

21.03 SETTLEMENT

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21.03-1 Settlement Patterns

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The Golden Plains Shire is characterised by a number of small towns located in the midst of productive agricultural areas.

The maintenance of a clear distinction between urban and rural areas is essential to continued agriculture and efficient township development and maximise the use of infrastructure.

The north-west and south-east of the shire have distinctly different settlement patterns and this is reflected both in subdivision patterns and provision of infrastructure including treated water and sewerage.

To the north-west, all of the towns in the Central Highlands Waterdistrict are supplied with an interconnected, disinfected water supply. There is sufficient capacity to cater for all anticipated growth likely over the next 20 years.

Historic subdivisions have left a legacy of fragmented landholdings in the north-west of the shire and there is a proliferation of low density residential development in isolated areas devoid of appropriate infrastructure

To the south-east, all of the towns in the Barwon Water district are supplied with an interconnected untreated water supply. Water treatment is proposed in the near future and expected to be operational by the year 2000. It is also expected that in conjunction with treatment works that capacity improvements will occur. The existing systems with minor augmentation works is adequate to cater for existing populations and anticipated growth in the immediate future.

Apart from Bannockburn, and a small 208 lot subdivision at Woodland Village in Enfield, no towns are sewered. The site for the Bannockburn Sewage Treatment Plant is located to the west of the township, between Stephens Road and Bruces Creek, in proximity to the golf course.

Reticulated sewerage is planned for Smythesdale, while the towns of Scarsdale and Linton are all planned to be sewered when the towns achieve population thresholds.

Some areas in the shire are not suited to effluent disposal using conventional septic tank systems. In order to protect environmental quality and increase development potential other forms of effluent disposal will need to be utilised.

There is a substantial over supply of land zoned for urban development in proximity to other urban markets in Ballarat and Geelong.

The retail sectors of the shire's urban centres have strong relationships with surrounding agricultural communities. Bannockburn is a regional shopping centre with a significant catchment. Other towns such as Inverleigh, Linton, Meredith and Smythesdale perform important local shopping and business roles.

Retail expenditure occurs outside of the shire to major regional centres of Ballarat, Colac, Geelong and Melbourne.

In the longer term additional floor space will be required for retail use and development in Bannockburn.

Objectives and strategies

Objective 1 To make efficient use of land.

- Strategy 1.1 Focus growth into townships as indicated on the Golden Plains Strategic Framework Plans (Figure 21.02-2A) and Township Hierarchy Framework (Table 1).
- Strategy 1.2 Direct population growth to urban areas provided with water, sewerage and social infrastructure.
- Strategy 1.3 Restructure the land in the north-west of the shire to maintain viable agricultural holdings.
- Strategy 1.4 Rationalise all existing urban areas having regard to:
- Infrastructure and environmental constraints
 - 10 year supply of urban land
 - The supply cost and provision of infrastructure to townships.
- Strategy 1.5 Reduce environmental impacts caused by existing unserviced urban development.
- Strategy 1.6 Establish an urban edge to all settlements. Zoning will be used to provide a clear urban growth boundary.
- Strategy 1.7 Require applications to rezone land for urban purposes to demonstrate that alternative suitable locations are not available.
- Strategy 1.8 Improve service delivery to urban centres townships, including sewerage infrastructure and treated water supply where it is lacking.
- Strategy 1.9 Discourage extension of infrastructure services and urban use and development outside identified urban growth boundaries.

Objective 2 To encourage the consolidation of existing township areas.

- Strategy 2.1 Direct residential development to township areas that have reticulated water, sewerage and stormwater drainage and community services and facilities.
- Strategy 2.2 Permit infill development in towns lacking sewerage treatment subject to the ability of sites to accommodate and treat effluent.

Objective 3 To lessen conflict in rural areas between agriculture and non-agricultural land uses.

- Strategy 3.1 Protect land in agricultural production from adjoining uses and development inconsistent with normal farming practices.

Objective 4 To avoid unserviced urban development

- Strategy 4.1 Support a progressive series of land rezoning within Bannockburn, in line with the staged development of the town taking into account sustainable land supply, growth capacity and infrastructure provision.
- Strategy 4.2 Coordinate land release, subdivision and infrastructure servicing through the preparation of structure plans for all urban areas, with defined urban boundaries.

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Township areas

The Shire's township hierarchy framework and commercial and retail hierarchy is:

Table 1: Township Hierarchy Framework

Status	Township	Description
Sub-regional commercial and retail centre	Bannockburn	Higher order and speciality commercial and retail development to service the south east portion of the shire.
District commercial and retail centres	Inverleigh Linton Meredith Rokewood Smythesdale	Commercial and retail needs to service the surrounding area
Town commercial and retail centres	Corindhap Dereel Haddon Lethbridge Napoleons Ross Creek Scarsdale Teesdale Other towns	Commercial and retail needs to service immediate residents.

Objectives and strategies**Objective 1 To direct commercial and retail development to appropriate locations.**

- Strategy 1.1 Encourage higher order and specialty retail services to locate in Bannockburn.
- Strategy 1.2 Encourage commercial and retail services to locate in Bannockburn and district commercial and retail centres.
- Strategy 1.3 Encourage commercial and retail services that service immediate residents to locate in town commercial and retail centres.
- Strategy 1.4 Avoid linear commercial and retail development along highways and beyond identified commercial precincts.

Objective 2 To ensure a sufficient supply of commercially zoned land.

- Strategy 2.1 Investigate expansion of retail floor space at Bannockburn.
- Strategy 2.2 Prepare structure plans for the planned development of the commercial and retail areas in the following areas:
- Bannockburn, Meredith and Smythesdale
 - Inverleigh, Linton, Meredith and Smythesdale for highway commercial services
 - Gheringhap.

Objective 3 To ensure the efficient use of commercially zoned land.

Strategy 3.1 Encourage a compact form of commercial use and development to reinforce the viability and vitality of commercial precincts.

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Residential subdivision within townships

Objectives and strategies

Objective 1 To provide for a variety of lot sizes to meet the requirements of all age groups, household types, different lifestyles and to provide housing choice.

Strategy 1.1 Provide a density, number and variety of lots within residential areas relevant to the needs of the community.

Strategy 1.2 Encourage lot sizes within established urban township areas typical of existing development ranging from 530 to 1000 square metres.

Strategy 1.3 Require housing lots to be connected to reticulated water and sewerage systems (when available) and underground stormwater drainage.

Strategy 1.4 Discourage the creation of lot sizes under 400 square metres that are not within walking distance of business areas and community facilities.

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Subdivision for dwellings outside townships

Over the past two decades the shire has continued to experience demand for low-density residential development.

The north-west area of the Shire contains Rural Activity and Farming zoning that is interspersed with large areas of rural living zoning.

There is a considerable amount of potential infill rural residential development within the rural living zoning of the north-west area.

House lot excisions can be detrimental to the efficient operation of farming activities and can result in isolated residential development without adequate access to social and physical services.

House lot excisions can lessen the capacity of an area to undertake agricultural production as conflicts can arise between residential and farming land uses.

It is therefore important that any house lot excision in the north-west takes into account the infrastructure and environmental constraints that generally exist in this area and the existing supply of available rural residential land.

Other areas of the shire have a number of townships and community areas containing Low Density Residential zoning.

These areas are often located on the periphery of urban type residential areas, and reflect larger residential development with lot sizes usually ranging from 1 hectare to 4 hectare. Subdivision provisions under the zone would allow for these areas to be subdivided into lot sizes down to 0.4 hectare. This would substantially increase the overall lot yield and infrastructure servicing requirements within these areas.

Many proposals are isolated or separated from existing residential areas where services and facilities are provided.

Objectives and strategies

Objective 1 To control the density and overall lot sizes of land in the north west area and Low Density Residential Zone according to environmental conditions and established character.

Strategy 1.1 Require new subdivision to recognise and maintain the surrounding lot configurations and lot size.

Strategy 1.2 Strongly discourage subdivision within water supply catchment areas in order to protect water quantity and quality.

Objective 2 To avoid indiscriminate subdivision of land in the north west area and Low Density Residential Zones

Strategy 2.1 Limit the subdivision of land that will be incompatible with the utilisation of the land for sustainable resource use.

Strategy 2.2 Require any new subdivision of land to provide appropriate infrastructure, including drainage and roads.

Strategy 2.3 Require lots to provide for on site effluent disposal including on-going maintenance of septic systems.

Objective 3 To discourage house lot excision of rural properties.

Strategy 3.1 Require any application for house lot excision to demonstrate it will not compromise the future capacity of agricultural production on the property and surrounds and on adjacent land.

Objective 4 To ensure house lot excisions of rural properties, where permitted, are appropriate.

Strategy 4.1 Ensure that the subdivision of land which excises a dwelling is designed in a manner which supports continued agricultural use of the land and does not prejudice surrounding rural production activities or cause negative impact on environmental or landscape qualities of the area.

Strategy 4.2 Ensure that the excision of a lot and dwelling in the north west area of the Shire takes into account infrastructure and environmental constraints, existing rural residential development and the existing supply of available rural residential land.

Strategy 4.3 Ensure lots for an existing dwelling excised under the provisions of the Farming Zone (Clause 35.07-3) have a maximum size of 2 hectares.

Strategy 4.4 Design and locate lots to minimise impact on significant environmental features such as remnant vegetation, public park reserves and waterways.

Strategy 4.5 Require dwellings excised under the provisions of the Farming Zone (Clause 35.07-3) to be in a habitable condition and comply with the Building Code of Australia to this extent.

Strategy 4.6 Ensure adequate distance is maintained within the existing lot around the dwelling to reasonably limit impacts of adjacent agricultural activity.

Strategy 4.7 Encourage planting of vegetation within the excised lot to reduce any potential impacts of adjacent agricultural activity.

Objective 5 To maintain the general use and character of rural areas outside of the north- west area of the Shire.

Strategy 5.1 Discourage subdivision that is likely to lead to a concentration of lots that would change the general use and character of the rural area.

Strategy 5.2 Require applications for subdivision to demonstrate that the clustering of lots will not limit the productive use and development of the larger lots in the subdivision or surrounding properties.

21.03-5 Guidelines for decision makers:

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Give consideration to the environmental, economic and social impacts of low-density residential development, such as:

- effluent disposal
- infrastructure services
- transport
- commercial and community services
- environmental quality
- the interface with rural/farming areas
- land development hazards such as land subject to inundation, areas affected by salinity and areas prone to wildfire
- land capability taking into consideration lot sizes and neighbouring areas capable of containing on-site effluent disposal.

Have regard to existing lot sizes of the immediate area. Consider maintenance and provision of important rural and community amenity and characteristics and development assessments against identified land capability assessment.

Consider the Strategic Directions Plan for the North West Area (January 2000) when assessing subdivision and residential development proposals within the north west area.

21.03-6 Settlement strategies will be implemented by applying:

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- Township zone for smaller townships where the separation of land uses is not critical to the function of the town.
- Low Density Residential Zone for rural residential areas in and around the major towns.
- Rural Living Zone to existing rural residential areas on larger allotments.
- Development Plan Area Overlay – for large undeveloped areas zoned for urban development.
- Local Planning Policy 22.10 – Salinity.
- Local Planning Policy 22.11 – Floodplain Management.
- Salinity Management Overlay over areas affected by salinity.
- Commercial 1 Zone to commercial precincts.

21.03-7 Reference documents

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- Background Issues Paper: North West Area Study- For Community Consultation (November 1999) (RPD Group).
- Bannockburn Urban Design Framework, Research Planning and Design Group (September 2003)
- The Golden Plains Shire Land Use Plan Strategy (February 1997)
- Golden Plains Shire – Salinity Management Overlay Salinity Occurrences and Mapping Background Report No 1, Dahlhaus Environmental Geology Pty Ltd, 2006

- Golden Plains Shire Town Structure Plans (February 1997)
- Inverleigh Structure Plan Review, Connell Wagner (March 2005)
- Napoleons Structure Plan (November 2014)
- Permit Application Requirements for Development Proposals where a Salinity Management Overlay Applies. EnPlan, 2006
- Review of south-east area Golden Plains Shire, Parsons Brinckerhoff Australia 2007
- Rokewood, Corindhap and Dereel Urban Design Framework 2007
- Salinity Management Overlay Project Cover Report, EnPlan-DBA with Dahlhaus Environmental Geology and Chris Harty Planning and Environmental Management, Corangamite CMA, 2006
- Shelford Structure Plan 2013
- Smythesdale Urban Design Framework, Michael Smith and Associates (March 2006)
- Strategic Directions Plan for the North West Area (January 2000) (RPD Group)