

Port Albert Rural Residential Lifestyle Lots Review

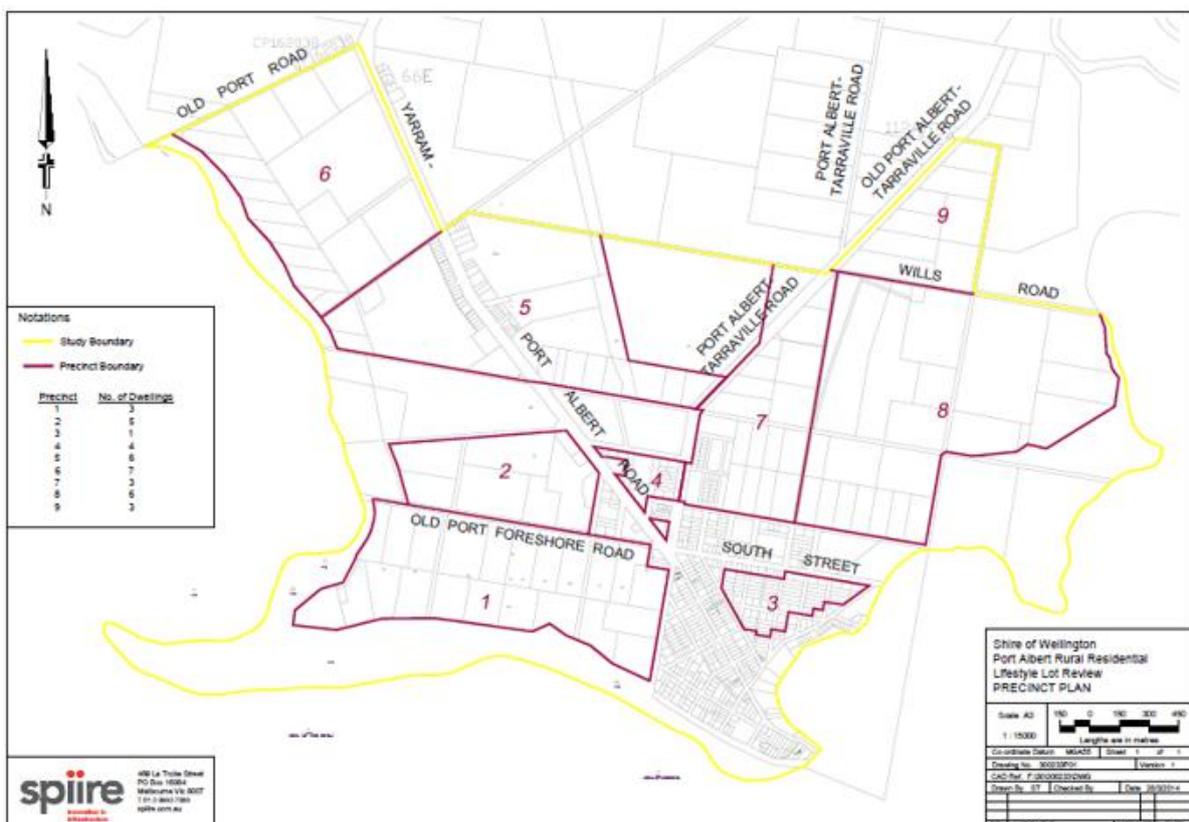
Newsletter 3: Draft Recommendations Report released

Planning Consultants, Spiire, have now completed the Draft Recommendations Report for the Port Albert Rural Lifestyle Lot Review.

The Report outlines:

- The study area,
- Housing supply and demand,
- Community values and concerns,
- Strategic Planning Policy context,
- The Rural Zones and how they should be applied, and
- An assessment of rural living opportunities.

The Report divides the study area into nine individual precincts and provides an assessment of the specific opportunities and constraints of each one, together with recommendations relating to the appropriate zoning provisions.



Precinct Map.

The recommendations made in the Draft Report are in line with State Planning Policies, including the Wellington Planning Scheme, the Gippsland Regional Growth Plan and other relevant Planning Practice Notes relating to rural residential development.

Summary of recommendations

Overall, the Draft Report suggests that there is limited scope to provide further rural living opportunities within and around Port Albert, due to:

- The extent of existing significant vegetation coverage within the area, including identified Ecological Vegetation Classes (EVCs),
- The extent of fire risk given the significant density of vegetation on both public and private land.
- The extent of potential flooding and inundation risk within the area, drainage constraints as well as the potential for increased tidal inundation,
- The significant supply of standard town lots within the area that are for sale or development,
- Low projected demand for rural living lots based on current demographics and growth projections,
- The ability to appropriately and sustainably service additional rural residential land,
- The location of the area to the immediate south of land within the State Resource Overlay in recognition of its valuable coal assets,
- The close proximity of the area to land utilised for significant levels of agricultural production including dairy farms and timber harvesting, and
- The location at the edge of Ramsar listed and significant coastal wetland areas.

There are, however, a number of specific sites which could potentially be rezoned to accommodate additional rural living opportunities within the study area and a number of zoning anomalies that should be rectified to ensure effective land use planning.

The recommendations for the nine individual precincts are summarised below:

- Rezone Precinct 1 to the Rural Conservation Zone in recognition of the biodiversity values. This would assist in protecting the land's environmental values from further degradation and would provide for land uses and development consistent with the environmental and landscape values.
- Given the area already has significant rural residential development and there is little opportunity for agricultural activity to occur on the site due to tree coverage, it would be appropriate for Precinct 2 to be rezoned to the Rural Living Zone. This change

would effectively recognise existing levels of development within the Precinct and better relate to the residential zones immediately to the east.

- Rezone Precinct 3 to the Rural Conservation Zone in recognition of the environmental constraints affecting the land. This would prevent inappropriate development which could impact on the characteristics and function of the wetlands and disturb the Coastal Acid Sulphate Soils.
- Precinct 4 is essentially a rural residential area and should be considered for application of the Low Density Residential Zone in recognition of its existing development level.
- Given the anomalies that exist in Precinct 5, it is recommended that the following changes are made:
 - Rezone the front portion of 68 Yarram-Port Albert Road to the Farming Zone to recognise that it is part of a larger farm land holding. The owner of the site specifically requested this land not be rezoned to rural living.
 - Rezone the back portion of 86 Yarram-Port Albert Road to ensure the whole site is within one zone.
 - Consider rezoning the portion of Lot 2, LP95313 from the General Residential Zone to the Farming zone to prevent further development of this area and to ensure that it is within a single zone.
 - Rezone the existing dwellings along Kilgower Road to the Rural Living Zone in recognition of the existing development levels and to better reflect their location on the edge of the Langsborough Township.
- Given the significant levels of vegetation in Precinct 6 it is recommended that it remain within the Farming Zone. The recent changes to the Farming Zone will ensure any further development of the caravan park is permissible and it is therefore appropriate to leave this land use within the current zone.
- Retain Precinct 7 within the Farming Zone due to its current constraints including inundation and lack of road access. Precinct 7's characteristics and lack of vegetation make it more appropriate for low levels of agricultural production to occur. Consideration should be given to applying the Restructure Overlay to the original small lot subdivision area within Precinct 7.
- Retain Precinct 8 in the Farming Zone in recognition of the significant environmental constraints and the potential for agricultural activity to occur.
- Precinct 9 is identified in the Regional Growth Plan for its coal resources. Given the need to protect this land and the constraints placed on development due to inundation levels, it would be inappropriate to rezone the land in Precinct 9 from the Farming Zone.

Consultation period

We are now seeking your feedback on the draft recommendations before they are placed before Council for consideration, which is expected to be in October 2014.

The Draft Recommendations Report is available to view in hard copy at the Council's Customer Service Centre at 310 Commercial Road, Yarram and at Council's Civic Centre, 70 Foster Street, Sale. Copies are also available to view at the general store located within the petrol station in Port Albert.

The Draft Report is also available to view on Council's website, go to www.wellington.vic.gov.au and search under the 'projects seeking feedback' tab.

You can provide your comments and feedback on the Draft Recommendations Report through a written submission or via the electronic form on Council's website.

All submissions should be sent to:

Barry Hearsey
Coordinator Strategic Planning
Wellington Shire Council
PO Box 506
SALE VIC 3850

Submissions should be received no later than Wednesday 13 August 2014. Late submissions may not be accepted.

If you have any questions please contact Barry Hearsey, Wellington Shire Council via email, barry.hearsey@wellington.vic.gov.au or phone 1300 366 244. Alternatively you can contact Erica Fox from Spiire consultants on email, erica.fox@spiire.com.au.

