

Loch Structure Plan

plān|ī'sphēre [// urban strategy planners]

JUNE 2013



South Gippsland
Shire Council

Come for the beauty. Stay for the lifestyle

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PROJECT CONTROL

Status	Version	Checked PM	Checked PD	Date released
Loch Structure Plan - Draft Discussion Paper	1	CR	JLR	28/10/10
Loch Structure Plan – Consultation Draft	2	CR	JLR	11/11/10
Loch Structure Plan – Final for Adoption	3	CR	JLR	28/3/11

Note: The Loch Structure Plan was initially adopted by Council in August 2011. Implementation of the Structure Plan into the Planning Scheme occurred via Planning Scheme Amendment C72. The Independent Planning Panel appointed to consider submissions to Amendment C72 recommended the Loch Structure Plan be updated to respond to the Panel's recommendations. The 'Loch Structure Plan – updated June 2013' fulfils this requirement.

Should inconsistencies exist between this Structure Plan and the implemented Loch Planning Scheme Provisions, the Planning Scheme provisions take precedence.

ACKNOWLEDGEMENTS

The South Gippsland Shire Council acknowledges the traditional custodians of this land, Elders, past and present, their spirits and ancestors.

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CONTENTS

ACKNOWLEDGEMENTS	1
1 INTRODUCTION	1
1.1 Project Overview	1
1.2 Strategic Context	1
1.3 Study Area	2
2 TOWNSHIP GROWTH	5
2.1 Vision	5
2.2 Township Role & Function	5
2.3 Community Views	6
2.4 Physical, Landscape and Environmental Constraints	6
2.5 Projected Population Growth	7
2.6 Land Demand & Supply	7
3 DIRECTIONS FOR STRUCTURE PLAN	10
3.1 Residential	10
3.2 Retail / Commercial / Tourism Directions	10
3.3 Public Use & Open Space	11
3.4 Heritage & Character	11
4 IMPLEMENTATION	12

1

INTRODUCTION

1.1 Project Overview

South Gippsland Shire Council and Regional Development Victoria have appointed Planisphere *Urban Strategy Planners* in conjunction with Urban Enterprise (Economic and Tourism Planning) to prepare a Structure Plan for the township of Loch. The Structure Plan will provide direction for the growth and development of Loch to 2025 and beyond.

The Structure Plan builds on the *Loch Urban Design Framework 2005* ('UDF') and *Loch Community Plan 2011*. Both plans have been developed by Council with the Loch community, and reflect their vision and directions for the future planning and development of Loch.

A draft Loch Structure Plan was exhibited over a four week period in January / February 2011. An Information Session was held on Sunday 30th January at the Loch Masonic Lodge, and feedback sought via a Community Bulletin, Feedback Form and online information on Council's website. The feedback received has informed the preparation of this Loch Structure Plan.

1.2 Strategic Context

The Victorian State Government recently released *Ready for Tomorrow – A Blueprint for Regional and Rural Victoria*. The 'Blueprint' is a policy to promote and manage growth in key regional centres, and support investment in rural and regional Victoria. In addition, State Government metropolitan planning policies *Melbourne 2030* and *Melbourne @ 5 million*, promote growth in regional cities and towns as part of a networked cities model. These policies are important considerations for Loch and other South Gippsland towns as the towns will be under increasing development pressure due to their close proximity to Melbourne's urban growth boundary.

A foundation of recent strategic planning work has been completed including the *Loch Urban Design Framework (2005)*, which was adopted by Council and

implemented through the *South Gippsland Planning Scheme*. The UDF had the broad support of the community and has commenced implementation. However, further direction is required to address contemporary policy priorities and the enhanced development potential associated with roll out of the reticulated sewerage scheme in Loch.

A *Development Forecasts for Loch* paper prepared in April 2010 by Tim Nott (economic consultant) identified the following issues relevant to preparation of this Structure Plan for Loch:

- ◆ **The township is to be seweraged.** South Gippsland Water is preparing a sewerage scheme for Loch, Nyora and Poowong. This will allow a more urban style of development with smaller lot sizes. New housing opportunities may arise through both the subdivision of rural land or the re-subdivision of existing large township lots. Expected population growth is likely to change the existing socio-economic patterns in the township.
- ◆ **Much of the land around Loch is steeply sloped or is marshy,** presenting significant constraints to future development. Nevertheless, there are some areas where development may be possible subject to appropriate zoning.
- ◆ **The rate of recent residential development has been slow.** A number of existing lots of 0.4 ha, large enough for easy on-site waste treatment, have not been sold or developed.
- ◆ **The historic small town centre and its surrounding urban development provide an attractive asset that should be preserved.** Extensive development around Loch could reduce the attractiveness of the township for visitors and residents alike.
- ◆ **Melbourne's south east continues to grow.** The growth of south east Melbourne creates demand for all types of lifestyles, including those offered by small towns such as Loch.
- ◆ **More extensive urban development will require infrastructure services to be provided.** Sewerage is not the only additional infrastructure required for urban development. Extensions to reticulated water, storm water, roads, electricity and telecommunications services may also be required. Fairly apportioning the cost of these services between new and existing residents who benefit from them will be an important issue.

A further issue is the current land use controls (zoning) applied to the township of Loch, which includes the Township Zone and Farming Zone under the *South Gippsland Planning Scheme*. The Township Zone is applied to the urban area of a township and provides for a wide range of residential, business and semi-industrial uses. In the absence of reticulated sewerage, the need to provide for on-site waste water treatment requires large lot sizes and limits the intensity of land uses; meaning that the Township Zone provides an adequate level of control. However, in seweraged areas the zone does not enable Council to adequately manage incompatible and inappropriate land uses within a township, or implement a strategic plan. It is Council's intent, that as part of this Plan, an appropriate suite of zone and overlay controls be identified to replace the current Township Zone in Loch to reflect the land use framework contained in this Structure Plan.

1.3 Study Area

Loch is an attractive small rural township nestled in the rolling hills of South Gippsland. It is located 105 km south east of the Melbourne CBD, 55 km east of Cranbourne and 13 km west of Korumburra (refer to context map on [page 3](#)). Heritage buildings that line Victoria Road¹, a strong landscape character, and tourist related businesses, create a village character making Loch a popular tourist stopping point for the South Gippsland Highway and the tourist railway which operates on weekends.

For this reason, the town is branded as the 'garden village'. It has a very strong and active local community that takes great pride in the appearance and presentation of the town and strives to improve the range of the public facilities and services available for local residents and visitors.

The entire town is currently in the Township Zone (TZ) under the *South Gippsland Planning Scheme* with most residential lots around 1,000 square metres in area (refer to existing zoning map on [page 4](#)). There are some unsubdivided parcels of land and an area of rural-residential sized allotments that have yet to be developed. The town has not developed beyond the boundaries of the township zone. The forthcoming reticulated sewerage system will remove the need for on-site retention and treatment of waste water, which has been a restriction on

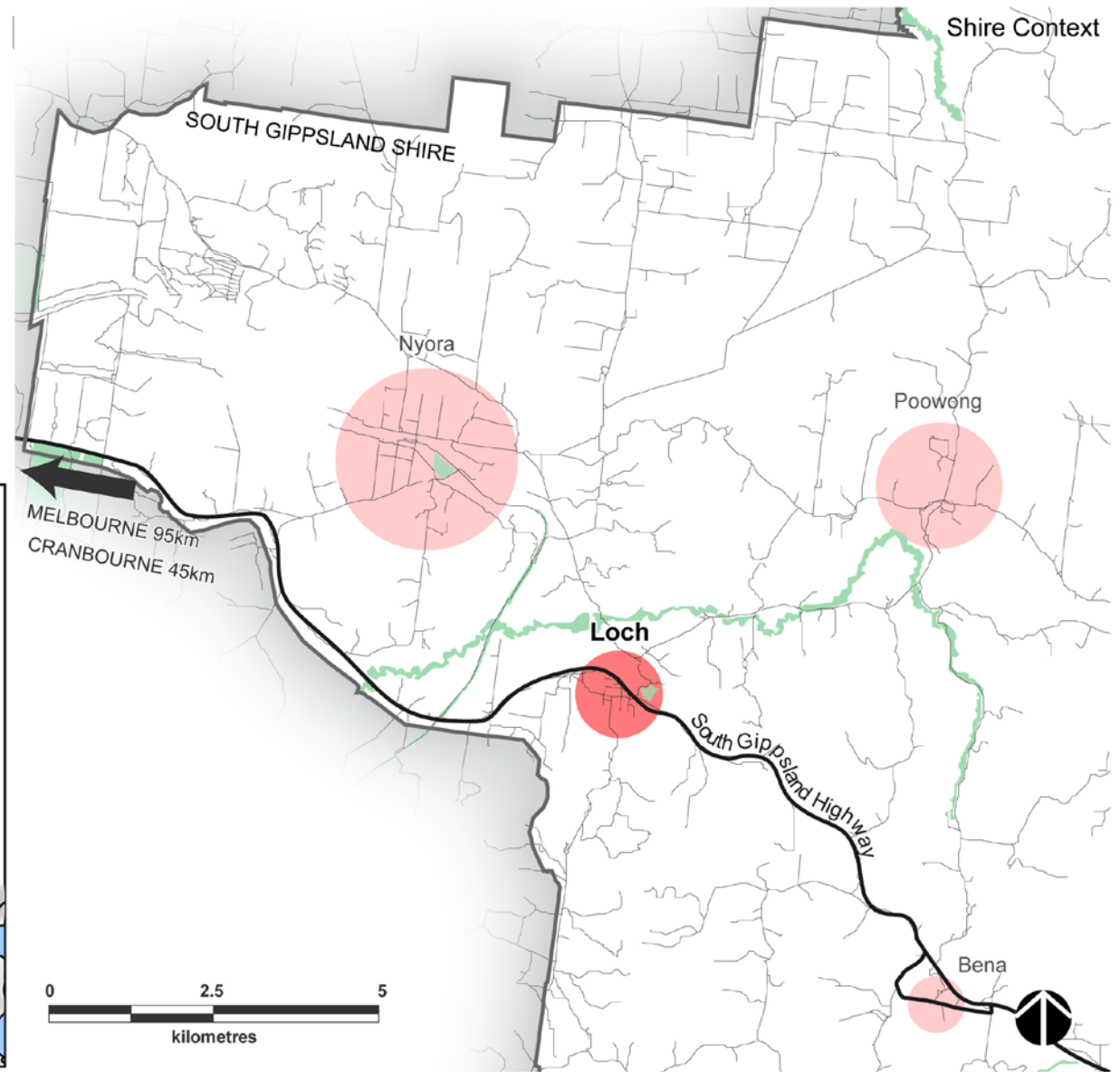
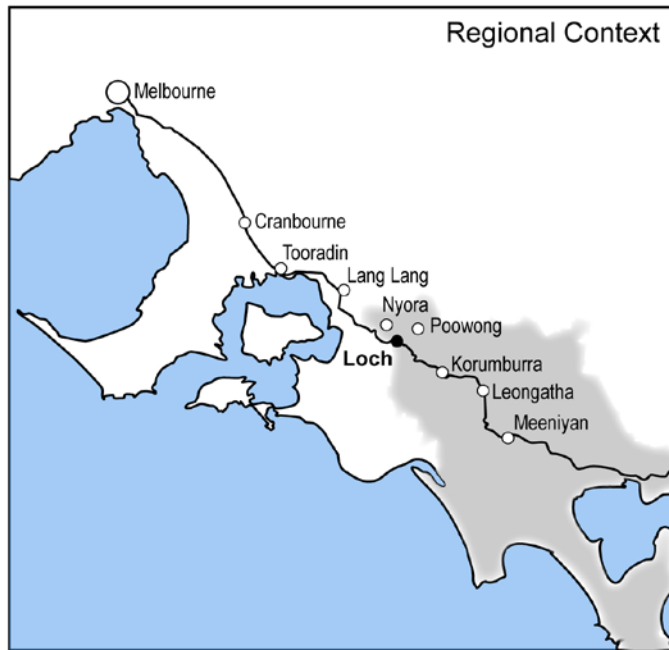
development. However, other physical restrictions such as surrounding steep slopes will remain.



¹ Prior to its diversion in 2004 the South Gippsland Highway ran through the centre of Loch along Victoria Road.

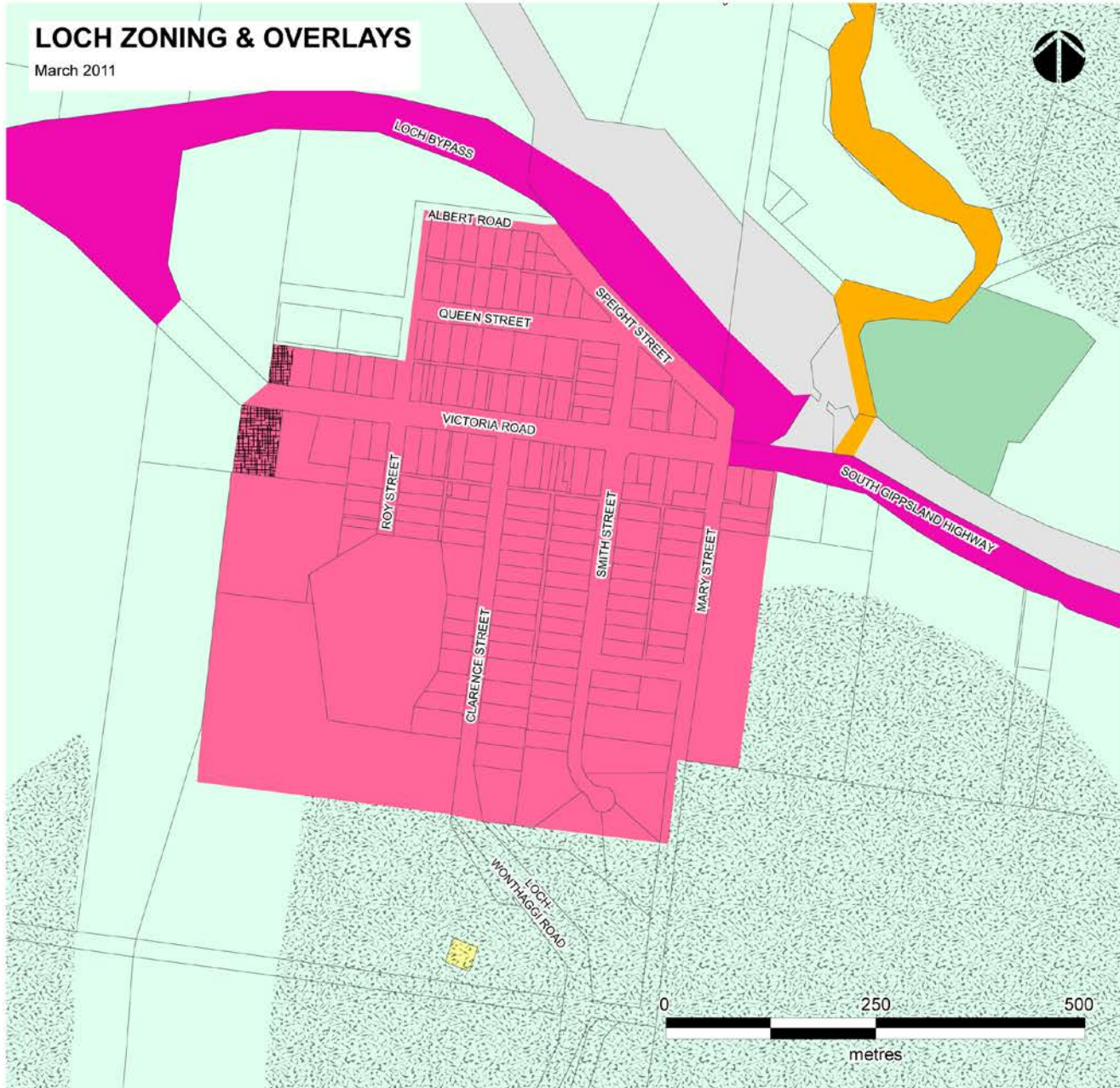
LOCH CONTEXT MAP

March 2011



LOCH ZONING & OVERLAYS

March 2011



-  Environmental Significance Overlay - Areas susceptible to erosion (ESO5)
-  Heritage Overlay (HO)
-  Road Zone - Category 1 (RDZ1)
-  Road Zone - Category 2 (RDZ2)
-  Township Zone (TZ)
-  Farming Zone (FZ)
-  Public Use Zone (PUZ1)
-  Public Use Zone (PUZ4)
-  Public Park and Recreation Zone (PPRZ)

2

TOWNSHIP GROWTH

A key role of this Structure Plan is to define a township boundary for Loch. Defining a boundary to growth will support a coordinated and consistent approach to decision making by the South Gippsland Shire Council, and provide certainty to residents regarding the future size and role of the township to 2025. The process of identifying a settlement boundary has had regard for the Loch community's vision for the township, and strategic growth intentions and constraints.

The following criteria have been used to define the extent of the Loch settlement:

- ◆ The desired future vision for the settlement.
- ◆ The role and function of the settlement in comparison to other settlements within the region.
- ◆ Constraints on development such as topography, native vegetation, rural land-use activity and areas of environmental or landscape significance and sensitivity.
- ◆ Areas with susceptibility to flooding, landslip, erosion, salinity, wildfire or geotechnical risk.
- ◆ Supply/demand of land within a 15 year planning horizon and opportunities for future growth (if any).

These criteria are based on the Victorian Planning Practice Note *'Implementing a Coastal Settlement Boundary'* October 2006. Whilst Loch is not a 'coastal settlement, this is an accepted set of planning principles used for the purpose of defining a township boundary. The following section provides a discussion of the five key determinants listed above.

2.1 Vision

The Vision developed as part of the *Loch Urban Design Framework (2005)* forms the basis of the Vision for the Loch Structure Plan (and Draft *Loch Community Plan 2010*).

Loch, in the future, will be known as:

Historic Loch: The garden village of South Gippsland.

- ◆ *A small thriving rural township where all people have easy access by foot or bicycle to all its features and facilities.*
- ◆ *A township with a rich array of heritage architecture in the rolling hills of South Gippsland that is renowned for crafts, antiques and quality food.*
- ◆ *A township with a distinctive garden village character where well tended gardens spill out from the heritage buildings onto the road reserves providing year round colour and interest.*
- ◆ *A township where the urban form is simple, where hard "urban" edges are kept to a minimum, where people have time to relax and enjoy the scenery.*

2.2 Township Role & Function

Regional Role

The *Gippsland Regional Plan (2009)* explains that Gippsland is characterised by a settlement pattern with a very high proportion of small towns. These are to remain as a distinct attribute of the region. The plan aims to promote future development that:

- ◆ Develops economic resilience
- ◆ Addresses growth.
- ◆ Protects natural assets.
- ◆ Supports community wellbeing.
- ◆ Improves accessibility.

Shire Role

The South Gippsland Shire Council aims to promote future development that:

- ◆ Encourages a high quality and diverse lifestyle.
- ◆ Promotes environmentally friendly and sustainable use of land.
- ◆ Encourages development that facilitates population and employment growth.
- ◆ Promotes a mixed range of residential, retail, commercial, industrial and tourism activities.
- ◆ Enhances infrastructures, facilities and services in the Shire.

Local Township Role

The *South Gippsland Overall Settlement Plan (2006)* is an evolving document, and Council is shortly to commence preparation of a Housing and Settlement Strategy to supersede this 2006 Plan. The 2006 Plan incorporates the *Loch UDF (2005)* to guide strategic development of the township. With regard to township role, the UDF identifies the following:

- ◆ *A residential centre for a population of up to 600 people.*
- ◆ *An urban centre and focus for community services and facilities, primary education, police station, fire brigade, churches, sporting, social and business, automotive and a small range of retail facilities for the local community and the rural surroundings.*
- ◆ *A centre renowned for crafts and gardens.*
- ◆ *A stopping point for visitors providing public facilities, tourist information, accommodation and food and drink.*
- ◆ *A centre for aged care and health facilities for the local community and rural surroundings.*

In addition to the UDF, the economic role of Loch should be that it remains a small town with a focus on lifestyle, arts culture and tourist retail. It is important that local retail services remain in town to support a low level of township growth.

2.3 Community Views

The *Loch UDF (2005)* identified the community's aspirations for development of the township. Residential growth for a population of up to 600 people was seen as important for retaining the village character of Loch. The community has a clear agenda of creating a compact township that is underpinned by social, environmental and economic sustainability principles including that the size of the town should enable all people have easy access by foot or bicycle to all its features and facilities.

Development Principles

The following development principles were prepared as part of the *Loch UDF (2005)*, and provide a context for the land use framework of the township:

- ◆ *All dwellings should be within easy walking and cycling distance from the Town Centre.*

- ◆ *All new development should be located so as to enable connection to sewerage system (when one becomes available).*
- ◆ *All dwellings should have easy access to safe pedestrian and bicycle paths that link all features and facilities in the township.*
- ◆ *All commercial and community facilities should be clustered in the Town Centre defined as Victoria Road between Clarence Street and Smith Street and Smith Street between Victoria Road and Queen Street, including all properties adjoining the Victoria Road, Smith Street intersection.*
- ◆ *Residential development at ground level, fronting onto the street, in the Town Centre should be discouraged.*
- ◆ *Car parking for visitors and customers should be clustered on, adjacent to or clearly visible from Victoria Road or Smith Street.*
- ◆ *Appropriate business activities and additional commercial development in the township should be fostered and facilitated by minimising the establishment costs for infrastructure (e.g. car parking).*
- ◆ *Car parking facilities should be located designed and configured to recognise the needs of trucks, motorbikes, bicycles, caravans and buses as well as cars.*

2.4 Physical, Landscape and Environmental Constraints

There are physical and landscape constraints to the growth of Loch including the South Gippsland Highway, railway line and Allsop Creek, that provide natural boundaries to outward expansion of the township. Much of the land around Loch is steeply sloping or marshy, presenting significant constraints to future development. Much of the steeply sloping land is included within the Environmental Significance Overlay (ESO5) at Clause 42.01, Schedule 5 of the *South Gippsland Planning Scheme*. The overlay applies to areas directly south and east of the current Township Zone and relates to areas susceptible to erosion.

The environmental objectives of the overlay include:

- ◆ *To protect areas prone to erosion by minimising land disturbance and vegetation loss.*
- ◆ *To prevent increased surface runoff or concentration of surface water runoff leading to erosion or siltation of watercourses.*

The *Loch UDF 2005* identified an area to the south-west of the township as an area with potential for urban expansion. This area includes land susceptible to erosion and included in the Environmental Significance Overlay (ESO5). The land is currently undeveloped grassed paddocks with scattered vegetation. Due to its steep topography, it forms a green landscaped backdrop to the Loch township which is nestled into a valley (refer to photograph below). The location of the small historic township amongst the rolling green hills is a major contributor to the unique village character and attraction of Loch. Given this, it is considered that both the environmental and important landscape character constraints of these areas lend themselves to lower density residential density development within a reduced area than that identified in the UDF.



Photo: Loch township viewed from the north on Loch-Poowong Road

New development should contribute to and strengthen the important and valued 'green landscape setting' to the Loch township. A Design and Development Overlay (DDO) should be considered for residentially zoned land to manage future development in keeping with the character of Loch. A DDO is a statutory tool included in the *South Gippsland Planning Scheme*, used to retain or create a desired character for an area.

2.5 Projected Population Growth

In 2006, Loch had approximately 179 residents. Between 2001 and 2006, the resident population decreased from 200, at an average annual rate of -3%. Based

on the State's population forecast growth rate of 1% per year, Loch is projected to reverse this trend and grow to 227 residents in 2030.

Also of note, in 2006 Loch had a total of 91 dwellings of which 82% were occupied. The average household size was 2.3 persons per household. The most significant age group in Loch in 2006 was those aged between 25 and 54 years, indicating a strong presence of families.

2.6 Land Demand & Supply

RESIDENTIAL

Supply

Since mid 2006, around 11 additional houses have been constructed in Loch Township, which is an average of three new dwellings per year.

Development Forecasts for Loch (2010) found that there are 32 existing vacant lots in the township. This includes vacant lots forming part of larger land holdings that already contain a dwelling. The provision of reticulated sewerage will allow for smaller lots to be created through subdivision, and existing lots forming part of larger holdings to be sold separately; all within the existing township boundaries. This, combined with replacement of the Township Zone, will potentially create 68 additional lots, comprising: 53 additional Residential 1 Zone lots and approximately 15 Low Density Residential Zone lots (southern end of Smith St and Roy Street). This additional housing capacity is estimated to accommodate 187 new residents, for a total resident population of 373. (Refer to land use framework plan on [page 14](#) and proposed zoning map on [page 15](#)). These estimates are likely to represent the upper end of expectations given the constraints that existing development on tenement lots can present.

Demand

An analysis of *Development Forecasts for Loch (2010)* has identified two growth scenarios, which the Loch Township may experience. These are described below:

- ◆ **Scenario 1– Low Growth.** If Loch is to grow in line with the State's population forecast growth rate for the South Gippsland SLA - West (1% p.a.), the township will grow to approximately 227 residents. This is an additional 48 residents over the period to 2030. The *Report* has suggested that

an additional 30 dwellings would be required to accommodate this level of growth.

- ◆ **Scenario 2 – High Growth.** If Loch is to experience rapid population growth of 3.5% per year, due to a combination of commuters and their families, older people seeking a well-connected rural lifestyle, as well as weekenders and holiday home owners, then Loch is likely to have the potential to reach a total resident population of 370 people (or 184 additional residents in a 20 year horizon), according to the *Report*. In this growth scenario, 102 additional dwellings would be required to accommodate such rapid growth.

The analysis concludes that the most likely population growth scenario will be somewhere between the State's population forecast of 1% per year and the rapid growth scenario of 3.5% per annum. This is due to the desirable village lifestyle the township offers and the increasing proportion of commuters and their families living in Loch and working in surrounding regional and urban centres. Therefore, it is envisaged that Loch is likely to grow at a rate of approximately 2.3% each year, reaching a total resident population of around 300 people in 2030. This implies that 66 additional new dwellings will be required to accommodate an additional 121 new residents by 2030. The existing vacant lots and the proposed rezoning in Loch can accommodate such population growth.

Despite this conclusion, it is also important to plan for the rapid growth scenario suggested in *Development Forecasts for Loch (2010)*. The rapid growth scenario can be accommodated within a 15 year planning horizon based on existing vacant lots and lots created by the proposed rezoning. However, should rapid growth occur this assumption should be reviewed in 5 years to identify if there are any new areas for growth capable of accommodating the increased population.

Opportunities

The proposed replacement of the existing Township Zone could potentially provide 100 additional lots within Loch. The completion of the Poowong, Loch and Nyora Sewerage Scheme will allow a more urban style residential development with smaller lot sizes within close proximity to the town centre. Managing this growth highlights the importance of implementing building and works controls in the Planning Scheme to ensure that new development complements and builds on Loch's existing character.

RETAIL / COMMERCIAL / TOURISM



Supply

Loch has an extensive range of community buildings for a small town; as well as a commercial sector that is largely focused on visitors. Most of the non-residential buildings are located on the main street.

At present, the township has 14 retail premises including a general store, galleries, gift shops, antiques and second hand shops, and cafes and restaurants. These retail premises provide a total retail floorspace of approximately 1,150 sq m. This takes up approximately 31% of the total non-residential space in Loch. 70% of the retail premises are arts/galleries/antiques premises, indicating a strong art and culture presence in Loch.

Development Forecasts for Loch (2010) suggests that the only retail premises that are economically underpinned by local residents are the general store and one of the cafes. The rest of the retail premises are supported by visitors to the township.

Currently, there are 13 premises in Loch that are reliant on the expenditure from visitors to the township. These premises include arts/galleries/antiques shops, cafes and restaurants, as well as a hotel. Together they constitute a total floorspace of 1,570 sq m, or 43% of the total non-residential space in Loch.

Loch has a significant number of tourism features, such as the town centre, heritage buildings, tourist orientated businesses, as well as the overall nature and character of the town and its community. The presence of the cottage gardens, the memorial reserve, the tourism railway and station, the ANZAC memorial and

soldier sculpture as well as a range of other cultural and heritage destinations support these tourism features.

Demand

According to *Development Forecasts for Loch (2010)*, the town can be classified as a 'Local Centre', which primarily offers top-up groceries and local services. A 'Local Centre' should normally be supported by a population catchment of at least 800 people and a retail floorspace of up to 1,000 sq m. At present, Loch has only 179 residents within the township, while having a retail space of 1,150 sq m. Therefore, it can be concluded that retail activity in Loch has a significant tourism function, and the growth and demand of retail or commercial development depend on the success of tourism in town.

In 2009, the South Gippsland Shire attracted a total of 826,400 visitors. *Development Forecasts for Loch* suggested that visitation is likely to grow at an average rate of 1% per year. If this is translated into retail floorspace, Loch will require at least a further 200 sq m to accommodate growth in tourist visitation over the period to 2030.

Additional tourism facilities may also be needed to accommodate visitation growth. Such facilities could include accommodation, regional craft and food outlets, restaurants and so on.

Opportunities

The significant amount of retail space and revenue that is present in Loch relative to its low number of local residents suggests Loch's retail sector is reliant on visitors to the township.

Resident population growth in Loch can provide some opportunities for a small amount of retail/commercial development in the future. However, the majority of future retail/commercial development will depend on the growth of tourist visitation.

For its size, Loch currently has an extensive range of tourist activities and features, and the Township should continue to strengthen those features in order to attract more visitation to the township. Opportunities exist to provide more tourism facilities such as accommodation, food and drink and regional craft outlets in the future, as visitation is projected to growth at 1% per annum in Loch.

3

DIRECTIONS FOR STRUCTURE PLAN

3.1 Residential

Following the provision of reticulated sewerage in Loch, the existing urban area of the township – following rezoning - should have the capacity to absorb projected population growth within a 15 year planning horizon. As such there is no immediate need to rezone more land outside of the areas identified in the proposed zoning map (refer to [page 15](#)) as part of the initially rezonings that replace the Township Zone.

Further development should occur through: development of existing vacant lots; further subdivision of existing urban allotments; and redevelopment at a higher density of sites within close proximity to the town centre. Development of smaller lots and smaller houses should provide for a wider range of housing types to meet the needs of the local population, particularly older residents. To support these objectives, all existing and future residential growth land will be included in the Residential 1 and Low Density Residential zones.

The Low Density Residential Zone is proposed to be applied to the approved (but undeveloped) subdivision at the southern end of Smith Street and to the steep land to the south of the Primary School. Any future subdivision of this land will require close consideration of its steep topography especially in the south western corner. Application of the ESO5 (Land Susceptible to Erosion), or similar earthworks control, should be considered for this site to manage the extent of earthworks likely to be required to develop the land. A lot adjoining this area (Lot 6 LP214466 – see Land Use Framework Plan ‘Potential Residential 1 Zone expansion area’) may be suitable for application of the Residential 1 Zone however the land is fairly steep and a road into the land would require close consideration to the requirements of Council’s Infrastructure Design Manual. Any application to rezone or develop the land would benefit from a subdivision plan and land stability report to demonstrate how Residential 1 Zone (or new zone pursuant to the ‘Reformed Zones for Victoria’) densities can be achieved.

In accordance with the recommendations of the *Loch UDF (2005)*, any further development should occur through a carefully staged process. Development should radiate outwards from existing development, as an expansion of the current residential subdivision and road network. New development should not be permitted in an isolated, separated or ‘gated’ estate format. Development of

this nature could make the provision of infrastructure difficult, negatively impact on local character, and lead to the fragmentation of the township.

A small growth area beyond the existing north western boundary of the town (refer to framework map on [page 14](#)) has been identified for future rezoning to Residential 1. The area is already identified in the *Loch UDF* for inclusion within the township boundary. The rezoning is intended to address the likelihood that not all development opportunities within the existing township will be realised; and also to accommodate unforeseen demand. Affected by a declared waterway and moderately undulating topography, this land has a capacity for approximately 25 new allotments. It will remain part of the Farm Zone for the time being, however, any rezoning of this land should include the application of a Design and Development Overlay to encourage development that is complementary to the village character of Loch. In addition, prior to any rezoning a detailed study to determine any areas of environmental and cultural heritage significance will need to be conducted, and an assessment of the potential environmental effects of development be carried out as part of the application. Traffic noise from the adjoining highway should also be considered.

A small area of land (approximately 5,000sqm) on the eastern side of Mary Street is proposed to be rezoned from Township to Farming Zone. This land is steep and affected by a waterway. Residential development of this land is not encouraged and as such it should not be included within the township boundary.

Melbourne Water have indicated their intention to request drainage levy payments for greenfield residential development in Loch.

3.2 Retail / Commercial / Tourism Directions

The community vision for Loch states that *‘all commercial and community facilities should be clustered in the Town Centre defined as Victoria Road between Clarence Street and Smith Street and Smith Street between Victoria Road and Queen Street, including all properties adjoining the Victoria Road, Smith Street intersection.’*

With regard to projected retail and commercial uses, no expansion of the retail core is necessary to support growth. Consistent with the vision, retail and commercial development should focus on redevelopment of central sites around Smith Street, Queen Street and Victoria Road. These sites will be rezoned from Township Zone to the Business 1 Zone to facilitate appropriate commercial development in Loch in accordance with the Structure Plan and *UDF (2005)*.

A number of small businesses scattered along the northern side of Victoria Road and outside the 'Town Centre' will be rezoned Mixed Use. This recognises the established land use pattern which is a mix of residential and low scale commercial uses. The Mixed Use Zone maximises land use flexibility, allowing for the establishment of tourism uses on the Town's main thoroughfare.

The Business 1 Zone is to be applied to the former church and hall on the corner of Victoria Road and Clarence Street. The establishment of a commercial use in these historic and 'streetscape significant' buildings will assist their long term maintenance and retention.

Tourism related opportunities are enhanced by the 'village' character of the commercial area of Victoria Street and Smith Street. Inherent to the character is the contribution of heritage buildings. Preservation of the heritage streetscapes will support tourism and marketing opportunities for Loch into the future.

3.3 Public Use & Open Space

Public use and public park zones should be applied to reflect the existing ownership and use of public land within the township.

3.4 Heritage & Character

The *South Gippsland Heritage Study (2005)* recommended a number of Loch's iconic historic buildings be included within the Heritage Overlay to the *South Gippsland Planning Scheme*. It is recommended that a review of the Heritage Study and its recommendations be undertaken in the short term. The review should consider a precinct-based heritage area for commercial properties on Victoria Street and Smith Street. It should also identify any additional buildings considered worthy of site specific heritage protection under the overlay including any within the heritage precinct, and the heritage and amenity significance of vegetation within the township. Implementation of the recommendations of the Heritage Review should be a priority for Council. Council should work with the community to achieve this outcome in recognition of the concerns the application of the Heritage Overlay may bring.

In order to ensure the valued 'green landscape setting' is not eroded by new development, it is recommended that a Design and Development Overlay (DDO) control be applied to all residential zoned land within the township boundary. The objective of a DDO should be to promote residential development in keeping with the character of Loch. Additional controls may

apply to Low Density Residential zoned land to promote development that retains the 'green landscaped backdrop' to the township.

4

IMPLEMENTATION

Refer to *Land Use Framework Map* [page 14] and *Proposed Zoning Map* [page 15] for Loch.

The following Overview, Objectives, Strategies and Actions for implementation build on the existing Loch provisions at Clause 21.04-9 of the South Gippsland Planning Scheme.

Note: The following provisions were considered by the Amendment C72 Independent Planning Panel (Panel Report 15 February 2013) and recommended for approval. These provisions are predominantly the same as the version initially adopted by Council in August 2011.

Overview

The township of Loch enjoys an idyllic rural location nestled in the rolling green hills and rich agricultural lands of South Gippsland. Located 105km south east of Melbourne, Loch is the first ‘real country town’ along the South Gippsland Highway in the Shire. The character, heritage and design of the built form provide a critical component to the overall image and identity of the township and underpin both its tourism role and village atmosphere.

The township has a residential population of approximately 200 people. Opportunity has been identified in the Loch Structure Plan for the population of Loch to grow in the future. Growth should be supported, provided the essential compact ‘village’ character can be maintained.

Objectives

- To establish Loch as a small thriving rural township.
- To retain Loch as a township that has a rich array of heritage architecture.
- To promote a distinctive garden village character in Loch.

Strategies

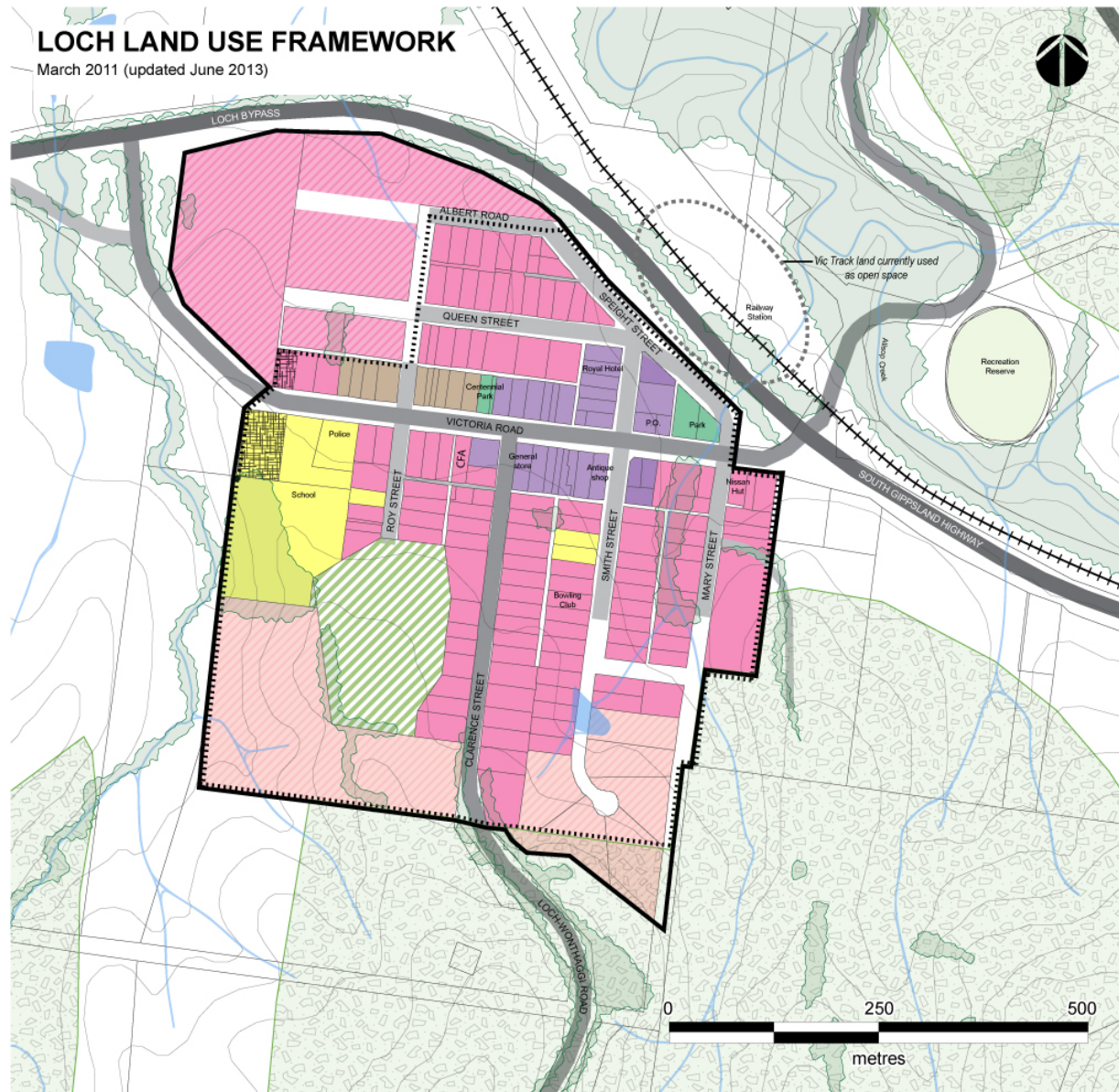
- Promote the use and development of land in accordance with the strategic direction in the Loch Framework Plan.
- Ensure that new growth, infill and redevelopment maintains the town’s rural township character and occurs in coordination with the provision of development infrastructure.
- Ensure that any expansion into the Residential Expansion, Potential Residential Development and Low Density Residential Development areas identified in the Loch Framework Plan does not occur until the following prerequisites have been met:
 - Reticulated sewerage can be provided to the land.
 - A Development Plan Overlay is prepared which provides a plan for the integrated development of the entire land parcel having regard to the land’s environmental constraints (particularly areas of steep slopes and waterways) and which demonstrates how new development will complement adjoining and surrounding development.
 - A Design and Development Overlay, or similar control, is prepared to promote new development that is complementary with the existing built form and vegetated character of the township.
- Improve the tourist services and facilities in the township.
- Improve community services and facilities in the township.
- Create an integrated network of pedestrian and bicycle pathways linking all features and facilities in and around the township.
- Identify design and development principles to ensure that future development will maintain the desired character and image.
- Identify the Town Centre as the preferred focus for all business, community and tourist services and facilities.
- Retain the existing heritage character, design and built form of the buildings along Victoria Street and Smith Street (north of Victoria Street), recognising their contribution to the overall image of Loch.

Actions for Implementation

- For all other land included within the township boundary, rezone land in accordance with the Loch Land Use Framework Plan contained in the Loch Structure Plan (2011) at the initiation of landowners, when demand can be justified and the above stated 'Strategies' Development Prerequisites have been achieved.
- Introduce Design and Development Overlays (DDO) to the urban residential zoned land (including the Low Density Residential Zone area) areas within the township boundary to promote residential development in keeping with the character of the township. The DDOs should consider such things as height, setbacks, site coverage, external colours and slope sensitive design that minimises the requirement for earthworks.
- As a priority, undertake a review and implement the recommendations of the South Gippsland Heritage Study (2004) for Loch.
- As part of the Heritage Review, investigate a precinct based Heritage Overlay (HO) to the commercially zoned land (including the Mixed Use Zone) properties to protect and enhance the village character of the Town Centre and Victoria Street.

LOCH LAND USE FRAMEWORK

March 2011 (updated June 2013)



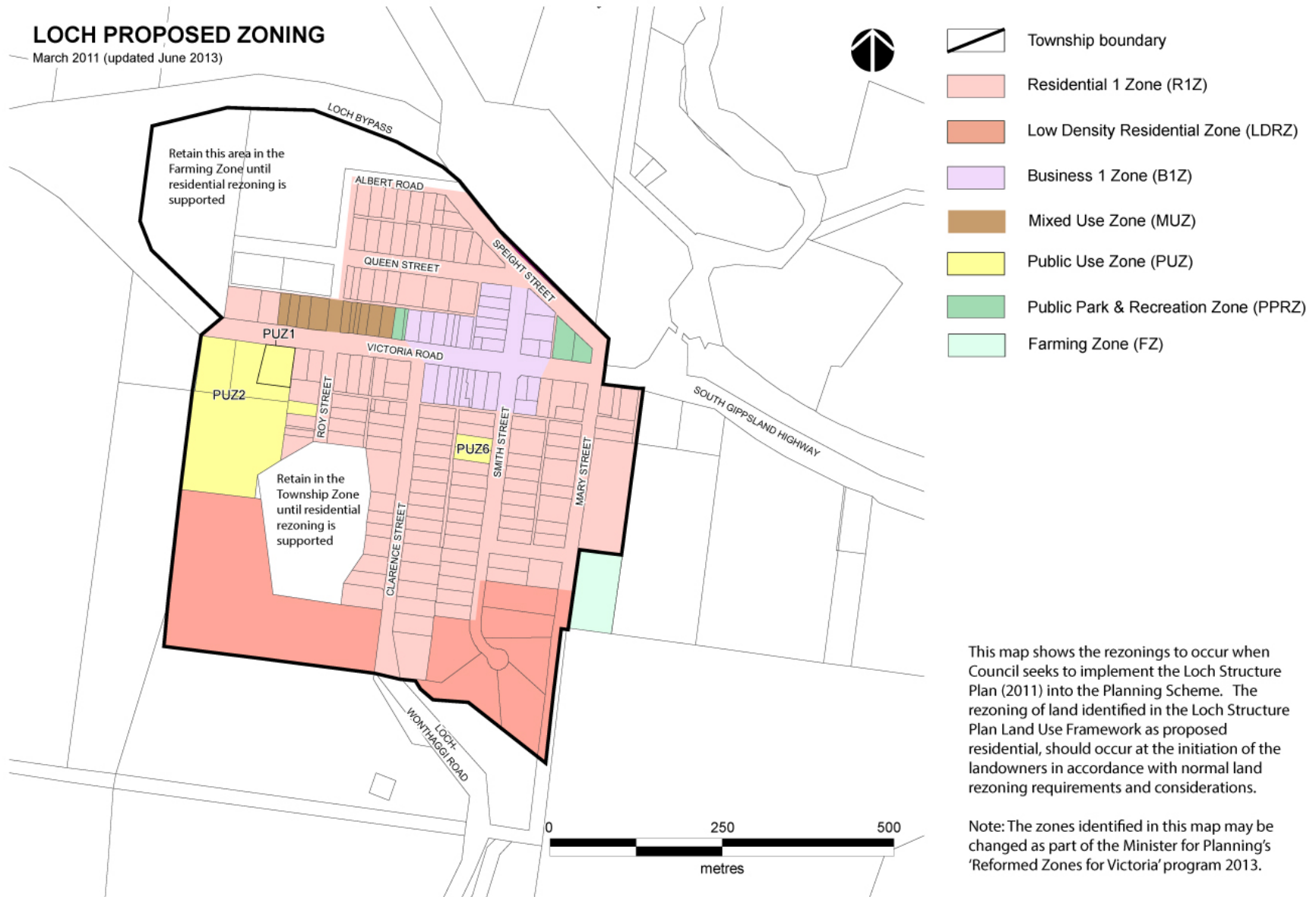
- Township boundary
- Existing Township Zone boundary
- Railway line
- Land susceptible to erosion overlay
- Vegetation
- Heritage protected structures
- Contours (10m intervals)
- Watercourses

LAND USE

- Existing residential
- Residential expansion area
- Low density residential area
- Potential Residential 1 Zone expansion area (subject to further investigation)
- Existing commercial
- Existing Mixed Use Zone
- Existing public use
- Existing open space

LOCH PROPOSED ZONING

March 2011 (updated June 2013)



This map shows the rezonings to occur when Council seeks to implement the Loch Structure Plan (2011) into the Planning Scheme. The rezoning of land identified in the Loch Structure Plan Land Use Framework as proposed residential, should occur at the initiation of the landowners in accordance with normal land rezoning requirements and considerations.

Note: The zones identified in this map may be changed as part of the Minister for Planning's 'Reformed Zones for Victoria' program 2013.