



Omeo Zone & Overlay Review April 2011

Quality Assurance – Report Record

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1 Introduction

Smec Urban was engaged by East Gippsland Shire Council to carry out a review of the current East Gippsland Planning Scheme controls for Omeo. Using the analysis and findings of the *Omeo Land Supply and Demand Assessment* (Urban Enterprise: September 2010) this report makes recommendations regarding potential changes to existing zone and overlay controls. Those changes are considered within the context of constraints including topography, infrastructure availability, native vegetation and the natural drainage system.

1.1 Background

Council provided the following description and background to this review:

Omeo is a town of approximately 600 people, approximately 20 kilometres north of Bairnsdale on the Great Alpine Road. The town services the surrounding farming district. It contains a range of local commercial activities, recreation facilities and housing in the Residential 1, Low Density and Rural Living zones.

Anecdotal evidence suggests insufficient residential land to cater for anticipated growth in demand for housing, primarily as a result of demand for residents to move to Omeo for lifestyle reasons or with for employment in anticipated mining activity. The level and type of demand and land availability needs to be quantified. Land availability to cater for any potential growth or changes in commercial/industrial activities also requires assessment.

East Gippsland Water has undertaken a water supply and demand assessment and are proposing the augmentation of water supply to meet minimum requirements.

1.2 East Gippsland Planning Scheme

The East Gippsland Planning Scheme places Omeo in the highland subregion which is described as follows at 21.02-3:

Highlands

The Highlands sub-region is located in the north-western part of the Shire. The land rises from hilly terrain in the south to the mountains of the Great Dividing Range. This area is accessed by the Great Alpine Road and includes the townships of Omeo, Swifts Creek, Ensay and Benambra. The primary industries in the area are cattle and sheep grazing and timber production.

There is potential for increased tourism in the area, centred around the colourful gold-mining past and the proximity to the snowfields of Mt Hotham and Dinner Plain. Agricultural viability is also an issue in this area and care will need to be taken to ensure that restructuring does not result in adverse effects on either the community or the environment.

At 21.06-4 the following opportunities, constraints and strategies for this subregion are described

Opportunities include:

- high environmental values offering a range of tourism opportunities
- chance to capitalise additional tourist use of the Great Alpine Road and the Horsehair Plain airport
- good grazing lands
- good highway access to the region
- historically rich
- proximity to forests for timber industry
- valuable mineral deposits
- lifestyle.

Constraints include:

- isolation
- lack of infrastructure
- low employment base
- adverse impacts of low commodity prices for livestock, wool and minerals
- need to reduce fire risk
- steep terrain and soil characteristics can lead to erosion.

Strategies for the Highland sub-region:

- protecting the unique natural and cultural environment of the sub-region
- protecting water quality and quantity, particularly in water catchments used for domestic supply
- enhancing the tourism opportunities of the sub-region through nature-based tourism, its rich cultural heritage and proximity to the snow field
- exploring agricultural opportunities that may lead to improved economic viability
- in the longer term, identifying areas where demand for rural residential style living can be met in a way that supports the local economy and community, but reduces environmental impacts and minimises fragmentation of agricultural land.

The same clause provides the following Omeo specific policy and strategic direction:

Omeo is service town in the Highland sub-region, with a population of 250. It provides retail, administration, tourist services for a large rural area. The township has recently been seweraged and had its water supply upgraded. Rates of subdivision and development have increased slightly in recent years.

Omeo is the only sub-alpine town in the Shire and, with the full sealing of the Great Alpine Road over Mt Hotham, is in a position to benefit significantly from increased tourism opportunities.

Traditionally, agriculture has been the main employment base of the district with high quality cattle and sheep being produced. During the gold rush era of the 1850s the area experienced a dramatic increase in activity that has left a colourful history, assisting in developing today’s tourist industry.

Council will support the existing roles and functions that Omeo fulfils and encourage development of new and enhanced roles as follows:

TOWN/LOCALITY	SUPPORT EXISTING ROLE(S)	ENCOURAGE NEW/ ENHANCED ROLES
OMEEO Population 1996 and 2011 (forecast) (298)	Significant ‘district’ centre for north-west part of East Gippsland (‘Omeo District’) Centre for pastoral industry Range of retail & commercial facilities & Government offices Relatively wide range of health & community services, reflecting isolation of areas served Shire Business Centre Range of sporting & recreational facilities	Tourism, based on Great Alpine Rd, mining history, heritage character, and landscape and natural values of the area Art/craft centre Mining industry service centre

To achieve this, Council will apply the following strategies and policies:

- Consolidation of the town of Omeo within existing boundaries will be encouraged, using infill development, prior to allowing further expansion of the town.
- Planning will attempt to capitalise on Omeo’s position as the “gateway” to the eastern Victorian Alps and the Great Alpine Road.
- Demands for development along the Great Alpine Road between Omeo and Dinner Plain will be managed to provide a range of attractive environments for tourism or permanent living, whilst preventing ribbon development and adverse effects on the environment or landscape of the area.
- Preservation and enhancement of the significant cultural heritage of the Omeo and its environs will be encouraged through identification and documentation of heritage places and application of appropriate planning controls.
- Opportunities will be sought to improve linkages between the town and Livingstone Creek.
- Land use and development in the catchments of Lake Hume and Lake Dartmouth will be managed to protect the quality of water flowing into these storages.

2 Future Land Requirements

The Urban Enterprise *Omeo Land Supply and Demand Assessment* summarised the demand and supply of residential, commercial and industrial land as follows:

Implications for Future Land Requirements

East Gippsland Shire Council should ensure that at least 1 years of zoned land is available for residential, commercial and industrial purposes in Omeo. In order to achieve this, the following initial findings should be considered for discussion.

RESIDENTIAL LAND

There are a substantial number of vacant lots zoned for residential purposes. Whilst some of these will be difficult and costly to develop due to slope or servicing constraints, at least 80 to 90 lots appear to be vacant and developable (at least 60 - 70 lots in the Residential 1 Zone, at least 10 lots in the Low Density Residential Zone and at least 10 lots in the Rural Living Zone). These lots have the capacity to house around 160 – 180 additional persons in Omeo (at the 2006 average household size of 2.1 persons per household), which equates to approximately 60% of the existing population.

Demand levels for residential land and dwellings are low, with an average of 1.2 dwellings approved in Residential Zones per year over the past 5 years. Whilst demand is likely to increase as a result of the Benambra mine, future demand can comfortably be absorbed within existing zoned land. Even at a high future lot consumption rate of 3 dwellings per year, existing zoned land appears to provide between 25 and 30 years of supply.

Future land requirements will need to respond to incremental population and business growth in Omeo without the need to expand the town boundary. There may be the need to consider the appropriateness of the Low Density Residential Zone and Rural Living Zone to the future resident base, especially considering that some land within these zones are centrally located within the town on relatively flat, serviceable land.

COMMERCIAL LAND

Omeo provides a largely convenience and service centre role in terms of commercial and retail supply. The existing supply of commercial floor space of approximately 3,900m² exceeds the estimated demand for around 3,000m². This suggests that existing businesses have capacity to cater for growth in commercial demand, before new buildings and land are required. This is supported by the fact that no new commercial buildings were approved between 2005 and 2010 in Omeo.

If and when further land is required, there are sufficient vacant and underutilised zoned lots in the centre of Omeo. As such, no further land is required to be rezoned for business purposes.

INDUSTRIAL LAND

While demand levels appear low for industrial land, the fact that some light industrial uses have located on residential zoned parcels suggests that there may be unmet demand for smaller industrial zoned parcels.

There may be some need to subdivide existing industrial zoned land or rezone additional land which is relatively flat and serviced to accommodate future current and future demand. However, industrial land uses are likely to remain secondary to the existing primary town functions.

Discussions with relevant land owners should be held to determine the likelihood of existing vacant or underutilised zoned parcels being subdivided and/or developed.

The following recommendations have been drawn from the above findings:

Residential Land

Omeo has 25-30 years of residential land supply available: evaluate the appropriateness of existing zoning.

Commercial Land

Land supply exceeds demand with 900m² of commercial space available: no changes required.

Industrial Land

The location of light industrial uses located in non-industrial zones suggests Council seek to facilitate the release of saleable/leasable lots.

3 Omeo's Zone and Overlay Controls

3.1 Overview

Omeo is a small and relatively isolated, highland town. As can be seen from the Urban Enterprise analysis, there is adequate residential, commercial and industrial land available to meet any increased demand caused by factors such as the opening of the Benambra mine. Because of this Council has time to consider potential changes to the current planning controls to cater for demand in the immediate future.

Small towns grow and change at a different rate compared to larger towns and centres where there are a diversity of economic and social factors driving change. The intermittent and slow demand for land and a lack of infrastructure can leave disorderly and impractical groupings of land titles that have never been considered for development. Many of these lots would have trouble being developed under contemporary planning controls due to issues such as slope, lack of access and services, proximity to watercourses and vegetation cover.

Due to historical growth patterns small towns often contain a variety of residential, commercial and industrial activities that are patterned in way that is far more mixed than in towns where there has been more recent and sustained structure planning and planning control changes. Such a complex land use pattern can create potential conflicts, such as between industrial and residential uses, but that same complexity can also provide a unique character and richness of urban texture that has been lost in many towns and cities.

Omeo displays all of these issues while sited in a beautiful natural setting; it is linked to tourism assets and other economic drivers by its proximity to the sealed Great Alpine Road and has recently upgraded its water and sewerage infrastructure. It is unlikely to decline and as the ripple effect of the Victorian population boom expands into regional Victoria even distant small towns such as Omeo will feel the effect, especially a town with such significant natural, physical and locational assets.

Omeo has a useful set of planning controls that do a reasonable job of delineating the various densities of residential use, commercial, industrial and public uses. This review examines these planning controls and offers a set of recommendations for potential changes that reflect topography, watercourses, vegetation, infrastructure constraints, current development assessment standards and Council's desire to cater for long term growth, halt urban expansion and fragmented development beyond the current town boundary and resolve any anomalous controls.

3.2 Current Zone Controls

Omeo uses the following standard suite of zones in the township area:

Residential 1 Zone R1Z

This is the standard residential zone used for dwellings in most towns and suburbs. Its main purpose is to allow dwellings and associated uses i.e. school, churches, childcare etc.

Low Density Residential Zone LDRZ

This is for larger lots of generally a minimum of 4000m² used on the edge of towns or semi-urban areas with no sewerage infrastructure

Rural Living Zone RLZ

This is for rural lifestyle blocks; generally greater than 2ha and up to 8ha. Land is deemed suitable for such a use usually through a Council wide rural land-use strategy.

Business 1 Zone B1Z

This is the zone allowing standard *high street* shopping strips with large glass windows or displays on public streets.

Industrial 1 Zone IN1Z

This is the mid-range industrial zone in terms of potential off-site amenity effects such as noise, odour, dust etc. IN2Z is heavy, IN3Z is light industry.

Public Park and Recreation Zone (PPRZ)

Public Use Zone PUZ

These are standard public zones for parks and other public uses such as schools, emergency services, local government etc.

3.3 Overlay Controls

As can be seen in Figure 1, the other main Overlay controls affecting Omeo are:

- **The Wildfire Management Overlay (WMO)** – this does not directly affect Omeo but reflects the bushland rising up from Livingstone Creek on the west of Omeo. It controls future development on land covered by the WMO and was recently updated and reflects the vegetation coverage.
- **Schedule 7 to the Design and Development Overlay (DDO7)**; this overlay has the following objectives:

To ensure that development in the Highway corridors in non-urban areas is managed to minimise adverse effects on the safe and efficient flow of traffic along the highways.

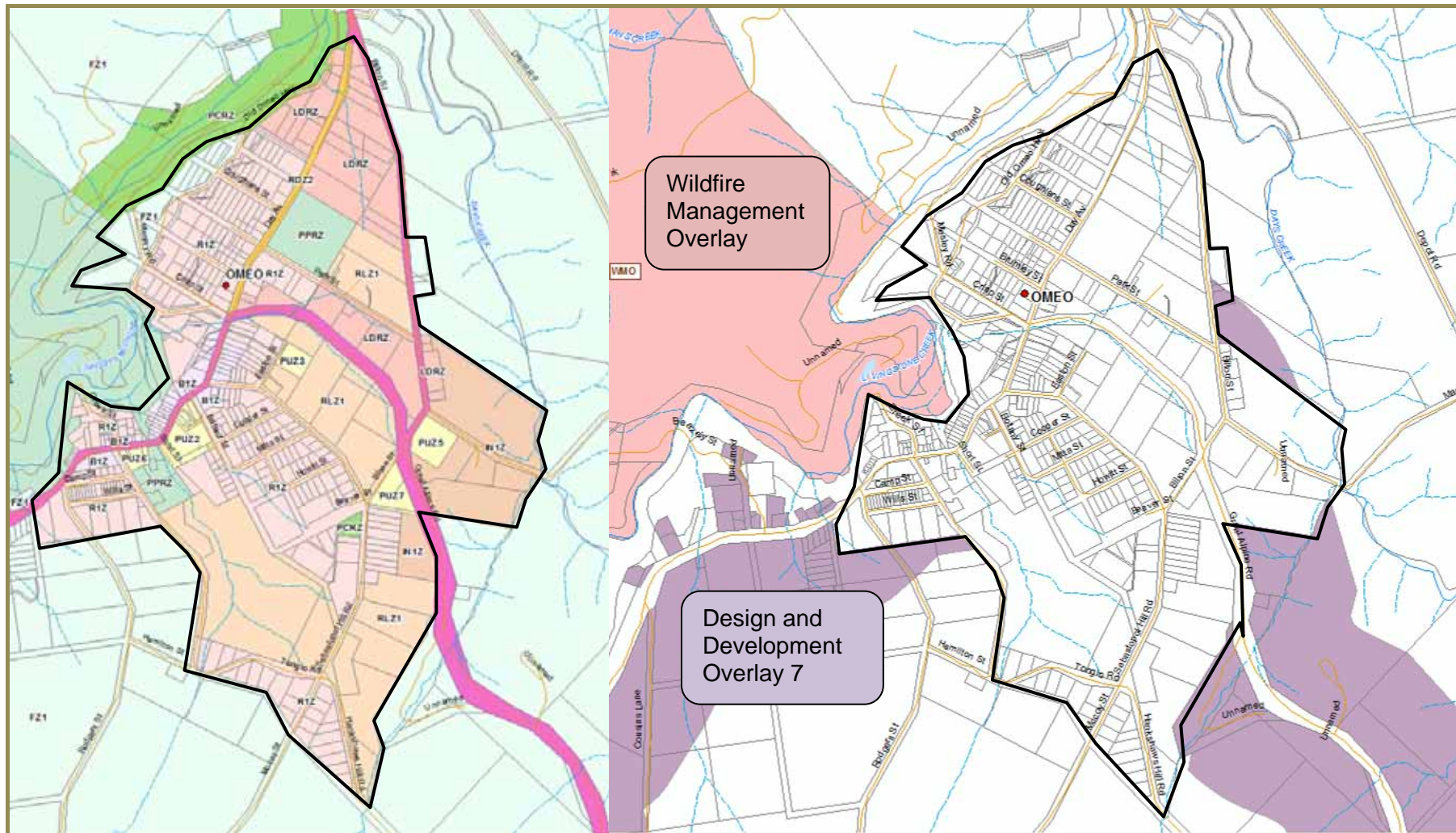
To encourage high standards of design and the use of appropriate materials in building and works to be constructed within the highway corridors.

To prevent linear or ribbon development along the Highway corridors.

To protect significant native vegetation in the Highway road reserves.

Both of these overlays serve a useful purpose. One possible change to consider would be an extension of the DDO7 along Bilton Street; development to the east of this street may benefit from this overlay. Further discussion on Overlay changes follows in Section 7.

Figure 1: Omeo Current Zones and Overlays - Heritage Overlays not shown (Source: SMEC Urban)

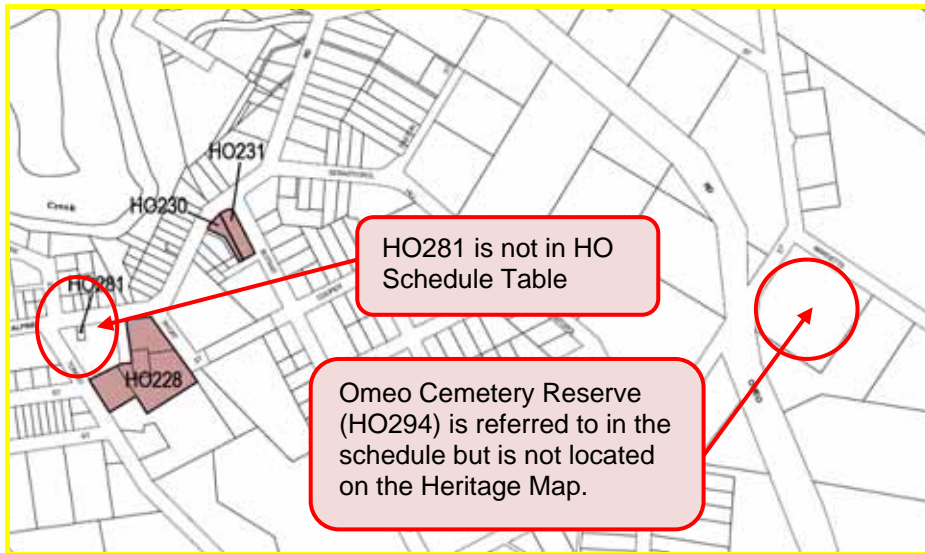


3.4 Heritage Controls

Heritage Overlay

Within Omeo Township there are a number of Heritage Overlay controls. These are generally reviewed and updated as part of an ongoing cyclical process by Council; this is normally the most cost effective method. However, a review of the Omeo planning controls may raise urgent issues not recognised in previous studies related to properties with significant heritage value. This may enable Council to instigate an Omeo specific process to update the heritage controls if it is considered to warranted. Some anomalies were identified in the heritage controls – see figure 2 for details.

Figure 2: Heritage Overlay Anomalies (Source EGSC Planning Scheme)



Other Heritage Overlay controls in Omeo:

- HO228 Omeo Justice Precinct – Day Avenue, Omeo
- HO230 Office/Shop former DNRE – Day Avenue Omeo
- HO231 Omeo Post Office

Heritage Character of the Business Precinct

One of Omeo's assets is the collection of heritage buildings in the business precinct along the Great Alpine Road. A design overlay could be placed on this area offering a set of design principles for new development that respect the heritage character of this precinct. Such controls need to identify specific built form characteristics and offer simple and clear guidance regarding how any new development can respect that identified built form.

4 Constraints.

Omeo has natural features that constrain development within the township. These are the steep slope of certain parcels of land, watercourses and drainage lines, and patches of relatively mature native vegetation.

4.1 Slope

Slope is not always a constraint to development but depends on its context and potential servicing. An example is the residential lots to the east of Old Omeo Highway, gaining access off that road would be impractical due to the cutting of the road and slope of the land for many of the existing lots.

4.2 Native Vegetation

The process for removal or damage of native vegetation now involves an assessment under *Victoria's Native Vegetation Management – A Framework for Action (Department of Natural Resources and Environment 2002)* – Clause 52.17 of the Planning Scheme. This seeks to protect and conserve native vegetation to reduce the impact of land and water degradation and provide habitat for plants and animals. It is achieved through a process of avoiding removal where possible, minimising the damage and offsetting any removal through a financial or other process that reinstates or actively protects similar vegetation. This legislative framework means that the development potential of a property with established stands of native vegetation is constrained depending on the type and quality of vegetation.

4.3 Drainage and waterways

Another issue that needs consideration through the Planning Scheme is recently introduced State policy regarding the protection of waterways. One of the strategies for achieving this states:

Retain natural drainage corridors with vegetated buffer zones at least 30m wide along each side of a waterway to maintain the natural drainage function, stream habitat and wildlife corridors and landscape values, to minimise erosion of stream banks and verges and to reduce polluted surface runoff from adjacent land uses.

The implications of this policy are important for Omeo as the topography within the town contains a number of natural drainage corridors that will limit the extent of development on certain parcels. Land adjacent to Livingstone Creek and Day's Creek is considered to be sensitive and of value for the purposes of the *Aboriginal Heritage Regulations 2007*.

4.4 Implications

The implications of these constraints can be seen on the land zoned Industrial 1 Zone between Bilton Street and Day's Creek near the intersection with the Great Alpine Road.

Figure 3: Example of constrained property



Although zoned for industrial purposes, the eastern portion of the land slopes steeply down to the creek and has a covering of native vegetation.

A developer wishing to place an industrial use on the land faces challenges regarding raising sewerage up to a main pipe on Bilton Street, limited development potential due to slope, removal of vegetation and proximity to a waterway.

Figure 3 shows the property at 5 Margetts Street: yellow lines indicate areas of steep slope, blue arrows show drainage lines into the creek; the whole site is hatched to show the extent of the industrial zoning. As a result the whole area circled is assessed as being unable to be developed for industrial purposes.

5 Broad Planning Issues

As already discussed Omeo does not face an immediate lack of adequate residential, commercial and industrial land available to meet any increased demand caused by opening the Benambra mine. However, with the water and sewer services now available, its strategic location on the Great Alpine Road, heritage assets and natural setting there is likely to be an ongoing demand for development. Council may also play a role in promoting economic development in the region surrounding Omeo.

An analysis of the zone controls in Omeo indicate some broad land use issues in which to place a more detailed assessment of the current planning controls.

Figure 4: Broad Land Use Issues

A key theme driving this assessment is to contain development within the existing town boundary; maximise infill opportunities close to the retail and service core of Omeo, utilise existing infrastructure and prevent fragmented development..

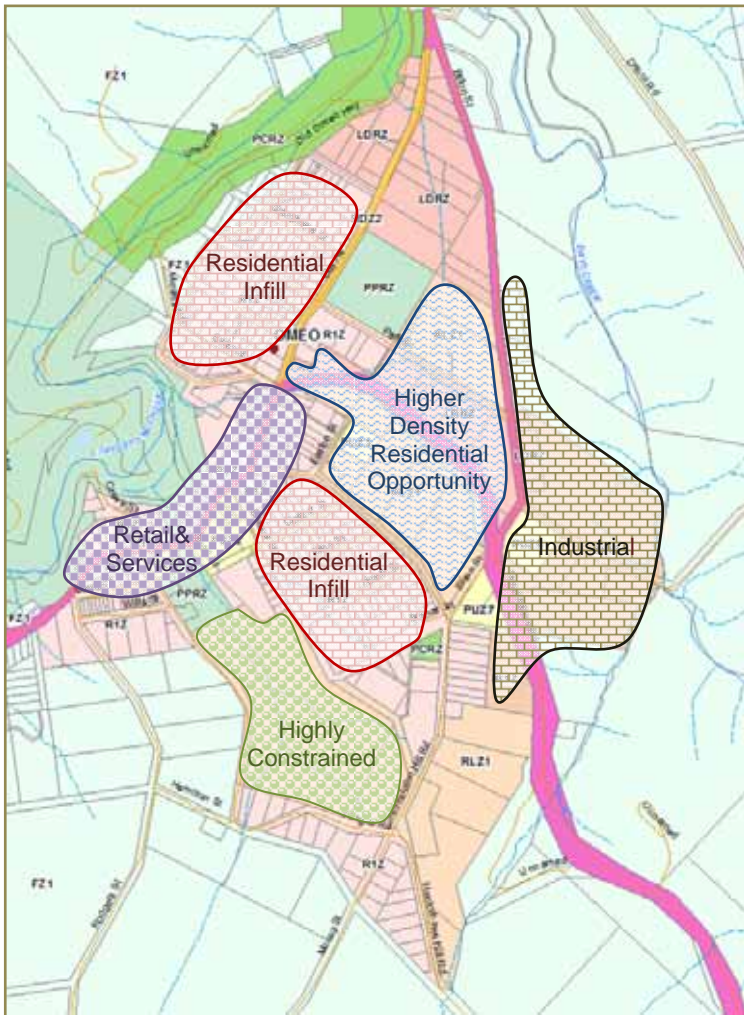


Figure 4 shows the *Retail and Services* area on the western portion of the Great Alpine Road. At present this has adequate infill opportunities for further business services and sites available for long term business expansion.

To the north and south are the current Residential 1 Areas offering further *Residential Infill* opportunities combined with constraints to development such as sloping land and drainage lines.

Further south is land *Highly Constrained* by slope and waterways draining in Livingstone Creek. This land has limited opportunities for higher density.

West of the retail & services area is set of parcels with the best *Higher Density Residential Opportunity*. It does have a number of constraints including the hospital, cattle sale yards, and waterways, but even with these issues this area holds the best opportunity for higher density residential development central to Omeo.

The existing *Industrial* land and its suitability for development considering the constraints on the land is another main issue. With this needs to be considered existing industrial uses along the east side

of Bilton Street and the appropriateness of current zones to reflect that use.

These broad land use issues form the base upon which a much finer grained analysis will be considered. An A3 size plan is provided in **Attachment A** that offers a set of suggested changes looking at the whole of Omeo. The plan offers a set of recommendations for change and is worth considering at this point. The next section will consider some of the planning controls available for use in Omeo.

6 Additional Planning Controls

This section will examine potential planning controls that are available within the Victorian Planning Provisions to address the land use issues identified for Omeo.

6.1 Restructure Overlay (RO)

The purpose of the Restructure Overlay is:

- *To identify old and inappropriate subdivisions which are to be restructured.*
- *To preserve and enhance the amenity of the area and reduce the environmental impacts of dwellings and other development.*

This overlay is often used to reorganise a grouping of land titles that cannot practically be developed. The overlay is placed on the relevant land through a planning scheme amendment which usually follows a process of consultation with relevant land owners. Land owners can challenge the amendment as it requires public exhibition. An example where such an overlay could be used in Omeo is near Coughlans Street and Old Omeo Highway, this is shown in Figure 5.

Figure 5: Example of potential Restructure Overlay



Considering slope, vegetation, awkwardly shaped lots and access issues, it could be reasonably argued that the parcels in the area be consolidated to create lots that are more practical to develop and more accurately guide future development.

6.2 Township Zone (TZ)

The Township Zone is a useful multi-purpose zone created specifically for small towns with slow growth rates where uses such as retail, residential and light industry abut and intermingle with each other. It relies on thorough development assessment from the responsible authority to limit incompatible land uses. It usually covers the whole area of a town. In the case of Omeo, with its existing suite of zone controls it may be useful where there is a mixed set of land uses in a particular zone; however the existing suite of zone controls generally reflect the current and potential land use directions for Omeo.

6.3 Development Plan Overlay

This overlay requires that before certain types of development occur a comprehensive development plan be created that provides a strategic vision for the area. It can request consideration of a number of issues including, native vegetation, waterways, topography, access, surrounding uses and any other relevant matter. The development plan then becomes a guide for future development.

6.4 Design and Development Overlay

This overlay is used:

To identify areas which are affected by specific requirements relating to the design and built form of new development.

It could be used on vacant residential land that is currently sloping or difficult to service or where specific design outcomes are required such as compatibility with the existing built form in a business zone.

6.5 Mixed Use Zone

This is a multi-use zone that is useful to reflect specific areas of mixed land use within an urban area and has the purpose:

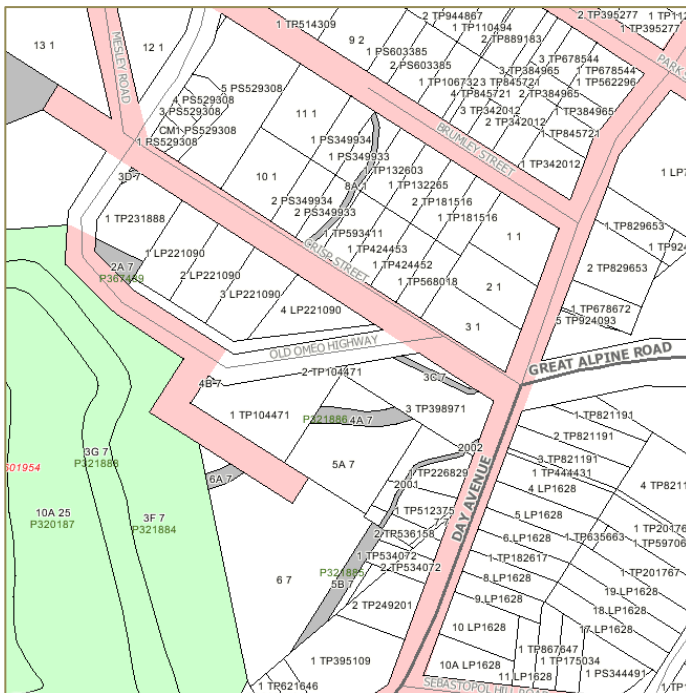
To provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality.

It is normally used in towns or built up areas that already have a comprehensive set of zone controls. The Mix Use Zone is placed where there is an area with a land use variety that a council wishes to preserve or encourage.

6.6 Unused Road Reserves

Figure 6: Unused Road Reserves (Source: LandVic)

Council can instigate a process of consolidating any unused road reserves or Crown land. There



are areas in the western part of Omeo where a number of Crown reserves exist that are unlikely to be used for roads. In consultation with relevant adjacent landowners and the relevant Crown Land authority Council can use processes under the Local Government Act 1989 to consolidate these parcels. Such actions can be linked to or precede the application of a Restructure Overlay.

Figure 6 shows unused road reserves (grey) in the vicinity of Day Avenue and Crisp Street where consolidation could prove useful as part of a strategy to find the optimum use and appropriate planning controls for the land.

6.7 Omeo Specific Policy

The Planning Scheme allows the creation of policy to guide specific types of development in particular areas. The East Gippsland Planning Scheme contains at Clause 22.1 the Colquhan Development Policy. Such a policy could be written if, through a process of public consultation, a specific design outcomes are required; for example, it may be policy that 'battle axe' subdivision blocks are to be discourage in Omeo.

7 Recommendations

The following Tables 1-4 set out a suite of suggested Planning Control changes. These are the same changes as numbered in **Attachment A**. Alongside these changes are the descriptions of the land from the *Omeo Land Supply and Demand Assessment* (Urban Enterprise: September 2010).

Table 2: Recommended Zone Changes Omeo North

Planning Control Recommendation	Descriptions of land – <i>Urban Enterprise</i>
1. Remain LDRZ to limit further subdivision due to steep land and distance from town centre.	Covers land in the Low Density Residential Zone to the west of Day Avenue. This land appears vacant, but is generally steep with some remnant vegetation. This land may be developed for low density housing, but is somewhat constrained by the steep slope to the west.
2. Consider a Restructure Overlay and back-zone R1Z to RLZ or LDRZ with higher scheduled size; current lot layout does not reflect actual constructed roads. If the FZ is to remain Old Omeo Hwy should be town boundary.	Covers the north-western section of the land in the Residential 1 Zone to the west of Day Avenue. There are a number of vacant lots in this precinct (approximately 25 lots), however these lots appear to be constrained by remnant vegetation and steep terrain. Whilst some lots could be developed for residential purposes using methods such as terracing, stilts, etc, the majority are considered undevelopable for the purposes of this report.
3. Remain LDRZ due to distance from town centre: Consider Policy regarding preferred subdivision layout, i.e. no battleaxe Lots, access, servicing etc	Covers the land in the Low Density Residential Zone between Day Avenue and the Omeo Highway. There are 3 vacant lots in this precinct which are serviced, relatively flat and clear. These vacant lots appear developable and are suited to low density residential use.
4. Rezone to R1Z subject to servicing & needs of Omeo Saleyards. Potential location of Mixed Use or industrial use on Highway frontage. Note: items 4 & 7 could be included as part of one structure planning process.	Covers the land in the Rural Living Zone between Park St and the Omeo Highway. This land contains the stockyards and is serviced by water and sewer. The land is currently underutilised, is relatively flat and appears developable for residential purposes. The central location is suited to residential development at low or standard densities.

Figure 7: Planning Control Changes for Omeo North

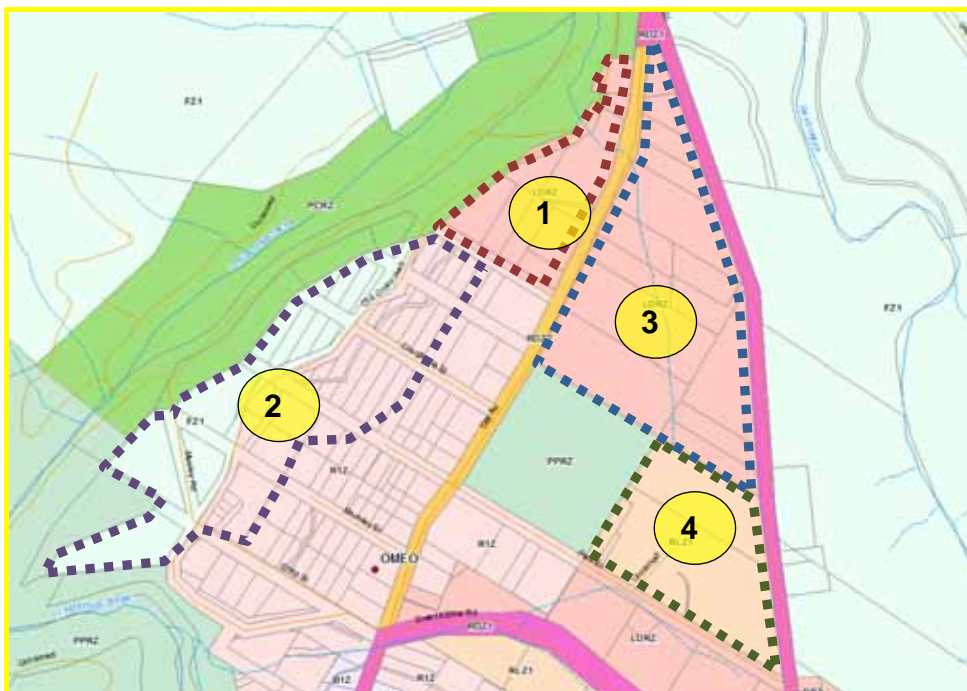


Table 3: Recommended Changes Central Omeo

<p>5. Rezone or restructure area to the rear of retail; sloping vegetated site unsuited for standard residential development; consolidate road reserves. Difficult site, under current zone it could support unit or hotel/restaurant development overlooking the creek.</p>	<p>Covers the centres of Omeo as defined by the Business 1 Zone along the Great Alpine Road. This zone contains a number of vacant lots, most with frontage to the Great Alpine Road and that are serviced and developable. A small number of these may be constrained by steep terrain however the majority appear developable and well located to absorb infill business and other development over the short to medium term in Omeo.</p>
<p>6. Industrial 1 zone to incorporate light industrial along Bilton Street; Remove DDO – see Figure 11</p>	
<p>7. Rezone to R1Z with IPO or DPO or 'Central Structure Plan'. Issues include water buffers (CMA), vegetation, pedestrian & cycling paths, and servicing. Note: items 4 & 7 could be included as part of one structure planning process.</p>	<p>Covers the Low Density Residential Zone between Park St and the Great Alpine Road. There are 3 vacant lots in this precinct, all of which are serviced, and appear flat and developable. The central location is suited to residential development at low or standard densities.</p> <p>Includes the Rural Living Zone on the Great Alpine Road. There are 6 vacant lots in this precinct – these lots do not appear to be seweraged and some have access to water. There is also some remnant vegetation and a small dam on one lot. This land is somewhat constrained by the lack of services but some lots have residential development potential at low densities.</p>
<p>8. Consider rezone to RCZ or ESO along eastern edge of IN1Z due to proximity to watercourse, vegetation and slope – see Figure 11.</p>	<p>Covers the Industrial 1 Zone to the east of town. There are two vacant parcels within this zone. The western parcel appears vacant, relatively flat and developable. The eastern parcel is also vacant, although it has steeper terrain which may constrain the development potential for industrial uses.</p>

Figure 8: Planning Control Changes for Central Omeo

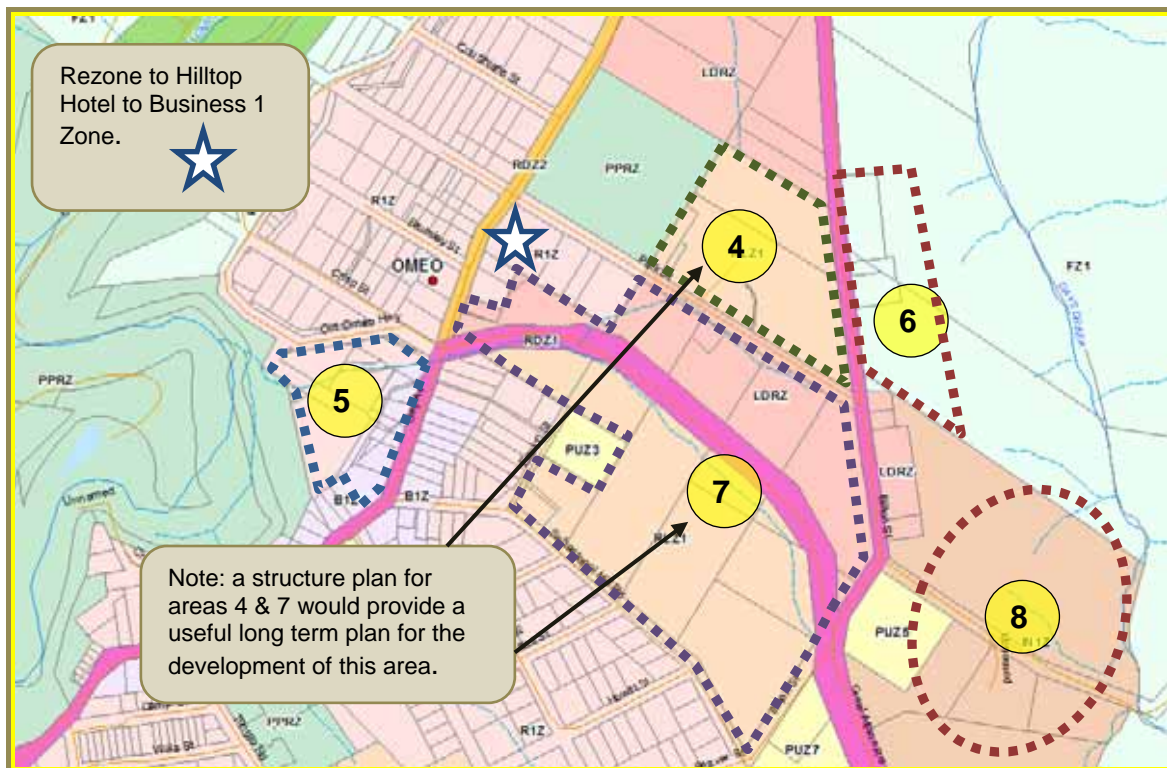


Table 4: Recommended Changes West Omeo

<p>9. Assess appropriateness of R1Z lots to immediate west of new car park; slope, access and servicing issues: consider back-zone and/or RO. Zone the new car park to PUZ. Consider workability of Area to west of Creek Street and north of Day Avenue; it could go to B1Z.</p>	<p>Covers the centres of Omeo as defined by the Business 1 Zone along the Great Alpine Road. This zone contains a number of vacant lots, most with frontage to the Great Alpine Road and that are serviced and developable. A small number of these may be constrained by steep terrain however the majority appear developable and well located to absorb infill business and other development over the short to medium term in Omeo.</p>
<p>10. Rezone scattered FZ lots to RLZ1 – would be exempt from requirements of Ministerial Direction No 6.</p>	
<p>11. Restructure small narrow lots on Willis Street. Consider DPO due to road and servicing issues. Any issues associated with future subdivision on existing R1Z could be solved through thorough use of Clause 56 assessment. 4 Tongio Road could go to B1Z. Following Area to the west of Tongio Road could be long term residential expansion as sewer and water services run along Tongio Road and be close to business/service centre</p>	<p>Includes the Residential 1 Zone between Tongio Road and the Great Alpine Road to the west of the town centre. This precinct includes approximately 20 vacant lots. Sites to the south of the precinct are constrained by steep terrain, lack of sewer and unmade roads. However, a number of lots are serviced and appear developable for standard residential development.</p>

Figure 9: Planning Control Changes for West Omeo

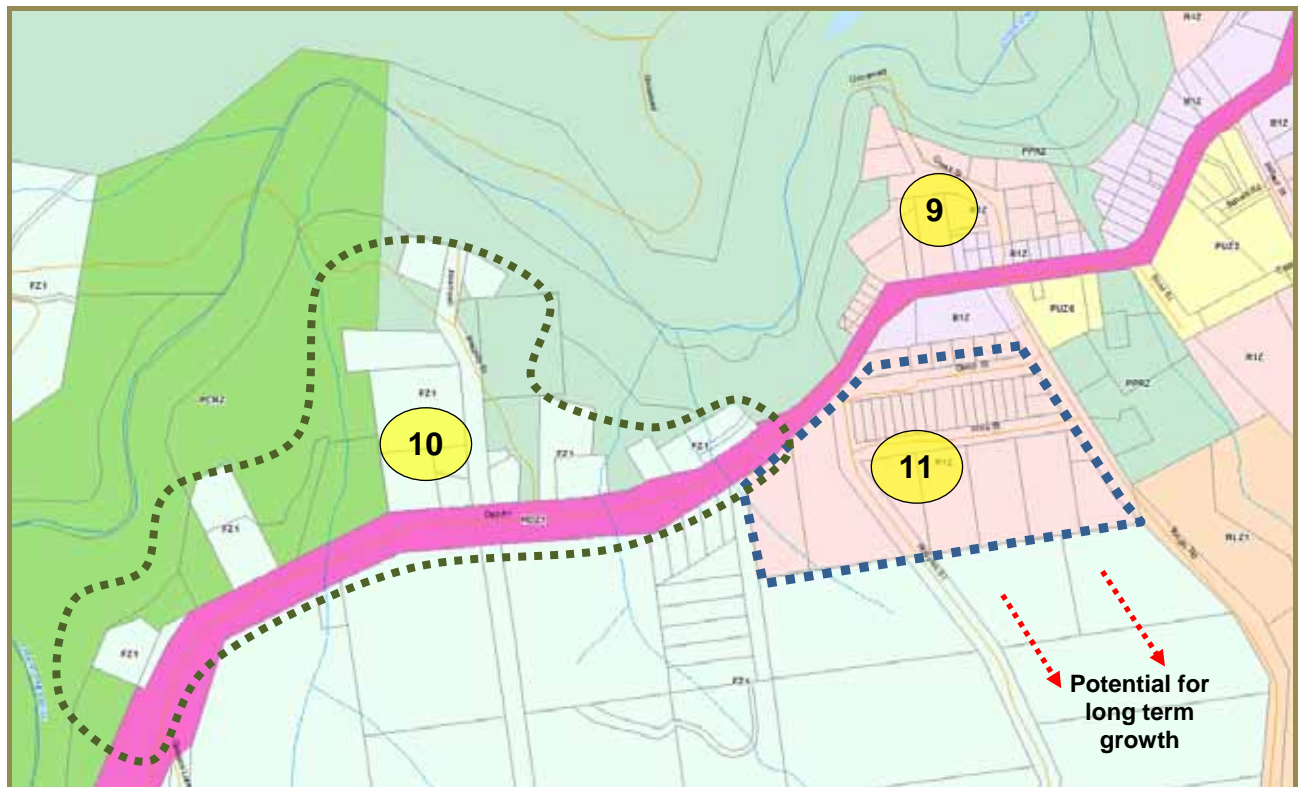


Table 5: Recommended Changes South Omeo

<p>12. Rezone to LDRZ with potential for restructure RO due to roads, steep slope, servicing and proximity to water courses; map data indicates limited ownership which may help in restructuring. Equates to the <u>western edge</u> described in next column.</p>	<p>Covers the central Residential 1 Zone in Omeo, to the south of Sebastopol Hill Road. This precinct contains a large number of vacant, subdivided house lots (approximately 40 lots) as well as a number of broad hectare parcels. The precinct slopes to the west, and some sites at the <u>western edge</u> (particularly the broad hectare parcels) are constrained by the steep topography and lack of services (sewer and water). However, a large number of vacant house blocks in the centre and the east of this precinct are relatively flat, serviced and appear developable. A limited amount of subdivision and development is taking place in this area however the precinct appears to have significant potential for further infill development at standard residential densities.</p>
<p>13. IN1Z with steep frontage to Great Alpine Road & proximity to R1Z and access difficulties. Consider back-zone to RCZ or DDO controls. Proper development assessment could also manage any development issues without change to controls.</p>	
<p>14. RLZ1 Appropriate due to topography and number of watercourses.</p>	<p>Includes a large area of Rural Living Zone on Tongio Road. This site is vacant, but is constrained by the steep, vegetated gullies which run through the site. Whilst there may be limited development potential at the peripheries of the site, it is considered to be highly constrained.</p>
<p>15. LDRZ on vacant land; needs to be assessed against constraints of slope, vegetation, servicing proximity to watercourse.</p>	<p>Includes 2 vacant lots in the Rural Living Zone on Sebastopol Hill Road. These lots slope somewhat to the east, but are clear and developable and are well suited to low density residential dwellings. The lots have water but no sewer.</p>
<p>16. LDRZ to limit further subdivision – could be justified through local policy support.</p>	

Figure 10: Planning Control Changes for South Omeo

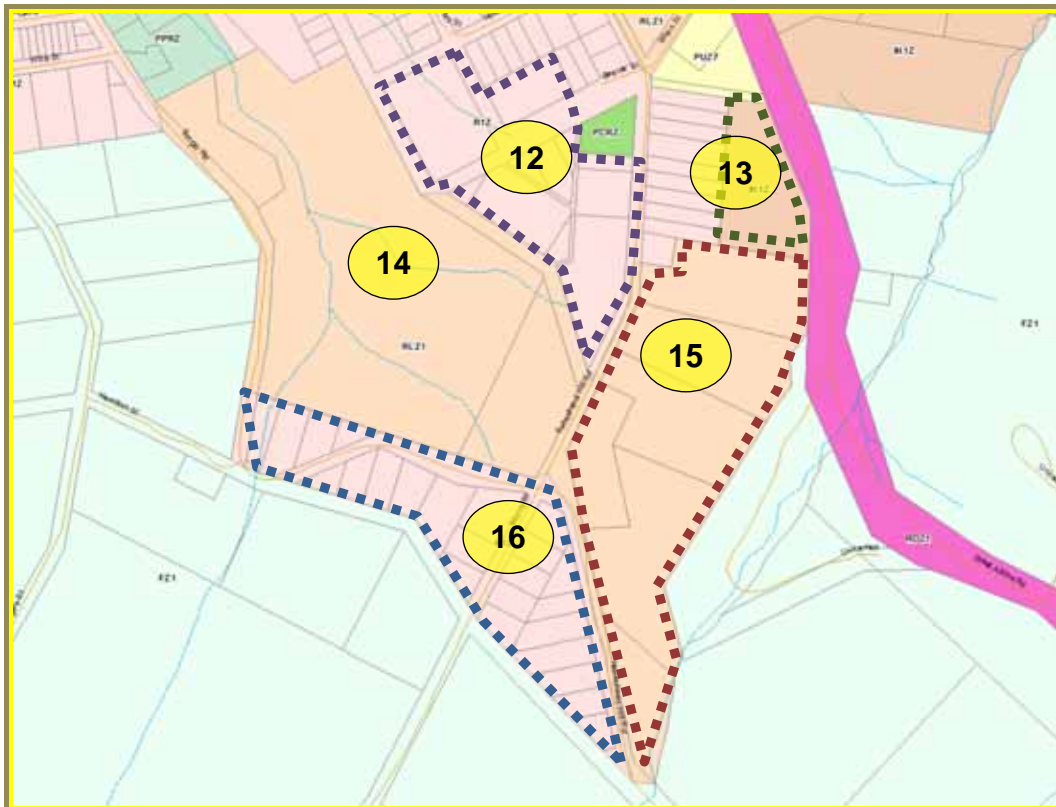
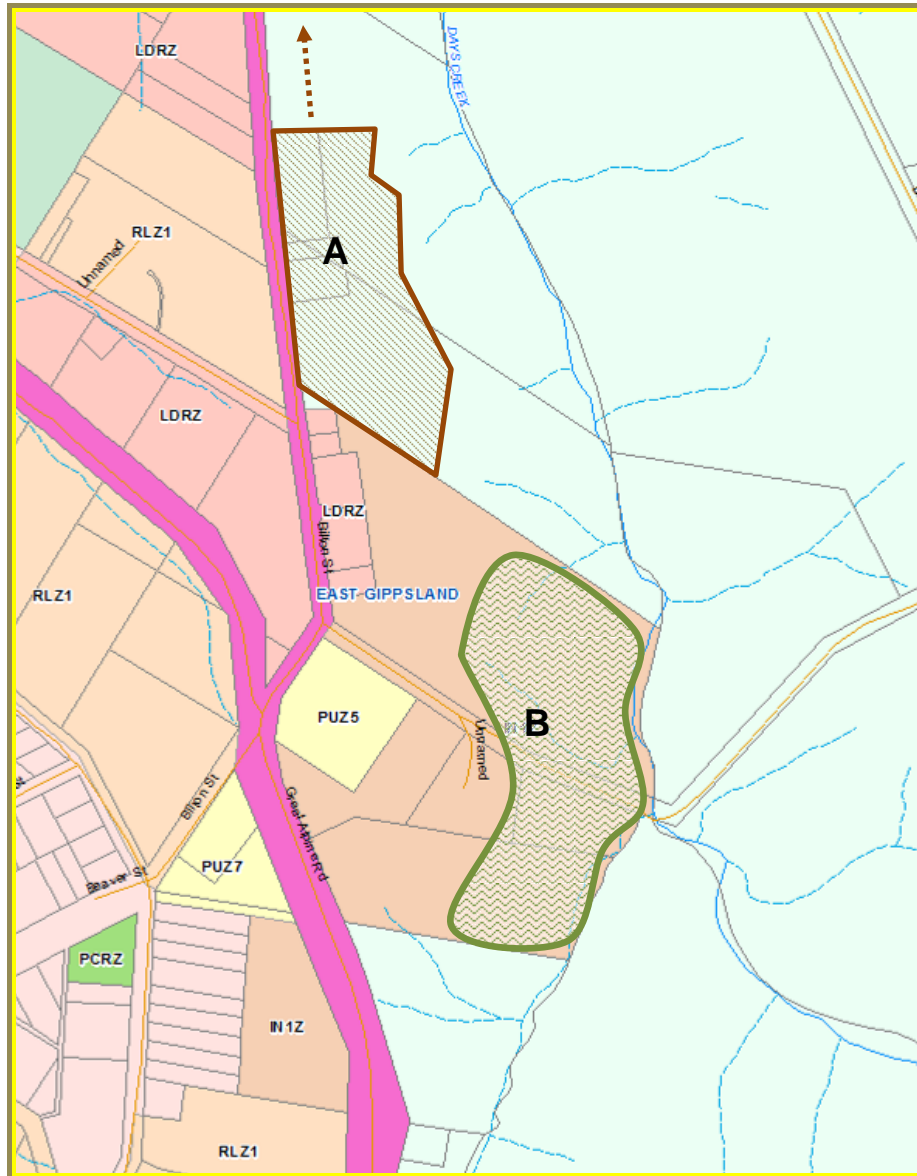


Figure 11: East Omeo Industrial Precinct



As discussed in Section 4 (Constraints) of this report, the industrial land to the east of Omeo is highly constrained due to vegetation, slope and proximity to drainage lines and Days Creek.

The location of industrial activity on roads such as Bilton Street is not unusual in rural townships and has the advantage of having a road buffer between the industrial and residential uses and easy access to a main road. There are two main issues that need consideration regarding the industrial land on the east edge of Omeo:

1. Recognising the existing industrial activity through an appropriate industrial zone – see **A** in Figure 11.
2. Placing an appropriate control over the existing Industrial 1 Zone land constrained by slope, vegetation and proximity to drainage lines – see **B** in Figure 11.

Land at **A** in Figure 11 contains a number of existing industrial uses. Rezoning the land to Industrial 1 Zone would recognise this and could be extended to the east as far as the practical limits of slope (for servicing), vegetation and proximity to drainage lines. Further to this extending the industrial zone further north along the east side of Bilton Street should also be considered.

Land at **B** in Figure 11 is already Industrial 1 Zone but an appropriate control needs to be put in place that recognises slope, vegetation and proximity to drainage lines. One possibility and probably the most practical is to place an Environmental Significance Overlay on the constrained land. Another option would be to rezone the constrained land to Rural Conservation Zone; however this has the difficulty of creating titles with two zones.

One option that Council could consider is an amendment and subdivision application through s96A of the Planning and Environment Act, in consultation with the land owners, that would create new Lots that reflect potential zone and overlay controls.