

21.0212/11/2015
C30**SETTLEMENT**

This Clause provides local content to support Clause 11 (Settlement) of the State Planning Policy Framework.

21.02-112/11/2015
C30**Town development****Overview**

Urban residents comprise approximately 57% of the municipality's population. The principal towns are Kerang, Cohuna and Koondrook. Other smaller townships and settlements include Quambatook, Leitchville, Murrabit, Mystic Park, Lalbert, Macorna, Kangaroo Lake and Lake Charm.

Kerang performs an important role as a regional and community centre for shopping, employment and business services. The township has excellent facilities, and provides an attractive living environment for retirees and a base from which to visit tourist and recreation attractions. Kerang is recognised for land management expertise and education. It is the largest population centre in the municipality with a population of 3,567 at 28 March 2013, and has experienced recent growth in households and dwellings.

Cohuna is located on the Murray Valley Highway and performs a service centre role similar to that of Kerang for the south-eastern half of the municipality. The township provides a district centre for shopping, employment and business services, suitable land for retirement and rural living, and a gateway to the Gunbower State Forest. Recent trends include strong new housing growth and increased household formation. Economic and industrial development is also healthy. Cohuna is the second largest population centre in the municipality with a population of 1,818 at 28 March 2013.

Koondrook is located on the Murray River and has a key relationship with Barham across the river in NSW. It performs the complementary roles of a heritage, tourist, retiree and rural retreat town. The protection and enhancement of the built and natural environments and river town character are important to the role of Koondrook. In 2006, 72.8% of households comprised one or two people. At 28 March 2013 the township's population was 769, and it was the one of the few urban area in the municipality to experience recent population growth.

Quambatook performs the role of a local community centre for the surrounding dryland farming community, which has developed a high degree of self-reliance against a background of declining levels of services. Since 1991 there has been a marked decrease in the population of the township.

Leitchville performs the role of an employment and residential centre based on the dairy industry and piggeries. Since 1991 there has been a marked decrease in the population of the township.

Murrabit performs an important service role to the surrounding rural community and has a unique small town character related to its proximity to the Murray River. Infill and expansion of the township are facilitated through the introduction of sewerage. The Murrabit Community Market is important to the future role of the township.

There are a number of small village communities located in dryland and irrigated farming areas, including **Kangaroo Lake, Mystic Park, Lalbert, Macorna and Lake Charm.**

The future of the municipality is largely dependent upon the provision of increased employment and education opportunities to encourage the retention of population, especially those in the 18-30 year age group.

Council encourages infill **residential** opportunities in all centres to maximise the use of existing infrastructure and control the spread of urban development.

The strength of **retailing** in the townships depends largely on a prosperous farming sector. Retailing and business services are important for the provision of employment opportunities. Retail centres, especially in Kerang and Cohuna, need to maintain their retail and business strength by providing good service and ongoing physical improvements to increase shopper and visitor comfort and convenience.

Enlarging and diversifying the **industrial** base is vital for creating employment and economic development opportunities.

Gannawarra Shire is able to accommodate additional population growth as an alternative to Bendigo and Melbourne, with fully serviced land available and a range of urban services, facilities and attractions (particularly in Kerang, Cohuna and Koondrook).

Key Issues

- Providing for a diverse range of residential opportunities.
- Accommodating population growth in Kerang, Cohuna and Koondrook (there is potential for accelerated population growth in these townships).
- Promoting additional employment opportunities in the business, commercial, industrial and community service sectors.
- Promoting additional education, training and employment opportunities, particularly for those in the 18-30 age group.
- Providing attractive town entrances and streetscapes to build community identity and pride and attract tourism.
- Maintaining and enhancing recreational facilities and open space networks.
- Ensuring that proposals for the development of land within urban areas provide or improve visual links and pedestrian access to public land, especially land forming part of the Murray River and Gunbower Creek reserves.

Objective 1

To facilitate the orderly development of the municipality's main townships, consistent with the directions in the town structure plans.

Strategies

- Ensure a suitable land supply for residential, commercial, industrial and community development in the municipality's townships, based on policies and strategies for individual townships and the town structure plans.
- Ensure the sequential release of land for urban development, especially residential land, to maximise the use of existing infrastructure.
- Make amendments to town structure plans as required, to resolve problems and provide new development opportunities consistent with overall planning strategies.

Objective 2

To promote and provide attractive streetscapes and presentation in towns.

Strategies

- Maintain and enhance existing public open spaces and streetscapes, including through tree-planting, care of existing trees, and planting of replacement trees before senescent trees need to be removed.
- Provide and maintain garden areas, seating and public art.
- Provide new public open spaces and walking/cycling tracks where needed as a result of demand and new development.

GANNAWARRA PLANNING SCHEME

- Encourage renovation, repair, redecoration and re-use of historic buildings to enhance the appearance of towns and make use of existing economic assets.
- Encourage high standards of urban design of open spaces and buildings so as to create an attractive, safe and enjoyable urban environment.
- Consider local heritage values and the built character of towns when designing and siting development, as the design of buildings, their mass and scale is important in preserving the historical attributes and visual character of towns.
- 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.

Implementation

The strategies in relation to town development will be implemented through the planning scheme by:

Policy guidelines

When deciding on applications for use and development that may impact on town development, considering, as appropriate:

- The policies and strategies in Clause 21.11 and the structure plans for individual towns.
- The Building Lines and Height Policy in Clause 22.
- Whether sufficient information has been provided to enable the responsible authority to assess the impact of the proposal on the appearance of the town.
- Whether sufficient information has been provided to enable the responsible authority to assess any impact on highways, main roads, edges of towns, town entrances or important or prominent areas.
- The presentation of the proposed development to the street and the way it addresses and assists in streetscape presentation.
- The impact of the design of buildings and works on the presentation and appearance of town entrances, including their capacity to attract tourism development and demonstrate civic pride.
- The landscape treatment of developments located on the edges of towns, including how they assist in absorbing the development within the surroundings and providing a delineated edge to the town.
- The importance of street trees in creating areas that offer shade and protection from the elements.
- The need to require landscaping of development, including tree-planting, using tree species that are consistent with the townscapes.

Application of zones and overlays

- Applying the Residential 1 Zone and Township Zone to existing residential land and to future residential land which can be readily serviced.
- Applying the Low Density Residential Zone to existing and future lower density residential areas on the outskirts of towns.
- Applying the Commercial 1, Commercial 2, Industrial 1, Industrial 3 and Mixed Use Zones as appropriate to areas of commercial, industrial and mixed use within towns.
- Applying the Public Use, Public Park and Recreation, Public Conservation and Resource, Road and Special Use Zones as appropriate to identify land used for these purposes.
- Applying the Heritage Overlay to sites and precincts of identified post-contact heritage significance.

GANNAWARRA PLANNING SCHEME

- Applying the Design and Development Overlay to implement design guidelines for the Kerang Airport environs and mixed use precincts in Kerang and Cohuna.
- Applying the Development Plan Overlay to identified growth areas for residential, low density residential and industrial development.
- Applying the Floodway Overlay and the Land Subject to Inundation Overlay to land identified as being at risk from flooding with the potential to compromise future development.
- Applying the Airport Environs Overlay to land which may be affected by aircraft noise from Kerang Airport.
- Applying the Environmental Audit Overlay to various sites which could be contaminated as a result of their previous uses.

Further strategic work

- Amending the Gannawarra Planning Scheme to implement the Gannawarra Shire Heritage Study as appropriate.
- Reviewing the policies and structure plans for individual towns and preparing planning scheme amendments as needed to resolve conflicts and realise opportunities in towns.