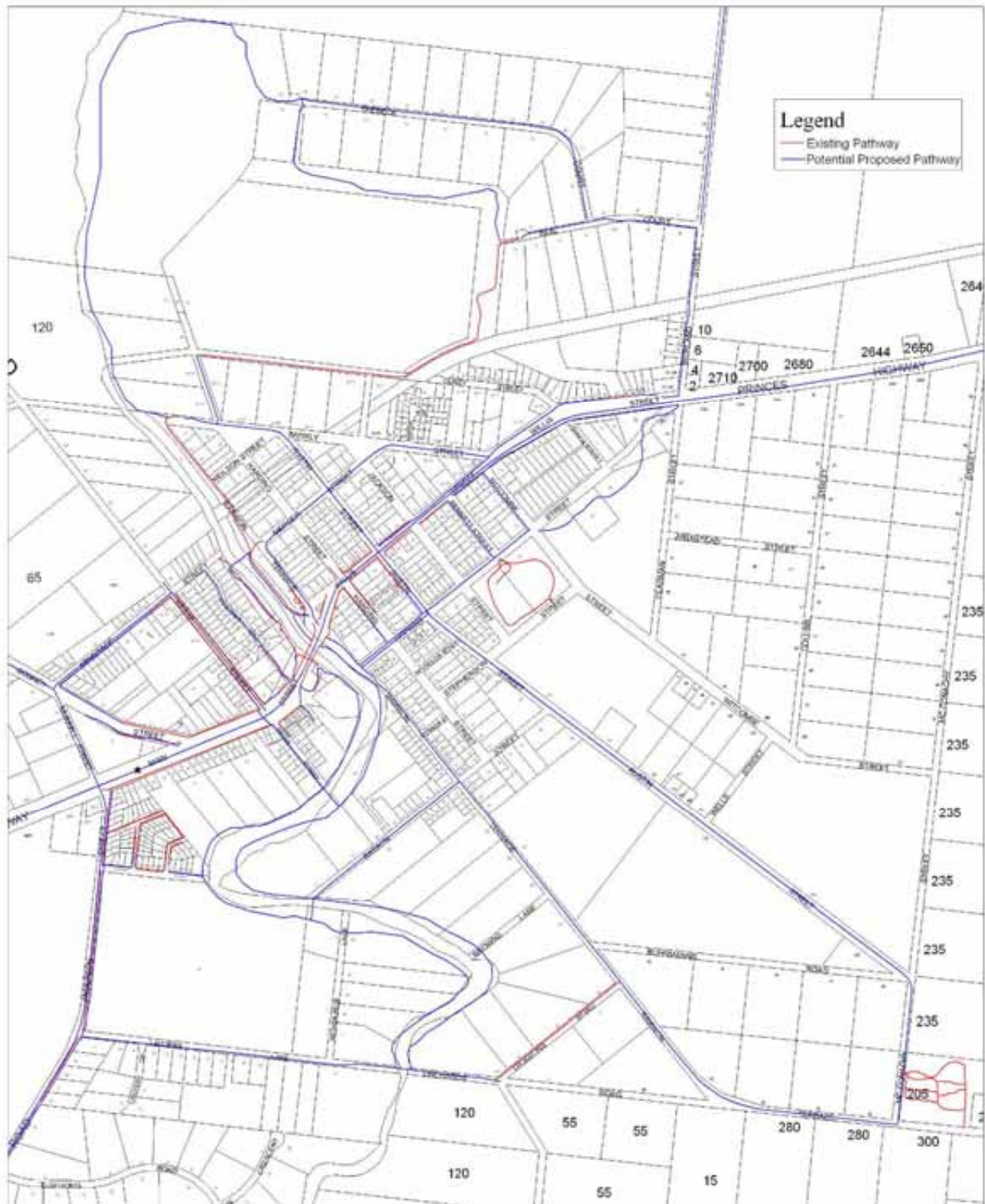
This issue has emerged in the Shire due to increases in population, more permanent residents in the coastal towns and the improved understanding of the health benefits that can be gained by walking and through other forms of none vehicle transport.

The development of the *Surf Coast Shire Pathways Strategy* will effectively guide pathway provision (including bicycle paths) in the Surf Coast Shire for 10-20 years. The *Pathways Strategy* promotes the concept of “Walkability” and “Walkable Communities” and recommends that this concept is adopted as a guiding principle in future planning. It should be noted that this concept was adopted as one of the criteria for selecting preferred sites for future residential growth in Chapter 2 (refer also to Appendix 2).

The *Pathways Strategy* includes a capital works program listing works by priority. The main priorities identified for Winchelsea include:

- Palmer Street: surgery to shops (2005-06 financial year)
- Harding Street: elderly units to Highway (2005-06 financial year)
- Princes Highway: Austin Street to Olney Street (2006-07 financial year)

Map 5.2 shows the existing footpath network in Winchelsea and the proposed footpath network as outlined in the *Pathways Strategy*. Implementation of the proposed footpath network will provide major benefits to the Winchelsea community and greatly enhance access to recreation reserves, commercial areas and other community facilities.

**CHAPTER 5****Map 5.2: Winchelsea Footpaths - existing and proposed**

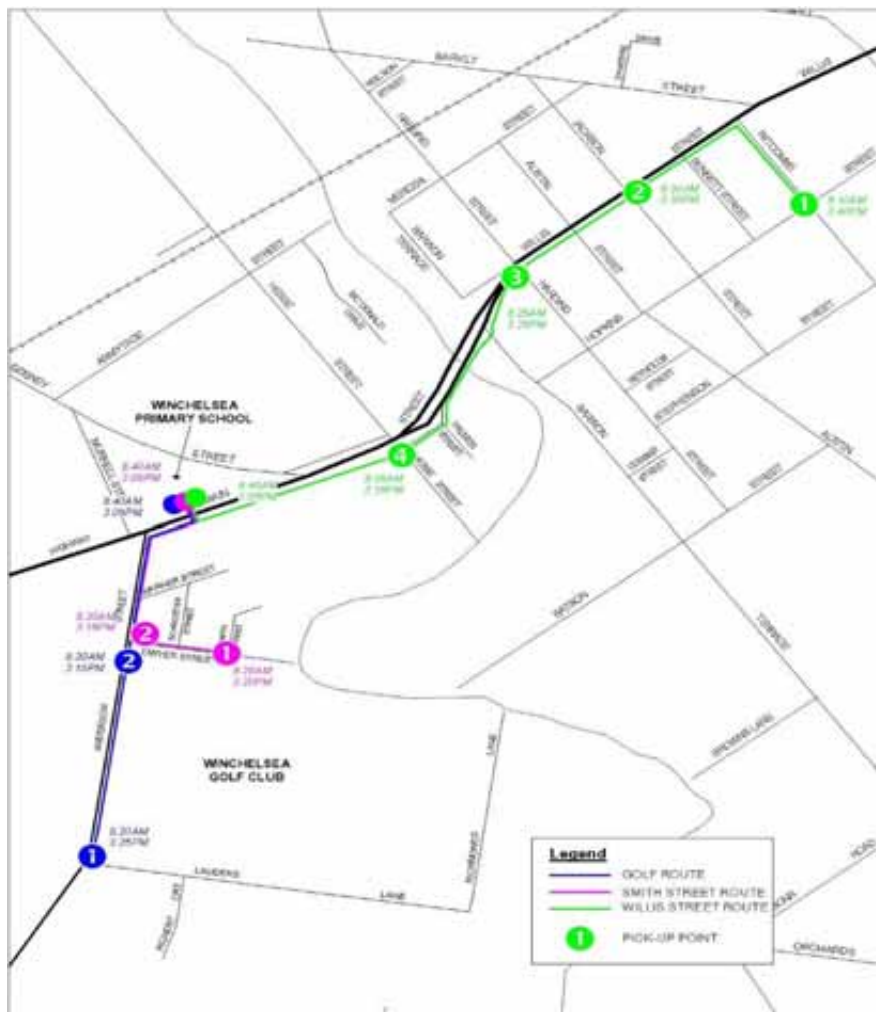
Surf Coast Shire Pathways Strategy (2005)

Winchelsea also runs a 'Walking School Bus' program designed to encourage children to walk to the primary school. Map 5.3 shows the routes associated with the program.



## CHAPTER 5

Map 5.3: Walking School Bus Routes - Winchelsea



Surf Coast Shire (2005)

#### Summary - Main Points

- There are a number of existing community infrastructure studies that set objectives and standards in terms of providing facilities and services in Winchelsea. These include:
  - *Surf Coast Community Plan: Your Visions* (2004)
  - *Surf Coast Recreation* (2002)
  - *Surf Coast Open Space Strategy* (2004)
  - *Surf Coast Pathways Strategy* (2005)
- Needs that have been identified through these studies that require further investigation include:
  - Possible extension of the Eastern Reserve (refer also to page 124)
  - Opportunities for recycled water use at Eastern Reserve and the Winchelsea Golf Course
  - Improvement of the tennis court facilities
  - A new playground in the north eastern quadrant of Winchelsea (refer also to page 125)

#### RECOMMENDATIONS

1. Investigate opportunities for recycled water use at Eastern Reserve and the Winchelsea Golf Course.
2. Continue to liaise with the Winchelsea Tennis Club to determine future requirements and funding sources.

## CHAPTER 5

### FORECAST REQUIREMENTS

There are no set benchmark standards for the provision of community infrastructure in regional Victoria in terms of facility or service provision per capita. Clause 56 in the *Surf Coast Planning Scheme* (ResCode State Clause) provides some guidance with regard to provision of assets such as pedestrian pathways and open space and these will be discussed in more detail below. The analysis in this Chapter however relies predominantly on a qualitative assessment of the capacity of existing assets having regard to the projected growth in the population, and survey responses.

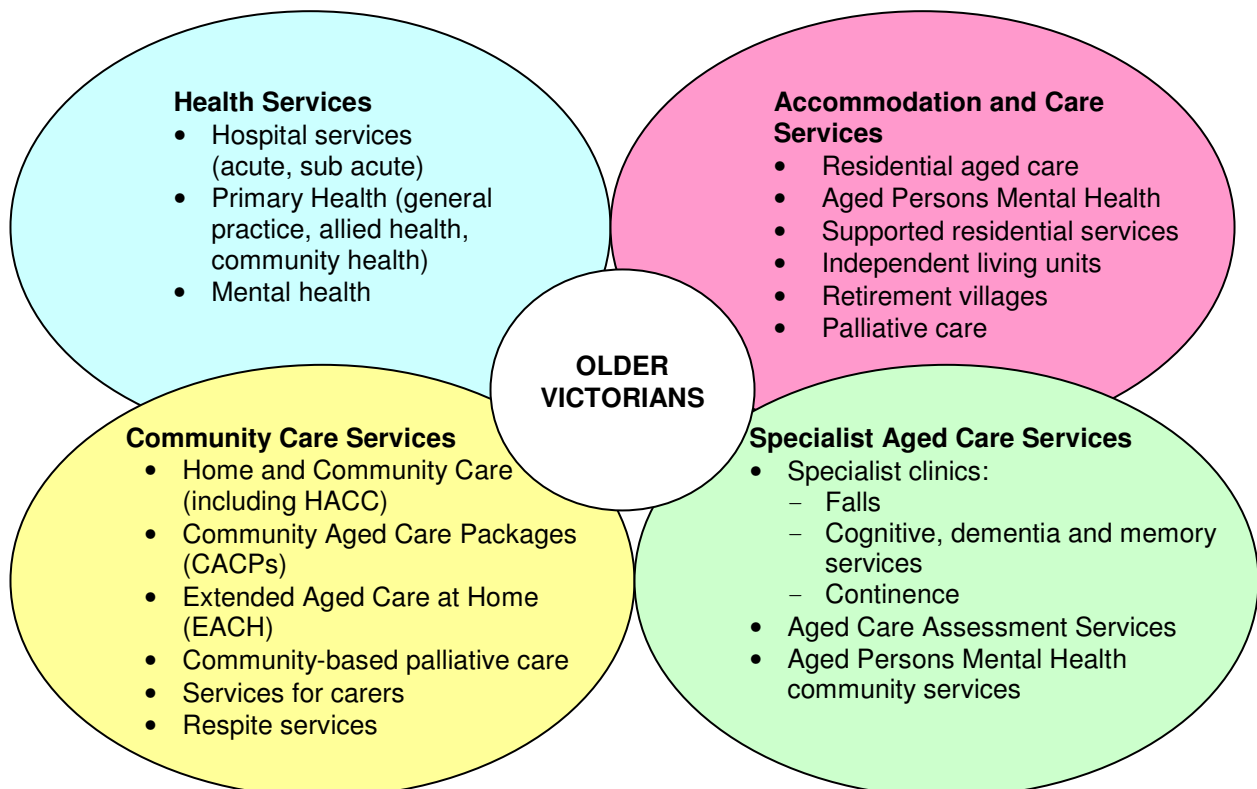
#### Health & Aged Services

It has been established that Winchelsea has a large proportion of residents over 60 years, a trend which is likely to continue into the future. The growth in older persons suggests that a large proportion of Winchelsea's population will be seeking housing, community services and facilities targeted towards the 60 years plus age group. The *National Strategy for an Ageing Australia* (amended 2002), prepared by the Commonwealth Government, identifies a range of issues that need to be addressed Australia wide some of which are particularly relevant to planning for the future growth of Winchelsea:

- *'The need for age friendly infrastructure and community support (including housing, transport and communications), to enable greater numbers of older Australians to participate in and remain connected to society;*
- *The importance of healthy ageing to enable a greater number of older people to remain healthy and independent for as long as possible; and*
- *A growing demand for accessible, appropriate and high quality health and aged care services.*<sup>2</sup>

Figure 5.2 shows the types of facilities and services required to meet the needs of older Australians.

**Figure 5.2: Victorian Health and Aged Care Service System**



Department of Human Services, Public Sector Residential Aged Care Policy (2004)

<sup>2</sup> National Strategy for an Ageing Australia, Commonwealth Government of Australia, 2002

## CHAPTER 5

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At present a majority of facilities and services utilised by older persons are located in the area between Gosney Street, Hesse Street, Princes Highway and Armytage Street. It is considered that there would be many benefits from continuing to concentrate facilities and services in this area:

- It is very accessible to people living in the aged housing units in the vicinity (walking distance);
- Good, quick emergency access to the hospital for people living in the aged accommodation;
- Where car access is the only option, a reduced number of vehicle trips would be required to visit a number of services (ie. facilitate multi-purpose visits);
- There is the potential to share car parking areas between various services;
- This precinct contains a number of other community facilities which may also facilitate multi-purpose visits.

It is recommended that this area be identified as a “Health and Education Precinct”, expanded to include the primary school site. In this precinct health and education facilities would be encouraged to locate alongside uses such as aged housing, designed to readily accommodate older persons with limited mobility. It should be noted that some of the allotments fronting the Princes Highway in the precinct may also be suitable for commercial development (refer to Chapter 4), taking care to design new commercial development that would have a minimal amenity impact on nearby housing.

It is understood from informal discussions that Hesse Rural Health are planning to build a new dementia wing adjoining the hospital (ten beds) and ten new units for the aged in the short term. Hesse Rural Health advise that new facilities will be needed as the demographic changes and that discussions need to be held between the Shire and Hesse to plan for future and present changes.

The Winchelsea Senior Citizens Club has advised that it predicts the Club will expand as a result of the future growth in Winchelsea and an ageing population. The Club in association with the Winchelsea Lions Club are proposed to extend the existing hall and have disabled toilets installed. The extended area will provide extra space for club activities and provide a quality meeting space in Winchelsea. The proposal is the subject of on going discussions regarding feasibility and funding options.

### **Emergency Services**

The CFA regional headquarters has advised that the existing facility is not large enough to adequately accommodate the CFA and SES, although extensions on the existing site would rectify this problem. Once the extensions are complete the CFA regional headquarters are satisfied that this will accommodate operations for the foreseeable future. CFA have begun a process to extend the facility at 21 Harding Street, Winchelsea.

### **Education & Childrens’ Services**

It is important that Winchelsea is able to attract a range of demographic groups, including young families, in order to foster social and economic prosperity for the town particularly given that Winchelsea is to be promoted as a population growth node.

Current childrens’ services are limited. Occasional care is the only type of child care currently offered. The existing kindergarten operates out of a building owned by, and adjacent to, the Uniting Church. Whilst the existing facility is quite good for current needs with a large outdoor playground area, there is little room for future expansion. The kindergarten currently has 21 children enrolled and has the capacity to cater for up to 25. There is however capacity for additional sessions as at the moment the facility is only used on Tuesdays, Wednesday mornings and Thursdays.

Limited childrens’ facilities and services are likely to be factors that detract from Winchelsea’s ability to attract or retain young families and it is considered important that adequate services be provided.

Funding for a child care centre may be available from the Department of Community Services ‘Long Day Care Funding Program’, which has identified Winchelsea as a possible location for 3 year start up funding. The service would need to be sustainable in its own right in the longer term.

**CHAPTER 5**

Hesse Rural Health Service advise that they are also looking at options for the provision of a childrens' services facility to meet the needs of their own staff. They have requested that the Surf Coast Shire Council work in partnership with Hesse Rural Health to determine and appropriate location for the provision of such a facility.

Surf Coast Shire Council has agreed to further investigate the provision of, and most appropriate location for, a Childrens' Services Facility in consultation with interested parties including Hesse Rural Health Service and the Winchelsea District Action Group. It would be ideal to locate such a facility in the vicinity of the 'Health and Education Precinct'. Benefits of this location include:

- The proximity of other community facilities such as the primary school, which could allow for multi purpose trips to a common area for parents.
- An ability to share parking with other nearby community facilities.
- Potential for sharing of facilities with the existing kindergarten.

**Leisure & Recreation (including open space provision)**

Table 5.4 lists some of the existing user groups of major recreation and leisure facilities. Groups listed are those that responded to the Shire survey. The table outlines future needs that have been identified by existing user groups and any current action planned by the Council.

**Table 5.4: Winchelsea Clubs & Groups – Summary of Response to Survey**

<b>Reserve or Facility</b>	<b>Existing User Groups</b>	<b>Existing &amp; Future Needs According to User Groups</b>	<b>Current Planned Action</b>
Eastern Reserve	Cricket Club (130 members approx.)  Football & Netball Clubs (150 members approx.)  RSL Legion of Ex-Servicemen and Women	<ul style="list-style-type: none"> <li>• Current requirements include an indoor toilet, disabled toilet/shower, and an expanded bar area.</li> <li>• A second oval will be required in the future.</li> <li>• Existing facility needs an upgrade: new toilets (and change rooms for netballers), new bar area and storage.</li> <li>• Second netball court needs resurfacing, need to build a fence around netball court.</li> <li>• Lighting for netball courts.</li> <li>• Existing facilities are adequate to meet the needs of both groups.</li> </ul>	<ul style="list-style-type: none"> <li>• Shire staff will continue to consult with the Club to discuss requirements and funding sources as appropriate.</li> <li>• Refer to discussion on the need for a second sporting oval on page 124.</li> <li>• Council is currently seeking funding to redesign existing court configuration which will result in two courts on a north south axis, seating area, warm-area, club rooms in existing location, upgrade to toilets and change area and installation of lighting to meet competition standards.</li> <li>• Funding recently obtained to conserve and restore the grandstand where these groups meet.</li> </ul>
Hesse Street Reserve	Hockey Club (membership is very low).	<ul style="list-style-type: none"> <li>• Juniors have trained and played home games at Hesse Street in the past. Low numbers mean the team is likely to fold and the ground will no longer be required by the Hockey Club.</li> </ul>	
Winchelsea Common	Fun Kart Club Inc. (57 families)  Gun Club	<ul style="list-style-type: none"> <li>• Amenities block is required.</li> <li>• Club rooms will be required in the future.</li> </ul>	<ul style="list-style-type: none"> <li>• See discussion on page 124.</li> </ul>

## CHAPTER 5

Winchelsea Golf Course	Golf Club Inc. (90 members)	<ul style="list-style-type: none"> <li>Water to maintain the course is the current main issue. Growth will only be possible if course conditions can be improved.</li> </ul>	<ul style="list-style-type: none"> <li>Refer to Table 5.3 on page 115.</li> </ul>
Winchelsea Bowls Club	<p>Bowls Club (98 members)</p> <p>Neighbourhood Watch (20 members)</p>	<ul style="list-style-type: none"> <li>A disabled toilet is required.</li> <li>An expansion of the facility is likely to be required as a result of population growth.</li> <li>Existing facility is adequate to meet needs.</li> </ul>	<ul style="list-style-type: none"> <li>Shire staff will continue to consult with the Club to discuss requirements and funding sources as appropriate.</li> <li>The option of expanding the Bowls Club facility into the Hesse Street Reserve could be explored in the future, particularly if the Reserve remains underutilised.</li> </ul>
Winchelsea Senior Citizens Centre	<p>Senior Citizens (80 members)</p> <p>Country Womens Association (22 members)</p> <p>Repertory Society Inc. (membership varies) – meetings</p>	<ul style="list-style-type: none"> <li>An extra room is required so that so that different activities can take place regularly without the need for seniors to lift heavy furniture around continuously</li> <li>Planned extensions by the Senior Citizens will benefit this group.</li> </ul>	<ul style="list-style-type: none"> <li>As noted above, the Club in association with the Lions Club propose to extend the existing hall and have disabled toilets installed. The proposal is the subject of on going discussions regarding feasibility and funding options.</li> </ul>
Globe Theatre	Repertory Society Inc. (membership varies) – productions	<ul style="list-style-type: none"> <li>The Globe Theatre is badly in need of an upgrade.</li> </ul>	<ul style="list-style-type: none"> <li>A Committee of Management has recently been appointed. One of the Committee's tasks will be to develop a strategy for an upgrade of the Theatre.</li> </ul>
Winchelsea Community House	Community House (wide range of services & activities offered)	<ul style="list-style-type: none"> <li>Currently access to only one meeting room. This is inadequate as the room is also shared with the Historical Society.</li> </ul>	<ul style="list-style-type: none"> <li>Council officers are currently investigating options in relation to space at the Community House.</li> </ul>
	<p>Historical Society Inc. (20 members)</p> <p>Garden Club (30+ members)</p> <p>Tourism &amp; Traders Association (80 approx. members)</p>	<ul style="list-style-type: none"> <li>Existing facility is adequate to meet needs at this time.</li> <li>Existing facility is adequate to meet needs.</li> <li>Existing facility is adequate to meet needs.</li> </ul>	

## CHAPTER 5

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From this information and in addition to requirements identified through previous strategies (discussed on pages 114-119) it would appear that there is a need to investigate further two major community infrastructure requirements:

- A second sporting oval
- Amenities/club rooms at the Winchelsea Common

### *A Second Sporting Oval for Winchelsea*

It has not been established that there is an immediate or short term requirement for a second oval, however it is acknowledged that one will eventually be required if Winchelsea becomes a population growth centre. The question that needs to be considered as part of the WSP 2021 is whether to establish a location for a future oval within the existing township parameters or whether to determine an appropriate location in the future that will service new residential development as the township grows.

A minimum of 3 hectares of land will be required to accommodate a second oval and associated car parking. Surf Coast Shire Council does not currently own a parcel of land to cater for this and therefore land would need to be purchased, donated or part funded through developer contributions in order to provide this facility.

The Winchelsea community has previously discussed the possibility of extending Eastern Reserve across Stephenson Street and the construction of a second oval at this location. Benefits of this option include:

- Shared use of clubrooms and facilities, although if this were to occur a new clubroom facility would be required in between the two recreation reserves (Stephenson Street vicinity), rather than in the existing northern location.
- It would consolidate the iconic status of Eastern Reserve, which has recently received a Heritage Listing for the grandstand and memorial gates.
- Shared car parking.
- The location is sited within the residential growth corridor for Winchelsea.

Some of the issues associated with this site include:

- The land would need to be purchased from the private landowner. The land is however an option for future residential subdivision and a portion of the land could be required as part of an open space contribution.
- It is likely that it might take many years for funds to be raised to purchase the site from the landowner. Council may be unable to justify reserving the land at this time given there is not an immediate need for a second oval.
- Existing facilities are located in the wrong location to provide an acceptable level of service for a future oval to the south.

Strong support for the construction of a second oval in this location was expressed through submissions to the draft WSP 2021. As such it is recommended that Council further investigate the potential opportunity to reserve land (approximately 3 hectares) adjacent to Eastern Reserve for the purpose of a future second sporting reserve.

### *Amenities/Club Rooms at the Winchelsea Common*

The Winchelsea Fun Kart Club has identified a need for an amenities block and club rooms at the Winchelsea Common. There are no facilities in the vicinity of the go kart track and other facilities in the Common are substandard. It is recommended that Council investigate further the provision of amenities / club rooms at the Winchelsea Common and consider funding options.

### *Other Leisure and Recreation Requirements*

The *Surf Coast Open Space Strategy* (2004) sets out general standards for the provision of different types of open space, eg. recreation reserves, parks, pathways, etc, and explains why different types of Open Space are required. This information will not be repeated in this report rather this report seeks to act upon recommendations in the *Open Space Strategy*. A summary of the key actions for Winchelsea in regards to open space has been presented above at Table 5.3, refer to page 115.

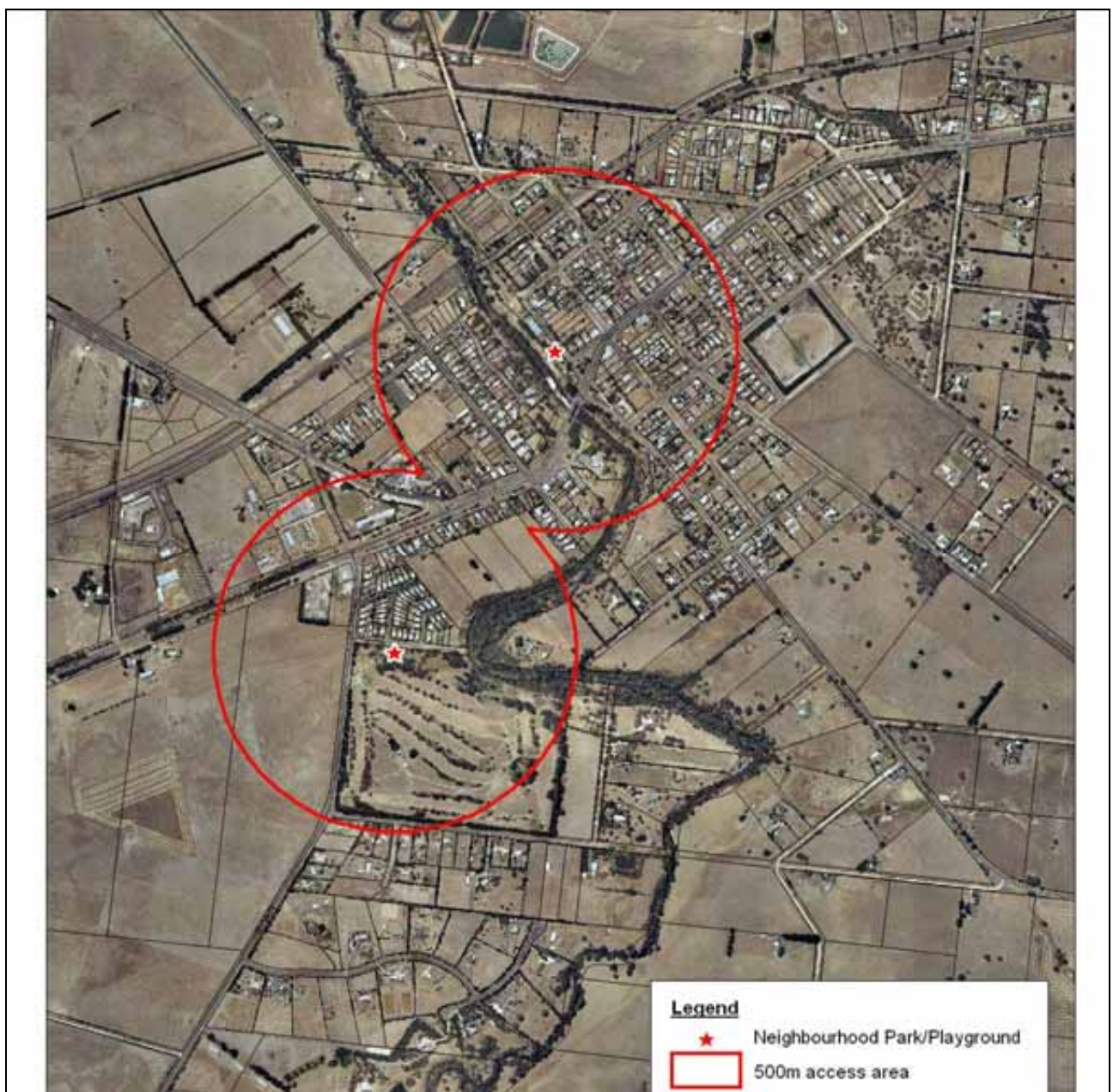
## CHAPTER 5

### *Neighbourhood Park / Playground*

In particular it is noted that the provision of playgrounds and neighbourhood parks needs to be improved, with the goal for Winchelsea of one playground or neighbourhood park within 300-500 metres of all households. Map 5.4 shows the location of the two existing playgrounds in Winchelsea with a 500 metre radius drawn around them. The map shows that the two existing playgrounds adequately service most of the existing township with the exception of the north east.

An existing reserve between the railway line and the Princes Highway was inspected for possible use as a neighbourhood park. It was found to be unsuitable however, due to an existing gully running through the middle of the reserve used for drainage, poor visibility of the area from other public places, poor accessibility and the proximity of the railway line. It is recommended that Council investigate whether a neighbourhood park could be provided at an alternate location in the north east quadrant of Winchelsea. It is also recommended that any open space contributions collected from subdivisions in that area be used towards purchase of land for a neighbourhood park, and/or the construction of a playground in this area.

**Map 5.4: Existing Playgrounds in Winchelsea**



Surf Coast Shire (2005)

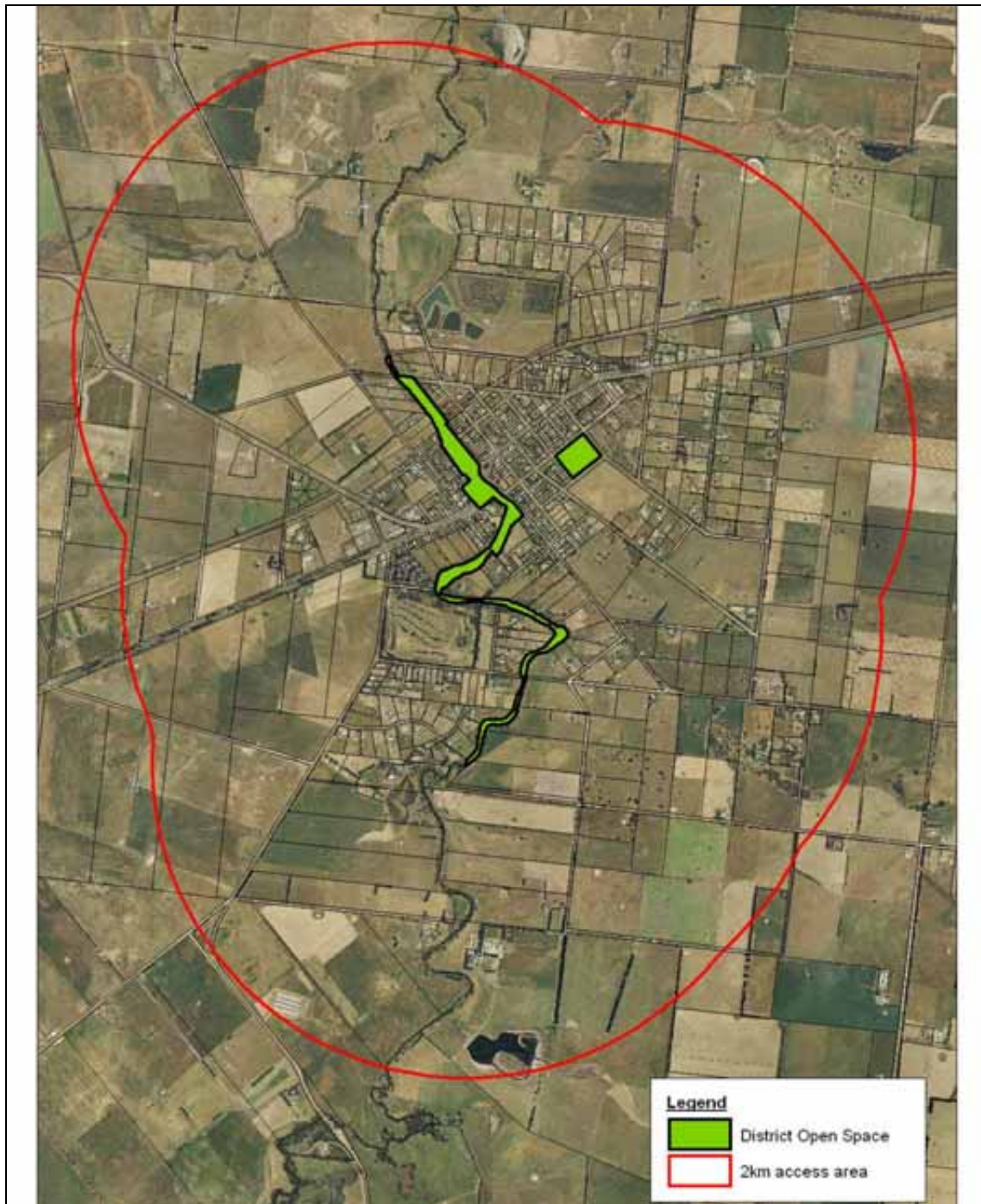
## CHAPTER 5

As part of any new subdivision in the south eastern quadrant of Winchelsea, provision will also need to be made for a neighbourhood park and playground.

### *District Park*

The *Surf Coast Open Space Strategy* recommends that a district park (3 hectare minimum) should generally be provided within 2 kilometres of all dwellings. District parks in Winchelsea include the Barwon River Reserve and Eastern Reserve. Map 5.5 shows that these two district parks are well within 2 km of all dwellings in the Winchelsea township. Nonetheless it has been recommended above that Council consider reserving approximately three hectares of land for the provision of a second sporting reserve to meet the needs of future residents.

**Map 5.5: District Parks in Winchelsea**



Surf Coast Shire (2005)



**CHAPTER 5**

In summary, community infrastructure requirements identified for Winchelsea that are likely to require some Council funding and/or contributions from developers of new residential estates include:

- Childrens' Services Facility
- New playground in the north east quadrant of Winchelsea
- New playground in the residential growth corridor (south east Winchelsea)
- A second recreation reserve with a minimum area of 3 hectares

It is recommended that Council prepare a Developer Contributions Plan for Winchelsea once the Winchelsea Structure Plan 2021 has been adopted and infrastructure requirements finalised. This will ensure that developers of new residential estates make an appropriate contribution towards the provision of infrastructure needs identified in the WSP 2021.

Summary - Main Points

- At present a majority of facilities and services utilised by older persons are located in the area between Gosney Street, Hesse Street, Princes Highway and Armytage Street. It is considered that there would be many benefits from continuing to concentrate community facilities and services in this area.
- Winchelsea lacks a range of childrens' services. The absence of these facilities and services is likely to have a negative impact in terms of attracting young families to settle and remain in the town.
- A number of clubs have identified upgrade works required in existing facilities to meet current needs, including the provision of facilities such as disabled toilets and change rooms. Shire staff will continue to consult with clubs to discuss requirements and funding sources as appropriate.
- In terms of new facilities, there is a need to further investigate the provision of a second sporting oval in Winchelsea and the installation of amenities/club rooms at the Winchelsea Common.
- A new neighbourhood park / playground is required in the north east quadrant of Winchelsea in order to meet the goal of providing such a facility within 500 metres of all homes in the town.

**RECOMMENDATIONS**

3. Designate land between Murrell Street, Hesse Street, Princes Highway (Main Street) and Armytage Street as a "Health and Education Precinct". Encourage community facilities to locate in this precinct alongside medium density housing.
4. Further investigate the provision of, and most appropriate location for, a Childrens' Services Facility in consultation with interested parties including Hesse Rural Health Service and the Winchelsea District Action Group.
5. Further investigate the potential opportunity to reserve land (approximately 3 hectares) adjacent to Eastern Reserve for the purpose of a future second sporting reserve.
6. Investigate further the provision of amenities / club rooms at the Winchelsea Common and consider funding options.
7. Investigate options for the provision of a new neighbourhood park / playground in the north east quadrant of Winchelsea.
8. Prepare a Developer Contributions Plan for the provision of new community facilities to ensure that developers of new residential estates make an appropriate contribution towards the provision of infrastructure needs identified in the WSP 2021.

**SUMMARY OF CHAPTER 5 RECOMMENDATIONS**

1. Investigate opportunities for recycled water use at Eastern Reserve and the Winchelsea Golf Course.
2. Continue to liaise with the Winchelsea Tennis Club to determine future requirements and funding sources.
3. Designate land between Murrell Street, Hesse Street, Princes Highway (Main Street) and Armytage Street as a "Health and Education Precinct". Encourage community facilities to locate in this precinct alongside medium density housing.
4. Further investigate the provision of, and most appropriate location for, a Childrens' Services Facility in consultation with interested parties including Hesse Rural Health Service and the Winchelsea District Action Group.
5. Further investigate the potential opportunity to reserve land (approximately 3 hectares) adjacent to Eastern Reserve for the purpose of a future second sporting reserve.
6. Investigate further the provision of amenities / club rooms at the Winchelsea Common and consider funding options.
7. Investigate options for the provision of a new neighbourhood park / playground in the north east quadrant of Winchelsea.
8. Prepare a Developer Contributions Plan for the provision of new community facilities to ensure that developers of new residential estates make an appropriate contribution towards the provision of infrastructure needs identified in the WSP 2021.

## **6. TRANSPORT & INFRASTRUCTURE**

Chapter 6 comprises an analysis prepared by Earth Tech Engineering P/L. Please refer to the attached report.

Council has adopted the recommendations of Earth Tech Engineering with one modification. Earth Tech Engineering have recommended duplication of the Highway through the Winchelsea township as part of the WSP 2021 however the Infrastructure Unit advise that this matter would need much more investigation prior to Council adopting such a course of action. It is recommended that this recommendation be amended as follows:

*Vic Roads and Surf Coast Shire to review the costs and benefits associated with duplication of the Princes Highway to the town boundaries.*

## SUMMARY OF CHAPTER 6 RECOMMENDATIONS

1. In consultation with Vic Roads investigate options for safe pedestrian access over the Princes Highway as a priority.
2. Review Council's Rural Residential Strategy in five years to reassess Council's position in relation to Low Density Residential (LDRZ) type developments.
3. No direct access from Site 4 to the Princes Highway should be permitted.
4. Batson Street between Barwon Terrace and Austin Street to be upgraded to Collector Road status if Site 3 develops.
5. Gladman Street to be upgraded to Collector Road status if Site 3 develops.
6. The following actions to improve infrastructure are recommended if residential development occurs at the rate estimated in this report. The timetable is indicative only and the application of some of the recommended measures may occur earlier than anticipated if safety concerns develop and traffic volume growth occurs at a higher rate than expected.

### **Development Stage Actions**

- A traffic impact assessment should be undertaken for each development stage and countermeasures applied to the existing road network to improve road traffic and pedestrian safety.
- The proposed eastern traffic link should be established in the first stage of Site 2 and enhanced as further development occurs. The link is to be constructed to the minimum standard of a collector street.
- Target speed of local access streets is to be 50km/hr.
- The application of traffic management measures may be delayed in light of area wide applications. In this instance the developer may make cash contribution to the future cost of such measures.

### **5 Year Actions**

- Surf Coast Shire and VicRoads to commence joint discussion with the purpose of developing a future traffic management plan of the Princes Highway, through the township.

### **10 Year Actions**

- The Surf Coast Shire to develop a long term traffic management plan for the Winchelsea township.

### **15 Year Actions**

- Vic Roads and Surf Coast Shire to review the costs and benefits associated with duplication of the Princes Highway to the town boundaries.
- Surf Coast Shire to manage the development of the eastern link road to the minimum standard of a collector street.
- VicRoads and Surf Coast Shire to coordinate the upgrading of the Princes Highway / Gladman Street / Inverleigh Road intersection to provide, at minimum, exclusive turning lanes.
- VicRoads and Surf Coast Shire to coordinate the upgrading of the Deans Marsh Road / Princes Highway intersection to provide splitter islands and turning lanes.

**20 Year Actions**

- VicRoads and Surf Coast Shire to coordinate the upgrading of the Princes Highway / Gladman Street / Inverleigh Road intersection to accommodate traffic signals.
6. Water sensitive urban design features to be used wherever possible.
  7. Detention systems to be used to reduce outflows to Barwon River.
  8. Council to progressively develop Overall Development Plans for each area to enable a main drainage infrastructure strategy to be developed for the purposes of setting drainage levies on developers.
  9. Communication from senior Surf Coast Shire staff with Barwon Water to instigate assessment of the future requirements and technologies available to adequately service Winchelsea.
  10. Investigations to be carried out into one new pump station servicing both Areas 2 and 3.
  11. Consideration be given to a septic tank system for Area 4, otherwise proceed with a conventional gravity/pumped system.
  12. Negotiations continue with Barwon Water to assess the future requirements and technologies available.
  13. Negotiations continue with Powercor to assess the future requirements and technologies available.
  14. Negotiations continue with Telstra to assess the future requirements and technologies available.
  15. The Surf Coast Shire lobby for funding to enable future supply.
  16. Consideration is given to the appropriate mechanism for the facilitation of the Special Rates and Charges schemes required to permit the required development.
  17. Funding is allocated from future budgets for costs to be borne by Council.



**WINCHELSEA  
STRUCTURE PLAN  
2021**

**A3 MAP**

# WINCHELSEA STRUCTURE PLAN 2021

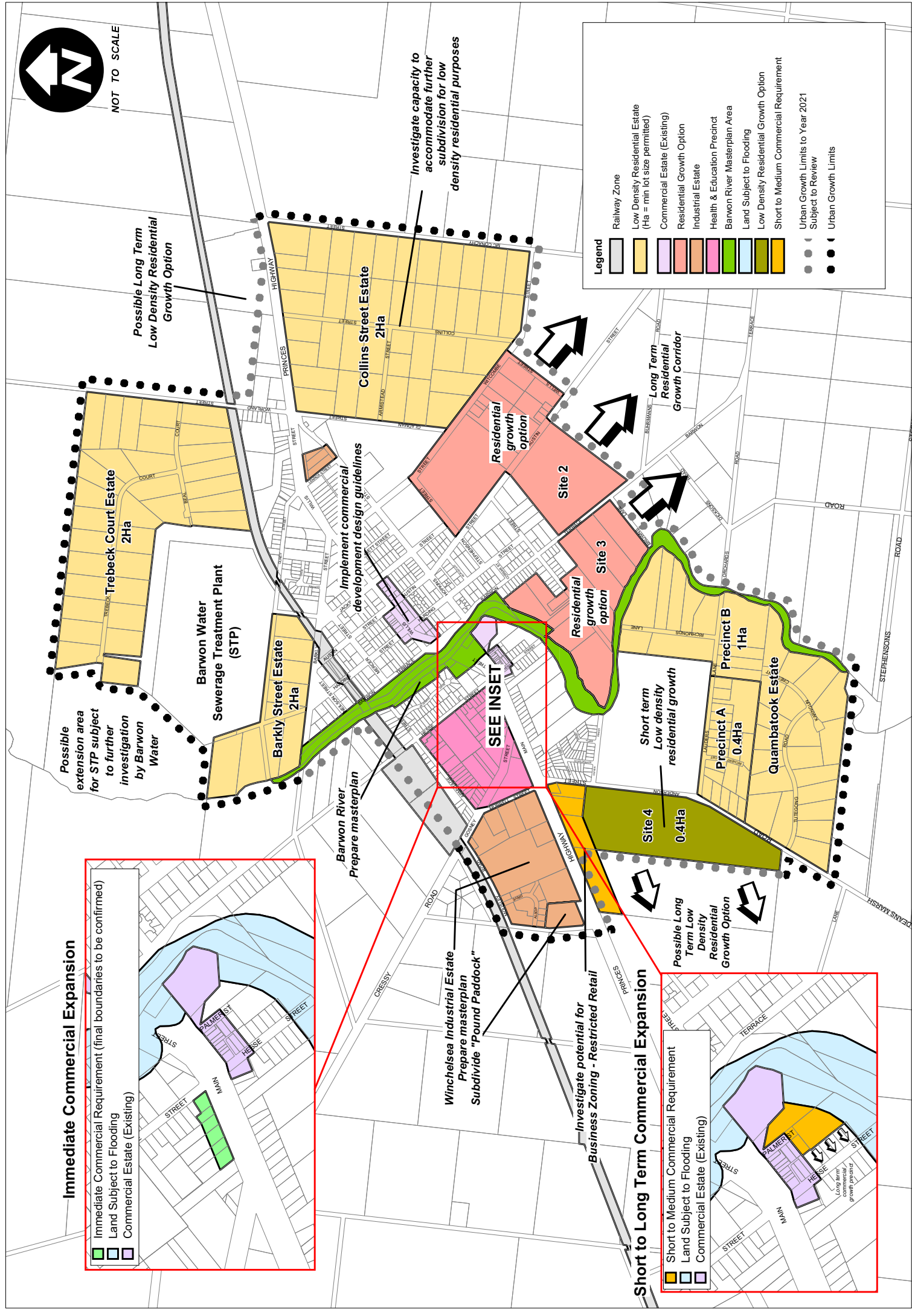


### Immediate Commercial Expansion

- Immediate Commercial Requirement (final boundaries to be confirmed)
- Land Subject to Flooding
- Commercial Estate (Existing)

### Legend

- Railway Zone
- Low Density Residential Estate (Ha = min lot size permitted)
- Commercial Estate (Existing)
- Residential Growth Option
- Industrial Estate
- Health & Education Precinct
- Barwon River Masterplan Area
- Land Subject to Flooding
- Low Density Residential Growth Option
- Short to Medium Commercial Requirement
- Urban Growth Limits to Year 2021
- Subject to Review
- Urban Growth Limits



### Short to Long Term Commercial Expansion

- Short to Medium Commercial Requirement
- Land Subject to Flooding
- Commercial Estate (Existing)



**WINCHELSEA STRATEGY REVIEW**

**ENVIRONMENTAL ASSETS SURVEY**

**Prepared by**  
**Mark Trengove**

***final draft***

**Prepared for the**  
**SURF COAST SHIRE**

**March 2004**

## CONTENTS

<b>1</b>	<b>INTRODUCTION</b>	<b>1</b>
<b>2</b>	<b>THE STUDY AREA</b>	<b>1</b>
<b>3</b>	<b>METHODS</b>	<b>1</b>
<b>4</b>	<b>RESULTS</b>	<b>2</b>
	<b>Table 1 Environmental Assets Summary</b>	<b>2</b>
<b>4.1</b>	<b>SECONDARY ENVIRONMENTAL ASSETS</b>	<b>4</b>
<b>4.2</b>	<b>ENVIRONMENT ASSET DESCRIPTIONS</b>	<b>5</b>
<b>4.3</b>	<b>INDIVIDUAL ASSET DESCRIPTIONS</b>	<b>6</b>
<b>5</b>	<b>PROTECTION GUIDELINES</b>	<b>34</b>
<b>6</b>	<b>REFERENCES</b>	<b>41</b>
	<b>Appendix 1 Indigenous Plant Species</b>	<b>36</b>
	<b>Appendix 2 Significance</b>	<b>39</b>
<b>Map 1</b>	<b>Asset Locations</b>	<b>End</b>

## 1 INTRODUCTION

This survey of the environmental assets of the Winchelsea region was commissioned by the Surf Coast Shire. The aims of this survey are to -

- Review existing literature
- Undertake field work to verify the current condition of assets identified above and to survey for additional previously unrecorded assets
- Record the quality and conservation significance of each newly recorded asset
- Map the location of each asset at a level of 1:25,000
- Recommend measures for the protection of the assets.

Mapping data is to be presented in a format that is compatible with the Surf Coast Shire GIS software.

## 2 THE STUDY AREA

The study area consists of the Suburb of Winchelsea, in the Surf Coast Shire. The northern extent of the study area is from Lake Murdeduke in the north-west to the east of Mount Pollock. The southern extent is from Wurdee Boluc Reservoir in the east to the Barwon River, south of the Ingleby Rd/Princes Hwy junction (*refer to Map 1*).

The Winchelsea region is dominated by basalt plains (western volcanic plains), with some areas of Tertiary and Quaternary sediments. Soils are generally fertile. Rainfall is less than 600mm per annum.. Freshwater and saline wetlands occur in depressions. The Barwon River dissects the study area, flowing from south to north. The former terrestrial vegetation consisted mostly of River Red Gum (*Eucalyptus camaldulensis*) dominated open grassy woodlands or grasslands dominated by Kangaroo Grass (*Themeda triandra*) on the dryer sites and by Common Tussock-grass (*Poa labillardieri*) on moist depressions. This vegetation has been almost completely cleared for agriculture. Remnants are scattered and mostly modified.

## 3 METHODS

Existing data, including the 'Rural Environmental Study' (Ecology Australia 2000), the 'Remnant Roadside Vegetation of the Surf Coast Shire' (Moulton, Trengove & Clarke 1997) and the 'Surfcoast Shire Sites of Biodiversity Significance' (DNRE 2002), and aerial photographs were reviewed.

Field inspection was conducted during September, October and November 2003. The following tasks were undertaken-

- verify and map assets described in the literature review
- inspect all of the study area to record any previously unrecorded assets
- record data describing the quality of all assets
- utilize Global Positioning System technology to accurately map the location and

extent of all assets.

Assets were described including an assessment of significance.

Measures for protection of assets were prepared.

#### 4 RESULTS

A total of 28 environmental assets were recorded for the study area. The majority of these assets (24) have been described in previous studies. Refer to Table 1 below for a summary of the assets including conservation significance and a list of the newly recorded assets.

The assets are comprised of the following vegetation and land use types-

Remnant vegetation on roadside verges	13 sites
Remnant vegetation on roadside reserves	1 site
Remnant vegetation on Railway lines	1 site
Remnant vegetation on Council land	1 site
Remnant grassland on private property	4 sites
Remnant woodland sites on private property	4 sites
Wetlands on private property	1 site
Wetlands on crown land	2 sites
Barwon River Corridor	1 site.

The assets are described more fully in 4.2 Asset Descriptions, below. The location of all assets is provided in Map 1.

**Table 1 Summary of Environmental Assets**

Asset No	Name	Flora Significance	Fauna Significance	Newly Recorded Asset
001	Lake Murdeduke	Regional	National	
002	East of Shelford Rd	Regional	Regional	
003	East and West of Shelford Rd	Regional	State	
004	Shelford Rd Roadside	State	Local to Regional	
005	McCallums Rd Roadside	State	Local to Regional	
006	Blacks Rd Roadside	State	Local to Regional	

007	Cressy Rd Roadside	State	Local	
008	Cressy Rd Roadside	State	Local	
009	Kelly's Swamp	Regional	State	
010	Ondit Rd	Regional	Regional to potential State	yes
011	Ondit Rd Roadside	State	Local	
012	Ondit Rd Roadside	State	Local	
013	Prices Lane Roadside	State	Regional	
014	Barwon River Corridor	Local to Regional	State	
015	North of Princes Hwy	Local	Regional to potential State	yes
016	Warrnambool-Geelong Railway	Regional	Local	
017	Ingleby Rd Roadside	State	Local	
018	Ingleby Rd	State to potential National	Regional to potential State	
019	Ingleby Rd	Regional	Regional	yes
020	Ingleby Rd Roadside	State	Local	
021	McDonald Lane Roadside	State	Local	
022	Winchelsea Common	Regional	Regional to potential State	
023	Collins St, Winchelsea	Local	Regional	
024	Atkins/Stephenson Rd	Local	Regional to potential State	
025	'Barwon Hills'	Local	Regional to potential State	yes
026	Buckley School Rd/Princes Hwy Roadside Reserve	Regional	Regional	
027	Wainwrights Lane Roadside	Regional	Regional	
028	Winchelsea-Gerang Rd Roadside	Local	Local	

#### **4.1 Secondary Environmental Assets -Barwon River Tributaries**

In addition to the 28 assets described above, a number of minor tributaries of the Barwon river are identified on the assets map. These sites are marked in yellow. The majority of these sites occur on private land and are subjected to agricultural use. These sites are not described individually as, for the following reasons, they do not necessarily meet the required significance criteria-

- they are often highly modified, ie dams and artificial drainage lines
- they are dominated by exotic plant species
- to a certain extent the land use changes from year to year depending upon seasonal climatic variations
- they appear to sometimes have high residual nutrient levels due to agricultural practices.

However these assets should be noted for the following attributes-

- they may carry some indigenous flora
- they may provide some habitat value
- the quality of these sites impacts upon water quality for the Barwon River.

Due to the location and nature of these assets, it is possible that with appropriate management, the environmental values of the assets could be greatly improved.

## 4.2 ENVIRONMENTAL ASSET DESCRIPTIONS

### Preamble

All environmental assets are described in detail below. For each asset the following data is presented -

- Asset Number
- Name/ Location
- Land tenure / Land use
- Estimate of size - given in hectares, or in linear kilometres for linear assets such as roadsides and railway reserves.
- Vegetation and habitat types - a description of the dominant vegetation community or habitat type
- EVC Descriptions - a listing of the equivalent EVC (Ecological Vegetation Class) for each vegetation type, where possible. Note that, due to the sometimes limited published information on EVC types and distributions, some EVC types are approximations only (these instances are preceded by a question mark [?]). EVC descriptions are sourced from the Regional Forest Agreement- West Victoria Comprehensive Regional Assessment (DNRE 2000).
- Vegetation quality - a description of the vegetation quality
- Habitat quality - a description of the habitat quality
- Comments - current status, previous descriptions, etc
- Conservation significance - a rating of the asset for both flora and fauna values
- Protection guidelines - general management guidelines for the protection of each asset.

## INDIVIDUAL ENVIRONMENTAL ASSET DESCRIPTIONS

<b>Asset Number:</b>	<b><u>001</u></b>
<b>Name/Location:</b>	<b><u>Lake Murdeduke.</u></b>
<b>Land Tenure/Use:</b>	Public Reserve.
<b>Size Estimate:</b>	Approximately 16,000 ha.
<b>Vegetation/Habitat type/s:</b>	Saltmarsh, Saline Herbfield, Marsh Club-sedge Sedgeland, Fennel Pondweed Aquatic Herbfield, mud flats, open water.
<b>EVC</b>	EVC 74 Wetland Formation, EVC 656 <i>Volcanic Plains</i> Brackish Wetland, ?EVC 891 Plains Brackish Wetland, ? EVC 677 Inland Salt Marsh.
<b>Comments:</b>	<p>Ramsar Convention listed wetland, large areas of open water, diversity of habitats, extensive shallow water zones. Plant species include Swamp Selliera, Beaded Glasswort and Creeping Brookweed.</p> <p>Stock grazing on lake margins is impacting upon values in some locations.</p> <p>This asset has been previously described described in the ‘Surf Coast Shire Rural Environmental Study’ (2000).</p>
<b>Vegetation Quality:</b>	Partially degraded to relatively intact.
<b>Fauna Habitat Quality:</b>	High. Intact and relatively large area with a range of habitats.
<b>Conservation Significance-</b>	
<b>Flora:</b>	Regional. Contains of areas of relatively intact vegetation, including some EVC’s with limited distributions.
<b>Fauna:</b>	National. Ramsar Listed Wetland.
<b>Protection Guidelines:</b>	<ul style="list-style-type: none"> <li>• manage wetland according to Ramsar management guidelines</li> <li>• encourage adjacent land holders to protect and upgrade remnants and to provide additional habitat where appropriate</li> <li>• encourage adjacent land holders to retain natural drainage features</li> </ul>



- encourage adjacent land holders to fence off sites from grazing to allow for natural regeneration and to maintain water quality and habitat
- encourage adjacent landholder to join Land for Wildlife
- encourage adjacent landholders to consider a conservation covenant (ie Trust for Nature)
- provide landholders with information and incentives to protect remnants
- encourage landholders to undertake environmental weed and pest animal control.

<b>Asset Number:</b>	<b><u>002</u></b> (two sites)
<b>Name/Location:</b>	<b><u>East of Shelford Rd.</u></b>
<b>Land Tenure/Use:</b>	Private-grazing/cropping.
<b>Size Estimate:</b>	Approximately 8.6 ha (both sites).
<b>Vegetation/Habitat type/s:</b>	Common Tussock-grass Grassland.
<b>EVC:</b>	EVC 125 Plains Grassy Wetland <i>Victorian Volcanic Plain</i> Plains Grassy Wetland.
<b>Comments:</b>	Plant species include Common Tussock-grass and Common Spike-rush. Degraded by grazing, Relatively small habitat value. Surrounded by exotic vegetation (mostly de-rocked pasture).
<b>Vegetation Quality:</b>	Low to Moderate, degraded by grazing and derocking.
<b>Fauna Habitat Quality:</b>	Moderate, fragmented and degraded by grazing and derocking.
<b>Conservation Significance- Flora:</b>	Regional. Degraded example of a depleted EVC.
<b>Fauna:</b>	Regional. Degraded, relatively small and fragmented example of a significant habitat type.
<b>Protection Guidelines:</b>	<ul style="list-style-type: none"> <li>• Encourage landholder to adopt a sympathetic grazing regime</li> <li>• Encourage landholder to limit derocking to areas that do not contain environmental values.</li> </ul>

<b>Asset Number:</b>	<b><u>003</u></b>
<b>Name/Location:</b>	<b><u>East and West of Shelford Rd,</u></b>
<b>Land Tenure/Use:</b>	Private-grazing/cropping.
<b>Size Estimate:</b>	Approximately 700 ha.
<b>Vegetation/Habitat type/s:</b>	Saltmarsh, Saline Herbfield, Chaffy Saw-sedge Sedgeland, Grassy Wetland, mud flats, open water.
<b>EVC:</b>	EVC 125 Plains Grassy Wetland, EVC 13 Brackish Sedgeland, ? EVC 677 Inland Salt Marsh.
<b>Comments:</b>	Saline to freshwater wetlands, extensive shallow water zones, Brolga breeding site.  This asset has been previously described in the 'Surf Coast Shire Rural Environmental Study' (2000).
<b>Vegetation Quality:</b>	Mostly fragmented and degraded due to grazing pressures, contains relatively small areas of intact vegetation.
<b>Fauna Habitat Quality:</b>	Low - high, size and quality of habitat varies, includes extensive shallow water zones and a diversity of habitats.
<b>Conservation Significance-Flora:</b>	Regional. Contains of areas of relatively intact vegetation, including some EVC's with limited distributions.
<b>Fauna:</b>	State. Site known to support breeding Brolga ( <i>Grus rubicundus</i> ) population. Significant adjunct to the Ramsar listed Lake Murdeduke (Asset 001).
<b>Protection Guidelines:</b>	<ul style="list-style-type: none"> <li>• encourage landholders to adopt a sympathetic grazing regime</li> <li>• encourage land holders to protect and upgrade remnants and to provide additional habitat where appropriate</li> <li>• encourage land holders to retain natural drainage features</li> <li>• encourage land holders to fence of sites from grazing to allow for natural regeneration and to maintain water quality and habitat</li> <li>• encourage landholder to join Land for Wildlife</li> </ul>

- encourage landholders to consider a conservation covenant (ie Trust for Nature)
- provide landholders with information and incentives to protect remnants
- encourage landholders to undertake environmental weed and pest animal control.

<b>Asset Number:</b>	<b><u>004</u></b>
<b>Name/Location:</b>	<b><u>Shelford Rd -both sides.</u></b>
<b>Land Tenure/Use:</b>	Roadside Verge.
<b>Size Estimate:</b>	Approximately 2.3 km (linear reserve).
<b>Vegetation Habitat type/s:</b>	Barren Cane-grass/Common Spike-rush Sedgeland, Saline Herbfield.
<b>EVC:</b>	EVC 291 Cane Grass Wetland, ? EVC 677 Inland Salt Marsh.
<b>Comments:</b>	<p>Barren Cane-grass is listed as vulnerable in Victoria and Australia. Vegetation type is influenced by the adjacent semi-saline wetland (Asset 003). Additional species include Beaded Glasswort and Shiny Bog-rush. Limited habitat value due to relatively small size and linear nature, but should be considered in the context of the adjacent wetland habitat.</p> <p>This asset has been previously described in the 'Remnant Roadside Vegetation of the Surf Coast Shire' (1997) report.</p>
<b>Vegetation Quality:</b>	Moderate. Site has been disturbed and degraded.
<b>Fauna Habitat Quality:</b>	Low to moderate. Limited due to linear nature.
<b>Conservation Significance-Flora:</b>	State. Contains Barren Cane-grass.
<b>Fauna:</b>	Local to Regional. Limited value due to small linear size.
<b>Protection Guidelines:</b>	<ul style="list-style-type: none"> <li>• retain all remnant vegetation</li> <li>• limit inappropriate disturbance</li> <li>• limit inappropriate hydrological regimes</li> <li>• limit ingress of inappropriately high nutrient levels</li> <li>• manage weeds and pest animals</li> <li>• implement appropriate management regime (ie maintain natural hydrological regime).</li> </ul>

<b>Asset Number:</b>	<b><u>005</u></b>
<b>Name/Location:</b>	<b><u>McCallums Lane -both sides.</u></b>
<b>Land Tenure/Use:</b>	Roadside Verge.
<b>Size Estimate:</b>	Approximately 1 km (linear reserve).
<b>Vegetation type/s:</b>	Barren Cane-grass/Common Spike-rush Sedgeland, Saline Herbfield.
<b>EVC:</b>	EVC 291 Cane Grass Wetland, ? EVC 677 Inland Salt Marsh.
<b>Comments:</b>	<p>Vegetation type influenced by adjacent semi-saline wetland (Asset 003). Barren Cane-grass is listed as vulnerable in Victoria and Australia. Additional plant species include Beaded Glasswort and Shiny Bog-rush. Limited habitat value due to linear nature, but should be considered in the context of the adjacent wetland habitat.</p> <p>This asset has been previously described in the ‘Remnant Roadside Vegetation of the Surf Coast Shire’ (1997) report.</p>
<b>Vegetation Quality:</b>	Moderate. Site has been disturbed and degraded.
<b>Fauna Habitat Quality:</b>	Low to moderate. Limited due to linear nature.
<b>Conservation Significance-Flora:</b>	State. Contains Barren Cane-grass.
<b>Fauna:</b>	Local to Regional. Limited value due to small linear size.
<b>Protection Guidelines:</b>	<ul style="list-style-type: none"> <li>• retain all remnant vegetation</li> <li>• limit inappropriate disturbance</li> <li>• limit inappropriate hydrological regimes</li> <li>• limit ingress of inappropriately high nutrient levels</li> <li>• manage weeds and pest animals</li> <li>• implement appropriate management regime (ie maintain natural hydrological regime).</li> </ul>

<b>Asset Number:</b>	<b><u>006</u></b>
<b>Name/Location:</b>	<b><u>Blacks Rd -both sides.</u></b>
<b>Land Tenure/Use:</b>	Roadside Verge.
<b>Size Estimate:</b>	Approximately .6 km (linear reserve).
<b>Vegetation type/s:</b>	Barren Cane-grass/Common Spike-rush Sedgeland, Saline Herbfield.
<b>EVC:</b>	EVC 291 Cane Grass Wetland, ? EVC 677 Inland Salt Marsh.
<b>Comments:</b>	<p>Vegetation type influenced by the semi-saline wetland (Asset 003). Barren Cane-grass is listed as vulnerable in Victoria and Australia. situated nearby to the north. Additional plant species include Beaded Glasswort and Shiny Bog-rush. Limited habitat value due to linear nature, but should be considered in the context of the adjacent wetland habitat.</p> <p>This asset has been previously described in the ‘Remnant Roadside Vegetation of the Surf Coast Shire’ (1997) report.</p>
<b>Vegetation Quality:</b>	Moderate. Site has been disturbed and degraded.
<b>Fauna Habitat Quality:</b>	Low to moderate. Limited due to linear nature.
<b>Conservation Significance-Flora:</b>	State. Contains Barren Cane-grass.
<b>Fauna:</b>	Local to Regional. Limited value due to small linear size.
<b>Protection Guidelines:</b>	<ul style="list-style-type: none"> <li>• retain all remnant vegetation</li> <li>• limit inappropriate disturbance</li> <li>• limit inappropriate hydrological regimes</li> <li>• limit ingress of inappropriately high nutrient levels</li> <li>• manage weeds and pest animals</li> <li>• implement appropriate management regime (ie maintain natural hydrological regime).</li> </ul>

<b>Asset Number:</b>	<b><u>007</u></b>
<b>Name/Location:</b>	<b><u>Cressy Rd -South side.</u></b>
<b>Land Tenure/Use:</b>	Roadside Verge.
<b>Size Estimate:</b>	Approximately 3 km (linear reserve).
<b>Vegetation/Habitat type/s:</b>	Kangaroo Grass Grassland.
<b>EVC:</b>	EVC 132 Plains Grassland.
<b>Comments:</b>	<p>Degraded remnant vegetation, contains small population of the nationally threatened Plains Rice-flower, additional plant species include Wallaby-grass, Spear-grass, Blue Devil, Common Everlasting and Lemon Beauty-heads.</p> <p>This asset has been previously described in the 'Remnant Roadside Vegetation of the Surf Coast Shire' (1997) report.</p>
<b>Vegetation Quality:</b>	Low to moderate. Degraded due to past disturbance. Environmental weeds present.
<b>Fauna Habitat Quality:</b>	Low. Limited due to linear nature. Fragmented and degraded.
<b>Conservation Significance-Flora:</b>	State. Depleted vegetation community, contains population of the nationally threatened Plains Rice-flower.
<b>Fauna:</b>	Local. Limited habitat value due to degraded and fragmented linear site.
<b>Protection Guidelines:</b>	<ul style="list-style-type: none"> <li>• retain all remnant vegetation</li> <li>• limit inappropriate disturbance</li> <li>• limit inappropriate hydrological regimes</li> <li>• manage weeds and pest animals</li> <li>• implement appropriate management regime (ie burning).</li> </ul>

<b>Asset Number:</b>	<b><u>008</u></b>
<b>Name/Location:</b>	<b><u>Cressy Rd -South side.</u></b>
<b>Land Tenure/Use:</b>	Roadside Verge.
<b>Size Estimate:</b>	Approximately 1.2 km (linear reserve).
<b>Vegetation/Habitat type/s:</b>	Kangaroo Grass Grassland.
<b>EVC:</b>	EVC 132 Plains Grassland.
<b>Comments:</b>	Degraded remnant vegetation, contains small population of the nationally threatened Plains Rice-flower, additional plant species include Wallaby-grass, Spear-grass, Blue Devil and Milky Beauty-heads.  This asset has been previously described in the 'Remnant Roadside Vegetation of the Surf Coast Shire' (1997) report.
<b>Vegetation Quality:</b>	Low to moderate. Degraded due to past disturbance. Environmental weeds present.
<b>Fauna Habitat Quality:</b>	Low. Limited due to linear nature. Fragmented and degraded.
<b>Conservation Significance-Flora:</b>	State. Depleted vegetation community, contains population of the nationally threatened Plains Rice-flower.
<b>Fauna:</b>	Local. Limited habitat value due to degraded and fragmented linear site.
<b>Protection Guidelines:</b>	<ul style="list-style-type: none"> <li>• retain all remnant vegetation</li> <li>• limit inappropriate disturbance</li> <li>• limit inappropriate hydrological regimes</li> <li>• manage weeds and pest animals</li> <li>• implement appropriate management regime (ie burning).</li> </ul>

<b>Asset Number:</b>	<b><u>009</u></b>
<b>Name/Location:</b>	<b><u>Kelly's Swamp.</u></b>
<b>Land Tenure/Use:</b>	Public Reserve.
<b>Size Estimate:</b>	Approximately 34 ha.
<b>Vegetation/Habitat type/s:</b>	Rush dominated Sedgeland, Aquatic Herbfield, mud flats, open water.
<b>EVC:</b>	?EVC 125 Plains Grassy Wetland.
<b>Comments:</b>	Relatively intact indigenous vegetation fringing open, shallow water. Plant species include Rush, Common Spike-rush, Swamp Crassula and Mud Dock. Brolgas and Royal Spoonbills noted.
<b>Vegetation Quality:</b>	Moderate. Relatively intact and diverse. Includes depleted vegetation community.
<b>Fauna Habitat Quality:</b>	Moderate to high. Includes a diversity of habitats including vegetated areas, mud flats and areas of open water.
<b>Conservation Significance- Flora:</b>	Regional. Contains of areas of relatively intact vegetation, including some EVC's with limited distributions.
<b>Fauna:</b>	State. Site known to support Brolga ( <i>Grus rubicundus</i> ) population. Significant adjunct to the Ramsar listed Lake Murdeduke (Asset 001).
<b>Protection Guidelines:</b>	<ul style="list-style-type: none"> <li>• manage wetland according to Ramsar management guidelines</li> <li>• encourage land holders to retain natural drainage features</li> <li>• encourage landholder to join Land for Wildlife</li> </ul>



<b>Asset Number:</b>	<b><u>010</u></b>
<b>Name/Location:</b>	<b><u>Ondit Road -north and south.</u></b>
<b>Land Tenure/Use:</b>	Private -grazing.
<b>Size Estimate:</b>	Approximately 58 ha.
<b>Vegetation/Habitat type/s:</b>	Kangaroo Grass Grassland, Wallaby-grass/Spear-grass modified Grassland.
<b>EVC:</b>	EVC 132 Plains Grassland.
<b>Comments:</b>	Basalt stony rises, modified due to grazing history. Plant species include Wallaby-grass, Spear-grass, Kangaroo Grass, Hedge Wattle, Milkmaids, Chocolate Lily, Scaly Buttons and Blue Devil. Stoney rises with tussocks and Hedge Wattle provide potential habitat. Surrounding areas are modified.
<b>Vegetation Quality:</b>	Low/moderate to potentially high. Requires further survey.
<b>Fauna Habitat Quality:</b>	Moderate to potentially high. Potential Legless Lizard ( <i>Delma impar</i> ) habitat.
<b>Conservation Significance- Flora:</b>	Regional to potentially State. Relatively intact, requires further survey
<b>Fauna:</b>	Regional to potentially State. Potential Legless Lizard habitat.
<b>Protection Guidelines:</b>	<ul style="list-style-type: none"> <li>• encourage land holders to protect and upgrade remnants</li> <li>• encourage land holders to implement appropriate biomass management regimes</li> <li>• encourage landholder to join Land for Wildlife</li> <li>• encourage landholders to consider a conservation based covenant (ie Trust for Nature)</li> <li>• provide landholders with information and incentives to protect remnants.</li> </ul>

<b>Asset Number:</b>	<b><u>011</u></b>
<b>Name/Location:</b>	<b><u>Ondit Rd- north side.</u></b>
<b>Land Tenure/Use:</b>	Roadside verge.
<b>Size Estimate:</b>	Approximately .1 km (linear reserve).
<b>Vegetation/Habitat type/s:</b>	Sedgeland.
<b>EVC:</b>	EVC 125 Plains Grassy Wetland.
<b>Comments:</b>	Contains population of State significant Pale Everlasting. Additional plant species include Common Spike-rush and Common Swamp Wallaby-grass.
<b>Vegetation Quality:</b>	Moderate. Reasonably diverse.
<b>Fauna Habitat Quality:</b>	Low. Linear reserve, fragmented.
<b>Conservation Significance-Flora:</b>	State. Contains population of State significant Pale Everlasting.
<b>Fauna:</b>	Local. Limited habitat value due to linear and fragmented nature.

**Protection Guidelines:**

- retain all remnant vegetation
- limit inappropriate disturbance
- limit inappropriate hydrological regimes
- limit ingress of inappropriately high nutrient levels
- manage weeds and pest animals
- implement appropriate management regime (ie burning).

<b>Asset Number:</b>	<b><u>012</u></b>
<b>Name/Location:</b>	<b><u>Ondit Rd- south side.</u></b>
<b>Land Tenure/Use:</b>	Roadside verge.
<b>Size Estimate:</b>	Approximately .1 km (linear reserve).
<b>Vegetation/ Habitat type/s:</b>	Sedgeland.
<b>EVC:</b>	EVC 125 Plains Grassy Wetland.
<b>Comments:</b>	Contains population of State significant Pale Everlasting. Additional plant species include Common Spike-rush, Prickfoot, Common Tussock-grass and Common Swamp Wallaby-grass.
<b>Vegetation Quality:</b>	Moderate. Reasonably diverse.
<b>Fauna Habitat Quality:</b>	Low. Linear reserve, fragmented.
<b>Conservation Significance- Flora:</b>	State. Contains population of State significant Pale Everlasting.
<b>Fauna:</b>	Local. Limited habitat value due to linear and fragmented nature.
<b>Protection Guidelines:</b>	<ul style="list-style-type: none"> <li>• retain all remnant vegetation</li> <li>• limit inappropriate disturbance</li> <li>• limit inappropriate hydrological regimes</li> <li>• limit ingress of inappropriately high nutrient levels</li> <li>• manage weeds and pest animals</li> <li>• implement appropriate management regime (ie burning for grasslands).</li> </ul>

<b>Asset Number:</b>	<b><u>013</u></b>
<b>Name/Location:</b>	<b><u>Prices Lane- both sides.</u></b>
<b>Land Tenure/Use:</b>	Roadside verge.
<b>Size Estimate:</b>	Approximately .1 k m (linear reserve).
<b>Vegetation/Habitat type/s:</b>	Sedgeland.
<b>EVC:</b>	EVC 125 Plains Grassy Wetland.
<b>Comments:</b>	Contains population of State significant Pale Everlasting. Additional plant species include Drumsticks, Common Spike-rush, Prickfoot, Common Swamp Wallaby-grass, Water Ribbons, Common Tussock-grass and White Purslane. Adjacent to this vegetation to the west (and outside the study area) is an area of relatively intact Common Tussock-grass Grassland.
<b>Vegetation Quality:</b>	High. Relatively intact vegetation.
<b>Fauna Habitat Quality:</b>	Moderate. Relatively intact but small habitat.
<b>Conservation Significance-Flora:</b>	State. Contains population of State significant Pale Everlasting and several regionally significant species.
<b>Fauna:</b>	Regional. Limited habitat value due to linear and fragmented nature.
<b>Protection Guidelines:</b>	<ul style="list-style-type: none"> <li>• retain all remnant vegetation</li> <li>• limit inappropriate disturbance</li> <li>• limit inappropriate hydrological regimes</li> <li>• limit ingress of inappropriately high nutrient levels</li> <li>• manage weeds and pest animals</li> <li>• implement appropriate management regime (ie burning).</li> </ul>

<b>Asset Number:</b>	<b><u>014</u></b>
<b>Name/Location:</b>	<b><u>Barwon River Corridor.</u></b>
<b>Land Tenure/Use:</b>	Private, Crown Frontage/ grazing, cropping, conservation.
<b>Size Estimate:</b>	Approximately 21,000 ha.
<b>Vegetation/Habitat type/s:</b>	River Red Gum Woodland, Riparian Shrubland, Floodplain Freshwater Wetland, instream aquatic habitat.
<b>EVC:</b>	EVC 55 Plains Grassy Woodland, EVC 74 Wetland Formation, EVC 125 Plains Grassy Wetland.
<b>Comments:</b>	<p>Comprises of a complex of vegetation types and a range of vegetation quality. Includes associated flood plain habitats. Woodland dominated by River Red Gums, including mature hollow bearing trees, and Silver Wattle. Riparian shrubland dominated by River Bottle-brush, Shrub Violet and Woolly Tea-tree. Ephemeral flood plain wetlands provide significant habitat, including grasslands dominated by Common Tussock-grass.. Much of the vegetation is degraded due to grazing pressures. A number of serious environmental weeds are present.</p> <p>This asset has been previously described described in the ‘Surf Coast Shire Rural Environmental Study’ (2000).</p>
<b>Vegetation Quality:</b>	Low to Moderate. Varies from relatively disturbed to relatively intact.
<b>Fauna Habitat Quality:</b>	Moderate to High. Contains wetlands, grassy wetland, mature trees with hollows and instream habitat.
<b>Conservation Significance-Flora:</b>	Local to Regional. Contains some areas of relatively intact and diverse vegetation.
<b>Fauna:</b>	State. Contains a diversity of relatively intact habitats, including some that are now depleted in the region.
<b>Protection Guidelines:</b>	<ul style="list-style-type: none"> <li>• encourage land holders to protect and upgrade remnants</li> </ul>

- encourage land holders to retain and/or restore natural drainage features
- encourage land holders to fence of sites from grazing to allow for natural regeneration and to maintain water quality and habitat
- encourage landholder to join Land for Wildlife
- encourage landholders to consider a conservation covenant (ie Trust for Nature)
- provide landholders with information and incentives to protect remnants
- encourage landholders to undertake environmental weed and pest animal control.

<b>Asset Number:</b>	<b><u>015</u></b>
<b>Name/Location:</b>	<b><u>North of Princes Hwy, east of Winchelsea-Inverleigh Rd.</u></b>
<b>Land Tenure/Use:</b>	Private/Agriculture.
<b>Size Estimate:</b>	Approximately 10 ha.
<b>Vegetation/Habitat type/s:</b>	River Red Gum Woodland.
<b>EVC:</b>	EVC 55 Plains Grassy Woodland
<b>Comments:</b>	Asset consists of Approximately 30 to 50 River Red Gums, including mature trees with hollows. Understorey is disturbed and consists of exotic vegetation.
<b>Vegetation Quality:</b>	Low. Exotic understorey, limited species diversity.
<b>Fauna Habitat Quality:</b>	Moderate to potentially High. Mature trees with hollows.
<b>Conservation Significance-Flora:</b>	Local. Limited value due to disturbed understorey.
<b>Fauna:</b>	Regional to potential State. Contains mature trees with hollows.

**Protection Guidelines:**

- encourage land holders to protect and upgrade remnants
- encourage land holders to fence of sites from grazing to allow for natural regeneration
- encourage landholder to join Land for Wildlife
- encourage landholders to consider a conservation based covenant (ie Trust for Nature)
- provide landholders with information and incentives to protect remnants
- encourage landholders to undertake environmental weed and pest animal control.

<b>Asset Number:</b>	<b><u>016</u></b>
<b>Name/Location:</b>	<b><u>Warrnambool-Geelong Railway Line, sections of both sides of line, as mapped.</u></b>
<b>Land Tenure/Use:</b>	Rail Reserve.
<b>Size Estimate:</b>	Approximately 17 km (linear reserve).
<b>Vegetation/Habitat type/s:</b>	Kangaroo Grass Grassland.
<b>EVC:</b>	EVC 132 Plains Grassland.
<b>Comments:</b>	Scattered and degraded remnants of Kangaroo Grass Grassland with areas of Golden Wattle and Drooping Sheoke (at the east of asset only). Weed species (mostly pasture grasses) are common. Additional plant species include Common Tussock-grass, Spear-grass, Wallaby-grass, Common Everlasting, Common Rice-flower, Curved Rice flower, Chocolate Lily, Milkmaids, and Black-anther Flax Lily.
<b>Vegetation Quality:</b>	Low to moderate. Contains some areas of relatively intact grassland. Some areas contain relatively degraded vegetation.
<b>Fauna Habitat Quality:</b>	Low. Fragmented linear reserve. Degraded vegetation.
<b>Conservation Significance-Flora:</b>	Regional. Limited areas of relatively intact native grassland.
<b>Fauna:</b>	Local. Limited habitat value due to linear and fragmented nature.

**Protection Guidelines:**

Negotiate with Rail Authorities in order to-

- retain all remnant vegetation
- limit inappropriate disturbance
- limit inappropriate hydrological regimes
- limit ingress of inappropriately high nutrient levels
- manage weeds and pest animals
- implement appropriate management regime (ie burning).

<b>Asset Number:</b>	<b><u>017</u></b>
<b>Name/Location:</b>	<b><u>Ingleby Rd- north side.</u></b>
<b>Land Tenure/Use:</b>	Roadside Verge.
<b>Size Estimate:</b>	Approximately 1 km (linear reserve).
<b>Vegetation/Habitat type/s:</b>	Sedgeland.
<b>EVC:</b>	EVC 125 Plains Grassy Wetland.
<b>Comments:</b>	Contains population of State significant Pale Everlasting. Additional plant species include Common Spike-rush, Prickfoot, Common Swamp Wallaby-grass, Common Tussock-grass and Fairies Aprons.
<b>Vegetation Quality:</b>	Moderate. Relatively intact and diverse.
<b>Fauna Habitat Quality:</b>	Low. Linear, fragmented site.
<b>Conservation Significance-Flora:</b>	State. Contains population of State significant Pale Everlasting.
<b>Fauna:</b>	Local. Limited habitat value due to linear and fragmented nature.
<b>Protection Guidelines:</b>	<ul style="list-style-type: none"> <li>• retain all remnant vegetation</li> <li>• limit inappropriate disturbance</li> <li>• limit inappropriate hydrological regimes</li> <li>• limit ingress of inappropriately high nutrient levels</li> <li>• manage weeds and pest animals</li> <li>• implement appropriate management regime (ie burning).</li> </ul>



<b>Asset Number:</b>	<b><u>018</u></b>
<b>Name/Location:</b>	<b><u>470 Ingleby Rd.</u></b>
<b>Land Tenure/Use:</b>	Private/ grazing, cropping.
<b>Size Estimate:</b>	Approximately 1,500 ha.
<b>Vegetation/Habitat type/s:</b>	Kangaroo Grass Grassland, Common Tussock-grass Grassland.
<b>EVC:</b>	EVC 132 Plains Grassland, ?EVC 125 Plains Grassy Wetland <i>Victorian Volcanic Plain</i> Plains Grassy Wetland.
<b>Comments:</b>	<p>Relatively intact and diverse native grassland. Plant species include Kangaroo Grass, Wallaby-grass, Spear-grass, Tussock-grass, Rush sp, Scaly Buttons, Blue Devil, Common Sunray, Sundew, Blushing Bindweed, Chocolate Lily, Milkmaids, Common Woodruff, Variable Raspwort, Kidney Weed, Swamp Daisy, Lemon Beauty-heads, Cut-leaf Goodenia and Slender Speedwell.</p> <p>Contains basalt floaters and a section of rocky knoll. Some areas have been derocked for cropping.</p> <p>Requires flora and fauna survey.</p> <p>This asset has been previously described described in the ‘Surf Coast Shire Rural Environmental Study’ (2000).</p>
<b>Vegetation Quality:</b>	High. Relatively large expanses of intact native grassland.
<b>Fauna Habitat Quality:</b>	Moderate to High. Contains some rocky knoll, basalt floaters, cracking clays and tussock grass structure. Potential Legless Lizard habitat.
<b>Conservation Significance-Flora:</b>	State to National. Relatively intact and diverse native grassland.
<b>Fauna:</b>	Potentially Sate. Potential Legless Lizard habitat.
<b>Protection Guidelines:</b>	<ul style="list-style-type: none"> <li>• encourage land holder to protect and upgrade remnants, , including pest plant and pest animal management</li> </ul>

- encourage land holder to implement appropriate biomass management regimes
- encourage landholder to join Land for Wildlife
- encourage landholder to consider a conservation based covenant (ie Trust for Nature)
- provide landholder with information and incentives to protect remnants.

<b>Asset Number:</b>	<b><u>019</u></b>
<b>Name/Location:</b>	<b><u>Ingleby Rd- south side.</u></b>
<b>Land Tenure/Use:</b>	Private/ grazing, cropping.
<b>Size Estimate:</b>	Approximately 4 ha.
<b>Vegetation/Habitat type/s:</b>	Kangaroo Grass Grassland.
<b>EVC:</b>	EVC 132 Plains Grassland.
<b>Comments:</b>	Heavily grazed and degraded grassland. Plant species include Kangaroo Grass, Tussock-grass, Spear-grass and Sundew. Contains basalt floaters. Surrounding areas derocked for cropping.
<b>Vegetation Quality:</b>	Moderate. Relatively heavy cattle grazing appears to have caused degradation.
<b>Fauna Habitat Quality:</b>	Moderate. Contains some basalt floaters, cracking clays and and tussock grass structure.
<b>Conservation Significance-Flora:</b>	Regional. Species poor grassland.
<b>Fauna:</b>	Regional. Degraded and fragmented.

**Protection Guidelines:**

- encourage land holder to protect and upgrade remnants, including pest plant and pest animal management
- encourage land holder to implement appropriate biomass management regimes
- encourage landholder to join Land for Wildlife
- encourage landholder to consider a conservation based covenant (ie Trust for Nature)
- provide landholders with information and incentives to protect remnants.

<b>Asset Number:</b>	<b><u>020</u></b>
<b>Name/Location:</b>	<b><u>Ingleby Rd- north side.</u></b>
<b>Land Tenure/Use:</b>	Roadside Verge.
<b>Size Estimate:</b>	Approximately .2 km (linear reserve).
<b>Vegetation/Habitat type/s:</b>	Sedgeland.
<b>EVC:</b>	EVC 125 Plains Grassy Wetland.
<b>Comments:</b>	Contains population of State significant Pale Everlasting. Additional plant species include Common Spike-rush, Prickfoot, Common Swamp Wallaby-grass, Common Tussock-grass and Fairies Aprons.
<b>Vegetation Quality:</b>	Moderate. Relatively intact and diverse.
<b>Fauna Habitat Quality:</b>	Low. Linear, fragmented site.
<b>Conservation Significance-Flora:</b>	State. Contains population of State significant Pale Everlasting.
<b>Fauna:</b>	Local. Limited habitat value due to linear and fragmented nature.
<b>Protection Guidelines:</b>	<ul style="list-style-type: none"> <li>• retain all remnant vegetation</li> <li>• limit inappropriate disturbance</li> <li>• limit inappropriate hydrological regimes</li> <li>• limit ingress of inappropriately high nutrient levels</li> <li>• manage weeds and pest animals</li> <li>• implement appropriate management regime (ie burning for grasslands).</li> </ul>

<b>Asset Number:</b>	<b><u>021</u></b>
<b>Name/Location:</b>	<b><u>McDonald Lane- south side.</u></b>
<b>Land Tenure/Use:</b>	Roadside verge.
<b>Size Estimate:</b>	Approximately .3 km (linear reserve).
<b>Vegetation/Habitat type/s:</b>	Sedgeland.
<b>EVC:</b>	EVC 125 Plains Grassy Wetland.
<b>Comments:</b>	Contains population of State significant Pale Everlasting. Additional plant species include Common Spike-rush, Prickfoot, Common Swamp Wallaby-grass, Common Tussock-grass and Fairies Aprons.  This asset has been previously described in the 'Remnant Roadside Vegetation of the Surf Coast Shire' (1997) report.
<b>Vegetation Quality:</b>	High. Relatively intact and diverse.
<b>Fauna Habitat Quality:</b>	Low. Linear, fragmented site.
<b>Conservation Significance-Flora:</b>	State. Contains population of State significant Pale Everlasting.
<b>Fauna:</b>	Local. Limited habitat value due to linear and fragmented nature.
<b>Protection Guidelines:</b>	<ul style="list-style-type: none"> <li>• retain all remnant vegetation</li> <li>• limit inappropriate disturbance</li> <li>• limit inappropriate hydrological regimes</li> <li>• limit ingress of inappropriately high nutrient levels</li> <li>• manage weeds and pest animals</li> <li>• implement appropriate management regime (ie burning for grasslands).</li> </ul>

<b>Asset Number:</b>	<b><u>022</u></b>
<b>Name/Location:</b>	<b><u>Winchelsea Common/ south of Princes Hwy, Winchelsea.</u></b>
<b>Land Tenure/Use:</b>	Public Reserve.
<b>Size Estimate:</b>	Approximately 12 ha.
<b>Vegetation/Habitat type/s:</b>	River Red Gum Grassy Woodland.
<b>EVC:</b>	EVC 55 Plains Grassy Woodland
<b>Comments:</b>	<p>River Red Gum Grassy Woodland with a mostly disturbed and depleted understorey with some areas of reasonably intact Kangaroo Grass dominated understorey. A number of River Red Gums are mature and hollow bearing. Additional plant species include Hedge Wattle, Tussock-grass, Slender Speedwell, Milkmaids, Chocolate Lily, Blue Grass-lily, Blushing Bindweed, Sundew and Scaly Buttons.</p> <p>This asset has been previously described described in the ‘Surf Coast Shire Rural Environmental Study’ (2000).</p>
<b>Vegetation Quality:</b>	Low to Moderate. Highly variable contains some areas of relatively intact Kangaroo Grass grassland.
<b>Fauna Habitat Quality:</b>	Moderate to High. Includes some mature trees with hollows.
<b>Conservation Significance-Flora:</b>	Regional. Woodland with some areas of relatively intact Kangaroo Grass grassland.
<b>Fauna:</b>	Regional to potentially State. Relatively large woodland with some hollow bearing trees.
<b>Protection Guidelines:</b>	<ul style="list-style-type: none"> <li>• map the occurrences of intact and diverse grassland vegetation</li> <li>• manage areas of diverse grassland for conservation purposes</li> <li>• retain all existing River Red Gums</li> <li>• encourage regeneration of River rd Gums where appropriate</li> <li>• limit inappropriate activities to disturbed areas</li> <li>• manage weeds and pest animals.</li> </ul>

<b>Asset Number:</b>	<b><u>023</u></b>
<b>Name/Location:</b>	<b><u>Collins St, Winchelsea.</u></b>
<b>Land Tenure/Use:</b>	Private and Roadside verge.
<b>Size Estimate:</b>	Approximately 16 ha.
<b>Vegetation/Habitat type/s:</b>	River Red Gum Woodland.
<b>EVC:</b>	EVC 55 Plains Grassy Woodland
<b>Comments:</b>	<p>Asset consists of River Red Gums including some mature hollow bearing specimens. Understorey modified and exotic. Habitat values probably compromised by the close proximity of houses, etc.</p> <p>A small number of the trees occur on the Collins St roadside verge.</p> <p>This asset has been previously described described in the ‘Surfcoast Shire- Sites of Biodiversity Significance’ (2002).</p>
<b>Vegetation Quality:</b>	Low. Understorey exotic, poor species diversity.
<b>Fauna Habitat Quality:</b>	Moderate. Contains some mature trees with hollows, however habitat values are probably compromised due to relatively high levels of domestic disturbance.
<b>Conservation Significance-Flora:</b>	Local. Limited value due to disturbed understorey.
<b>Fauna:</b>	Regional. Contains mature trees with hollows.
<b>Protection Guidelines:</b>	<ul style="list-style-type: none"> <li>• encourage land holders to protect and upgrade remnants</li> <li>• encourage land holders to fence of sites from grazing to allow for natural regeneration</li> <li>• provide landholders with information and incentives to protect remnants</li> <li>• encourage landholders to undertake environmental weed and pest animal control.</li> </ul>

<b>Asset Number:</b>	<b><u>024</u></b>
<b>Name/Location:</b>	<b><u>Atkins Rd/Stephenson Rd.</u></b>
<b>Land Tenure/Use:</b>	Private.
<b>Size Estimate:</b>	Approximately 24 ha.
<b>Vegetation/Habitat type/s:</b>	River Red Gum/Manna Gum Woodland.
<b>EVC:</b>	EVC 55 Plains Grassy Woodland
<b>Comments:</b>	Relatively large and dense stand of River Red Gum and Manna Gum. Understorey modified and dominated by exotic species. Contains some mature hollow bearing specimens.  This asset has been previously described described in the 'Surfcoast Shire- Sites of Biodiversity Significance' (2002).
<b>Vegetation Quality:</b>	Low. Exotic understorey, limited species diversity.
<b>Fauna Habitat Quality:</b>	Moderate to potentially High. Mature trees with hollows.
<b>Conservation Significance- Flora:</b>	Local. Limited value due to disturbed understorey.
<b>Fauna:</b>	Regional to potential State. Contains mature trees with hollows.
<b>Protection Guidelines:</b>	<ul style="list-style-type: none"> <li>• encourage land holders to protect and upgrade remnants</li> <li>• encourage land holders to fence of sites from grazing to allow for natural regeneration</li> <li>• encourage landholder to join Land for Wildlife</li> <li>• encourage landholders to consider a conservation based covenant (ie Trust for Nature)</li> <li>• provide landholders with information and incentives to protect remnants</li> <li>• encourage landholders to undertake environmental weed and pest animal control.</li> </ul>

**Asset Number:** 025

**Name/Location:** “Barwon Hills” South of Princes Hwy.

**Land Tenure/Use:** Private/Agriculture.

**Size Estimate:** Approximately 5 ha.

**Vegetation/Habitat type/s:** River Red Gum Woodland.

**EVC:** EVC 55 Plains Grassy Woodland

**Comments:** Asset consists of Approximately 12 River Red Gums, including mature specimens with hollows. Understorey is disturbed and consists of exotic vegetation.

**Vegetation Quality:** Low. Exotic understorey

**Fauna Habitat Quality:** Moderate to potentially High. Mature trees with hollows.

**Conservation Significance-**

**Flora:** Local. Limited value due to disturbed understorey.

**Fauna:** Regional to potential State. Contains mature trees with hollows.

**Protection Guidelines:**

- encourage land holders to protect and upgrade remnants
- encourage land holders to fence of sites from grazing to allow for natural regeneration
- encourage landholder to join Land for Wildlife
- encourage landholders to consider a conservation based covenant (ie Trust for Nature)
- provide landholders with information and incentives to protect remnants
- encourage landholders to undertake environmental weed and pest animal control.



<b>Asset Number:</b>	<b><u>026</u></b>
<b>Name/Location:</b>	<b><u>Buckley School Rd and Princes Hwy junction.</u></b>
<b>Land Tenure/Use:</b>	Road Reserve.
<b>Size Estimate:</b>	Approximately 2 ha.
<b>Vegetation/Habitat type/s:</b>	Drooping Sheoke Grassy Woodland.
<b>EVC:</b>	EVC 175 Grassy Woodland.
<b>Comments:</b>	<p>Drooping Sheoke dominated grassy woodland with a mostly disturbed and depleted understorey with some areas of reasonably intact Wallaby-grass and Spear-grass dominated understorey. Additional plant species include Sweet Bursaria, Golden Wattle, Manna Gum, Kangaroo Grass, Chocolate Lily, Tussock-grass, Weeping Grass and Black-anther Flax-lily.</p> <p>Site is adjacent to the Warrnambool- Geelong railway line (Asset 16) and is contiguous with that asset.</p> <p>This asset has been previously described described in the 'Surfcoast Shire- Sites of Biodiversity Significance' (2002).</p>
<b>Vegetation Quality:</b>	Low to Moderate. Contains some areas of relatively intact understorey and several tree species.
<b>Fauna Habitat Quality:</b>	Moderate. Relatively dense woodland.
<b>Conservation Significance- Flora:</b>	Regional. Contains a relatively intact example of a regionally depleted vegetation community.
<b>Fauna:</b>	Regional. Contains relatively intact woodland. Contiguous with Asset 16, which increases overall size of habitat.
<b>Protection Guidelines:</b>	<ul style="list-style-type: none"> <li>• retain all remnant vegetation</li> <li>• limit inappropriate disturbance</li> <li>• limit inappropriate hydrological regimes</li> <li>• limit ingress of inappropriately high nutrient levels</li> <li>• manage weeds and pest animals.</li> </ul>

<b>Asset Number:</b>	<b><u>027</u></b>
<b>Name/Location:</b>	<b><u>Wainwrights Lane, south of Buckley School Rd- both sides.</u></b>
<b>Land Tenure/Use:</b>	Road side verge.
<b>Size Estimate:</b>	2 km (linear reserve).
<b>Vegetation/Habitat type/s:</b>	Red Gum Woodland.
<b>EVC:</b>	EVC 55 Plains Grassy Woodland.
<b>Comments:</b>	<p>River Red Gum woodland with Drooping Sheoke. Understorey mostly disturbed and exotic. Some mature hollow bearing River Red Gums exist.</p> <p>Additional plant species include Lightwood, Late Black Wattle, Blackwood, Black-anther Flax-lily, Wallaby-grass.</p> <p>This asset has been previously described described in the ‘Surf Coast Shire Rural Environmental Study’ (2000).</p>
<b>Vegetation Quality:</b>	Moderate. Contains some understorey species and moderate species diversity.
<b>Fauna Habitat Quality:</b>	Moderate. Relatively small fragmented, linear habitat with some mature hollow bearing trees.
<b>Conservation Significance- Flora:</b>	Regional. Contains a moderately diverse example of a regionally depleted vegetation community.
<b>Fauna:</b>	Regional. Limited habitat due to size and fragmentation, contains some hollow bearing trees.
<b>Protection Guidelines:</b>	<ul style="list-style-type: none"> <li>• retain all remnant vegetation</li> <li>• limit inappropriate disturbance</li> <li>• limit inappropriate hydrological regimes</li> <li>• limit ingress of inappropriately high nutrient levels</li> <li>• manage weeds and pest animals.</li> </ul>

<b>Asset Number:</b>	<b><u>028</u></b>
<b>Name/Location:</b>	<b><u>Winchelsea-Gherang Rd- both sides.</u></b>
<b>Land Tenure/Use:</b>	Roadside verge.
<b>Size Estimate:</b>	.1 km (linear reserve).
<b>Vegetation/Habitat type/s:</b>	Drooping Sheoke Woodland.
<b>EVC:</b>	EVC 175 Grassy Woodland.
<b>Comments:</b>	Small population of Drooping Sheoke, understorey exotic. Additional plant species include Blackwood and Late Black Wattle. Fragmented linear reserve.
<b>Vegetation Quality:</b>	Low. Understorey exotic, limited species diversity..
<b>Fauna Habitat Quality:</b>	Low. Relatively small, fragmented, linear reserve. Understorey exotic.
<b>Conservation Significance-Flora:</b>	Local. Limited diversity, exotic understorey.
<b>Fauna:</b>	Local. Fragmented and degraded.
<b>Protection Guidelines:</b>	<ul style="list-style-type: none"> <li>• retain all remnant vegetation</li> <li>• limit inappropriate disturbance</li> <li>• limit inappropriate hydrological regimes</li> <li>• limit ingress of inappropriately high nutrient levels</li> <li>• manage weeds and pest animals.</li> </ul>

## 5 PROTECTION GUIDELINES

General management guidelines for the protection of assets, based on asset type, are presented below-

### ***Remnant Vegetation on Roadside Verges, Roadside Reserves and Railway Lines***

- retain all remnant vegetation
- limit inappropriate disturbance
- limit ingress of inappropriate hydrological regimes
- limit ingress of inappropriately high nutrient levels
- manage weeds and pest animals
- implement appropriate management regime (ie burning for grasslands).

### ***Remnant Vegetation on Council Land (Winchelsea Common)***

- map the occurrences of intact and diverse grassland vegetation
- manage areas of diverse grassland for conservation purposes
- retain all existing River Red Gums
- encourage regeneration of River rd Gums where appropriate
- limit inappropriate activities to disturbed areas
- manage weeds and pest animals.

### ***Remnant Grassland on Private Property***

- encourage land holders to protect and upgrade remnants
- encourage land holders to implement appropriate biomass management regimes
- encourage landholder to join Land for Wildlife
- encourage landholders to consider a conservation based covenant (ie Trust for Nature)
- provide landholders with information and incentives to protect remnants.

### ***Remnant Woodland Sites on Private Property***

- encourage land holders to protect and upgrade remnants
- encourage land holders to fence of sites from grazing to allow for natural regeneration
- encourage landholder to join Land for Wildlife
- encourage landholders to consider a conservation based covenant (ie Trust for Nature)
- provide landholders with information and incentives to protect remnants
- encourage landholders to undertake environmental weed and pest animal control.

***Wetlands on Private Property***

- encourage land holders to protect and upgrade remnants
- encourage land holders to retain natural drainage features
- encourage land holders to fence of sites from grazing to allow for natural regeneration and to maintain water quality and habitat
- encourage landholder to join Land for Wildlife
- encourage landholders to consider a conservation covenant (ie Trust for Nature)
- provide landholders with information and incentives to protect remnants
- encourage landholders to undertake environmental weed and pest animal control.

***Wetlands on Crown Land***

- manage wetland according to Ramsar management guidelines.

***Barwon River Corridor***

- encourage land holders to protect and upgrade remnants
- encourage land holders to fence sites from grazing to allow for natural regeneration and to maintain water quality and habitat values
- encourage landholders to retain fallen timber and dead trees for habitat
- encourage landholders to undertake environmental weed and pest animal control
- encourage landholder to join Land for Wildlife
- encourage landholders to consider a conservation based covenant (ie Trust for Nature)
- provide landholders with information and incentives to protect remnants.

***Secondary Environmental Assets -Barwon River Tributaries***

- encourage land holders to be aware of the role these assets have in protecting water quality in the Barwon river
- encourage landholders to protect and upgrade these assets where possible, by such measures as improving water quality and habitat values, revegetation and restoring natural drainage features.

**Appendix 1**  
**INDIGENOUS VASCULAR PLANT SPECIES RECORDED DURING THE**  
**WINCHELSEA STRATEGY REVIEW- ENVIRONMENTAL ASSETS SURVEY.**  
**Recorded by Mark Trengove September to November 2003.**

BOTANICAL NAME	COMMON NAME
<b>MONOCOTYLEDONS</b>	
Cyperaceae	
<i>Bolboschoenus medianus</i>	Marsh Club-sedge
<i>Gahnia filum</i>	Chaffy Saw-sedge
<i>Eleocharis acuta</i>	Common Spike-rush
<i>Schoenus nitens</i>	Shiny Bog-rush
Juncaceae	
<i>Juncus</i> sp	Rush
Juncaginaceae	
<i>Triglochin</i> sp	Water Ribbons
Liliaceae	
<i>Arthropodium strictum</i>	Chocolate Lily
<i>Burchardia umbellata</i>	Milkmaids
<i>Caesia calliantha</i>	Blue Grass-lily
<i>Dianella admixta</i>	Black-anther Flax-lily
Poaceae	
<i>Amphibromus neesii</i>	Common Swamp Wallaby-grass
<i>Austrodanthonia</i> sp	Wallaby-grass
<i>Austrostipa</i> spp	Spear-grass
▼ <i>Eragrostis infecunda</i>	Barren Cane-grass
<i>Microlaena stipoides</i>	Weeping Grass
<i>Poa labillardieri</i>	Common Tussock-grass
<i>Poa rodwayii</i>	Tussock-grass
<i>Themeda triandra</i>	Kangaroo Grass
Potamogetonaceae	
<i>Potamogeton pectinatus</i>	Fennel Pondweed
<b>DICOTYLEDONS</b>	
Apiaceae	
<i>Eryngium ovinum</i>	Blue Devil
<i>Eryngium vesiculosus</i>	Prickfoot
Asteraceae	
<i>Calocephalus citreus</i>	Lemon Beauty-heads
<i>Calocephalus lacteus</i>	Milky Beauty-heads
<i>Brachycome cardiocarpa</i>	Swamp Daisy
<i>Chrysocephalum apiculatum</i>	Common Everlasting
▼ <i>Helichrysum</i> aff <i>rutidolepis</i> (Lowland Swamps)	Pale Everlasting
<i>Pycnosorus globosus</i>	Drumsticks
<i>Tryptilodiscus pygmaeus</i>	Common Sunray

Casuarinaceae	
<i>Allocasuarina verticillata</i>	Drooping Sheoke
Chenopodiaceae	
<i>Sarcocornia quinqueflora</i> ssp <i>quinqueflora</i>	Beaded Glasswort
Convolvulaceae	
<i>Convolvulus erubescens</i>	Blushing Bindweed
<i>Dichondra repens</i>	Kidney Weed
<i>Wilsonia</i> sp	Wilsonia
Crassulaceae	
<i>Crassula helmsii</i>	Swamp Crassula
Droseraceae	
<i>Drosera</i> sp	Sundew
Goodeniaceae	
<i>Goodenia pinnatifolia</i>	Cut-leaf Goodenia
<i>Selliera radicans</i>	Swamp Selliera
Lentibulariaceae	
<i>Utricularia dichotoma</i>	Fairies Aprons
Mimosaceae	
<i>Acacia dealbata</i>	Silver Wattle
<i>Acacia implexa</i>	Lightwood
<i>Acacia mearnsii</i>	Late Black Wattle
<i>Acacia melanoxylon</i>	Blackwood
<i>Acacia paradoxa</i>	Hedge Wattle
<i>Acacia pycnantha</i>	Golden Wattle
Myrtaceae	
<i>Callistemon sieberi</i>	River Bottle-brush
<i>Eucalyptus camaldulensis</i>	River Red Gum
<i>Eucalyptus viminalis</i>	Manna Gum
<i>Leptospermum lanigerum</i>	Wooly Tea-tree
Pittosporaceae	
<i>Bursaria spinosa</i>	Sweet Bursaria
Polygonaceae	
<i>Rumex bidens</i>	Mud Dock
Portulacaceae	
<i>Noepaxia australasica</i>	White Purslane
Primulaceae	
<i>Samolus repens</i>	Creeping Brookweed
Rubiaceae	
<i>Asperula conferta</i>	Common Woodruff
Scrophulariaceae	
<i>Veronica gracilis</i>	Slender Speedwell
Thymelaeaceae	
<i>Pimelea curviflora</i>	Curved Rice-flower
<i>Pimelea humilis</i>	Common Rice Flower
▼ <i>Pimelea spinescens</i> ssp <i>spinescens</i>	Plains Rice Flower

Violaceae  
*Hymenanthera dentata*

Shrub Violet

#### STATUS

- v Vulnerable in Victoria  
 V Vulnerable in Victoria and Australia

Nomenclature follows Ross & Walsh (2003).

## Appendix 2 ASSESSING CONSERVATION SIGNIFICANCE

Conservation significance is assessed at a range of scales, including global, international, national, state, regional and local. Criteria used for determining the conservation significance of flora and fauna at national to local scales are presented below for botanical and zoological conservation significance.

### *Botanical Significance*

**National** botanical significance applies to an area when it supports one or more of the following attributes:

a population of at least one nationally threatened plant species listed by Briggs and Leigh (1996) or plant species listed on the schedules to the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.

A nationally threatened ecological community listed on the schedules of the *Environment Protection and Biodiversity Conservation Act 1999*.

**State** botanical significance applies to an area when it supports one or more of the following attributes:

A population of at least one plant species threatened in Victoria, as listed by Gullan et al. (1990), NRE (2000a) or more recently in the unpublished records of the Flora Information System (NRE), or on the schedules to the Victorian *Flora and Fauna Guarantee Act 1988*.

An ecological community considered threatened in Victoria through its listing on the schedules of the *Flora and Fauna Guarantee Act 1988*.

**Regional** botanical significance applies to an area that supports one or more of the following attributes:

Supports a population of one or more regionally depleted species defined in a valid regional assessment of biodiversity (e.g. Regional Native Vegetation Plan, Environment



Conservation Council Report or Comprehensive Regional Assessment documents).

An ecological vegetation class that is considered endangered or vulnerable in a particular bioregion (based on Conn 1993 and the Regional Native Vegetation Plan), in which case the area is of **High Regional** significance.

An ecological vegetation class that is considered depleted in a particular bioregion (based on Conn 1993 and the Regional Native Vegetation Plan), in which case it is of **Regional** significance.

**Local** botanical significance applies to all remnant native vegetation that does not meet the above criteria. In much of Victoria, native vegetation has been so depleted by past clearing and disturbance that all remaining vegetation must be considered to be of at least local conservation significance.

### ***Zoological Significance***

**National** zoological significance applies to an area that supports one or more of the attributes described below.

A population of one or more species listed as nationally threatened by Maxwell et al.

(1996), Lee (1995), Duncan et al. (1999), Garnett and Crowley (2000), Cogger et al (1995), Tyler (1997) or Wager and Jackson (1993), or listed on the schedules of the *Environment Protection and Biodiversity Conservation Act 1999*.

A nationally threatened ecological community listed on the schedules of the *Environment Protection and Biodiversity Conservation Act 1999*.

**State** zoological significance applies to an area when it supports one or more of the following attributes:

A population of at least one fauna species threatened in Victoria, as listed by NRE (2000b), or on the schedules to the Victorian *Flora and Fauna Guarantee Act 1988*.

An ecological community considered threatened in Victoria through its listing on the schedules of the *Flora and Fauna Guarantee Act 1988*.

**Regional** zoological significance applies to an area that supports one or more of the attributes described below.

A population of a species considered depleted in a particular bioregion (*sensu* Conn 1993)

based on an authoritative regional analysis, such as the Regional Native Vegetation Plan, Environment Conservation Council Report or Comprehensive Regional Assessment documents.

As it is not always possible to confirm the presence of some fauna species, due to seasonal or

behavioural difficulties in detection, the foregoing significance levels can be qualified by the work “**potential**” where habitat attributes are considered suitable for a species of a particular level of conservation significance.

### ***Geographic Context***

The assessment of flora and fauna in the Local, Regional, State and National context applies to the following areas-

Local	Surf Coast Shire
Regional	Otway Ranges and Otway Plain
State	Victoria
National	Australia and Territories.

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