

21.02

23/08/2018
C45

SETTLEMENT, BUILT FORM AND HERITAGE

This clause provides local content to support Clause 11 (Settlement), Clause 15 (Built Environment and Heritage) and Clause 16 (Housing) of the State Planning Policy Framework.

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Township Settlement

The Shire accommodates 11 township settlements. Future urban settlement needs to be carefully managed to prevent land use conflicts and ensure the efficient delivery of service infrastructure. The consolidation of existing townships is important to accommodating urban population growth in an orderly manner. Infill residential development is encouraged within township boundaries in a manner that provides reticulated infrastructure and does not prejudice or limit the agricultural use of land around township areas.

Objective 1

To encourage infill residential development and the consolidation of existing townships.

Strategies

- 1.1 Provide for population growth within the main township areas, in a manner that:
 - Avoids reducing water quality within the water catchment;
 - Makes an efficient use of infrastructure;
 - Minimises conflict between agricultural and non-agricultural land uses in rural areas;
 - Supports the increased viability of community services and facilities;
 - Ensures the viability of local businesses and shopping areas; and
 - Improves service delivery due to increased population of urban centres.

Objective 2

To ensure urban and rural land uses are clearly separated.

Strategies

- 2.1 Provide a clear urban edge for towns
- 2.2 Protect land used for agricultural production from adjoining uses and development.
- 2.3 Minimise conflict between agricultural and non-agricultural land uses in rural areas.

Objective 3

To ensure development is undertaken in a manner that prioritises the protection of human life over all other policy considerations.

Strategies

- 3.1 Direct population growth and development to low bushfire risk locations.
- 3.2 Ensure development can implement bushfire protection measures without unacceptable environmental impacts.

Implementation

These objectives and strategies will be implemented in the planning scheme by:

Using policy and the exercise of discretion

To advance land use and development for each township in accordance with the direction provided at Clause 21.06 Local Areas.

Application of zones and overlays

- Applying the General Residential Zone in townships to encourage residential development close to major existing retail, community and commercial facilities that maximises the use of infrastructure.
- Applying the Township Zone in smaller townships to facilitate residential development proportionate to the services and facilities provided in the townships.
- Applying the Low Density Residential Zone at the edge of residential areas to limit residential development in agricultural areas.

Further strategic work

- Prepare a Rural Living Strategy.
- Review Township Structure Plans.
- Investigate zoning and controls for Cobden Racecourse Reserve.

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Rural Settlement, Subdivision and Dwellings

Rural residential aspirations have the potential to restrict and conflict with agricultural production and the natural environment, as well as creating demand for the dispersed provision of infrastructure to service lifestyle developments. The subdivision of productive agricultural land and the development of dwellings for rural residential purposes can have the cumulative effect of reducing the amount of land available for commercial farming enterprises and limits the ability of rural activity to expand. Rural residential development is not preferred in farming areas, as it can lead to the inefficient use of land. Rural residential development should be managed to avoid unmanageable exposure to natural hazards and its impact on productive agricultural land.

Objective 1

To ensure rural residential development is appropriately located.

Strategies

- 1.1 Support rural residential development adjacent to existing townships to sustain population levels and communities and provide efficient infrastructure delivery.
- 1.2 Avoid rural residential development and subdivision on productive agricultural land, unless it can be demonstrated that it is required to maintain the productive agricultural use of land.
- 1.3 Avoid rural residential development and subdivision on land with identified environmental and landscape values.

Objective 2

To limit the further fragmentation of rural land.

Strategies

- 2.1 Discourage new dwellings not associated with or required for the agricultural use of land.
- 2.2 Limit the subdivision of land where it is incompatible with the use of land for sustainable resource management or agriculture.
- 2.3 Ensure that the subdivision of land which excises a dwelling is designed in a manner that does not prejudice surrounding rural production activities.
- 2.4 Ensure that the subdivision of land maintains sufficient land to support viable agricultural enterprise.

Implementation

These objectives and strategies will be implemented in the planning scheme by:

Using policy and the exercise of discretion

To provide for dwelling excisions and small lot subdivision in accordance with the Local Policy at Clause 22.01.

Application of zones and overlays

- Applying the Rural Living Zone to areas suitable for rural lifestyle dwellings and subdivision.

Further strategic work

- Prepare a Rural Living Strategy to identify locations suitable for rural living and low density residential land use and development.

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Built Form and Urban Design

The Shire's townships each have their own unique identity and character. The presentation of these townships is important in building civic and community pride, in protecting existing heritage values and in attracting tourism.

Objective 1

To provide a visually attractive urban environment which displays a high level of civic pride and creates a positive image.

Strategies

- 1.1 Facilitate high quality urban design within the built environment.
- 1.2 Support development that improves the visual appearance of streetscapes.
- 1.3 Support development that is consistent with and respects the character and identity of each township.

Objective 2

To encourage good design and streetscape presentation at gateways to towns.

Strategies

- 2.1 Ensure that all development has regard to the design, siting and landscaping qualities in towns, town entrances and town boundaries.
- 2.2 Ensure that the design, layout, height and appearance of new development contributes to the improvement of the character, presentation, amenity and visual qualities of towns.
- 2.3 Support development that improves the streetscape and demonstrates civic pride.
- 2.4 Support urban design outcomes in development that will attract tourism and development and demonstrate civic pride.

Implementation

These objectives and strategies will be implemented in the planning scheme by:

Using policy and the exercise of discretion

To provide for development in townships in accordance with Clause 21.06 Local Areas.

Application of zones and overlays

- Applying the Design and Development Overlay to areas where particular urban design outcomes are encouraged.

Further strategic work

- Review Township Structure Plans.
- Prepare an urban design study for town centres.

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Heritage

The heritage qualities of the Shire establish it as one of the State's finest historic rural areas. Camperdown represents an example of a 19th Century Victorian rural town, centred on a scenic country town avenue, while other smaller agricultural towns and rural areas contribute to its significance.

CORANGAMITE PLANNING SCHEME

The Shire's townships each provide a diverse representation of the built and cultural heritage of development in the area. The built environment contains a unique mix of historic rural townscapes, rural landscapes, streetscapes, historic precincts, and significant and lesser known historic buildings. The Shire's heritage is made up of small cottages, public buildings, Aboriginal cultural resources, gardens and formal plantings, homesteads, outbuildings and drystone walls. The Shire's distinctive volcanic cultural landscapes also contribute to the richness of its heritage.

Objective 1

To conserve heritage buildings and places.

Strategies

- 1.1 Support new development that is sympathetic to the character and heritage of the site, place, town, area or the general surrounds
- 1.2 Require the mass, scale and design of new development to demonstrate that the historical attributes of the township have been preserved.
- 1.3 Balance the need to provide access for people of all abilities with the conservation of heritage features.

Objective 2

To conserve Aboriginal sites and significant cultural landscapes.

Strategies

21 Recognise Aboriginal cultural resource management, grid map and guidelines.

Implementation

These objectives and strategies will be implemented in the planning scheme by:

Using policy and the exercise of discretion

To provide for development in heritage areas in accordance with the Local Policy at Clause 22.04.

Application of zones and overlays

- Applying the Heritage Overlay to protect heritage places of significance, as identified in the Corangamite Heritage Study – Stage 2 (2014).

Further strategic work

- Develop guidelines for the restoration and maintenance of heritage areas and features.