

21.11 IMPLEMENTATION

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21.11-1 Application of zones and overlays

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The objectives, strategies and policy guidelines in the planning scheme will be implemented through the application of the following zones and overlays.

Zones

- Applying the Rural Activity Zone to rural land adjoining the Hamilton and Dunkeld urban areas in order to encourage a mix of small scale horticultural, agricultural, particularly equestrian related activities in Hamilton, and tourism development and recreation land uses.
- Applying the Rural Living Zone to land on the fringes of Hamilton to better manage land supply, growth and infrastructure provision, to provide for rural living lifestyle opportunities and to preserve long term urban expansion options.
- Applying the Low Density Residential Zone and Rural Living Zone towards the threshold of the Grampians in order to create a transition in land use densities.
- Applying the Rural Conservation Zone to heavily vegetated land and land affected by the Bushfire Management Overlay
- Applying the Commercial 1 Zone to the 'main street' area of Dunkeld to encourage the consolidation of business uses in this area.
- Applying the Industrial 3 Zone to allow sensitively sited and designed light-industrial development and other commercial uses on land at Lot 1 TP 563118 (20 Blackwood-Dunkeld Road, Dunkeld).
- Applying the Low Density Residential Zone to areas of low density housing and to respond to development constraints.
- Applying the Mixed Use Zone to provide greater flexibility for the establishment of a node for convenience retail and associated uses to the east of Hamilton, on the highway, close to RMIT.
- Applying the Farming Zone to the rural areas of the Shire.
- Applying the Industrial 1 and 2 zones to existing and proposed industrial areas. The Industrial 2 Zone has been used to identify suitable land for large scale and potentially noxious industry, with appropriate infrastructure and buffers from residential areas.
- Applying the Residential 1 Zone to areas of conventional density housing.
- Applying the Commercial 1 Zone to the existing business and commercial areas.
- Applying the Commercial 1 Zone to land immediately east of the Hamilton city centre to promote mixed use development and an improved appearance at this important gateway.
- Applying the appropriate zones within the urban boundaries of Hamilton, Coleraine and Dunkeld when appropriate flood data is available.
- Applying the Special Use Zone to the Hamilton Airport.

Overlays

- Applying the Environmental Significance Overlay Schedule 1 (Eastern Barred Bandicoot Area) to the habitat areas of the Eastern Barred Bandicoot.

- Apply the Environmental Significance Overlay Schedule 2 to the Wannon River and Salt Creek corridors 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 run-off from adjacent land uses.
- Apply the Environmental Significance Overlay Schedule 3 to the Wannon River Escarpment precinct to ensure development reflects the environmental constraints of the Wannon River escarpment, to maintain water quality, to prevent erosion of land adjoining the Wannon River and the siltation of watercourses, drains and other features, to protect and encourage the long term revegetation of flora and fauna habitat on the escarpment, and to ensure that the siting and design of buildings and works addresses other environmental hazards, including erosion and fire risk.
- Applying the Vegetation Protection Overlay to remnant River Red Gums within Dunkeld to ensure that these trees are maintained and acknowledged as a key contributor to the character of the town.
- Applying the Significant Landscape Overlay Schedule 1 (Coleraine Landscape Area) to sensitive landscape areas around Coleraine.
- Applying the Heritage Overlay to places, buildings and items of heritage significance.
- Applying the Design and Development Overlay Schedule 1 to industrial land fronting key gateway roads to improve the presentation of development and reflect the role these areas play as a first impression of Hamilton.
- Applying the Design and Development Overlay Schedules 2 and 3 to precincts in the Hamilton city core to implement built form requirements.
- Applying the Environmental Audit Overlay to land in the Fenton Street area that was previously located in the Industrial 1 Zone and has been rezoned to allow sensitive uses.
- Applying the Land Subject to Inundation Overlay to areas subject to flooding.
- Applying the Development Plan Overlay to areas designated for industrial and residential development.
- Applying the Bushfire Management Overlay to areas prone to wildfire.
- Applying the Airport Environs Overlay Schedule 1 and 2 and the Design and Development Overlay 4 to the Hamilton Airport.
- Apply the Design and Development Overlay Schedules 5, 6, 7 and 8 to precincts in Dunkeld to ensure development reflects the unique character, landscape setting and environmental content of the town.
- Apply the Design and Development Overlay Schedule 9 to 20 Blackwood-Dunkeld Road, Dunkeld (Lot 1 TP563118) to ensure industrial and commercial development is responsive to rural-residential amenity and the unique character, landscape setting and environmental context of the precinct.
- Apply the Development Plan Overlay Schedule 10 between the Fairburn Street road reserve and Bellicourt Road, south of Recreation Road, Dunkeld to ensure the precinct develops in a coordinated manner, to ensure that infrastructure services in the public realm are unobtrusive, to require development to respond to the existing topography and natural assets of the precinct and to protect long term subdivision and development opportunities.
- Prepare and apply the Environmental Significance Overlay to protect buffer areas around critical infrastructure including declared water storages, water supply and treatment infrastructure, the Hamilton Regional Livestock Exchange (saleyards), and the Hamilton Landfill and Waste Transfer Station.

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C33**Further strategic work**

Council will undertake the following further strategic work to implement the objectives, strategies and policy guidelines in the Planning Scheme.

Settlement

- Prepare a discretionary uses policy for the Residential 1 and Township zones to guide the location of non-residential uses.
- Prepare an Open Space Strategy to ensure decision making in relation to facilities is considered in a broader strategic context.
- Investigate need for and prepare policy around settlement planning for settlements in bushfire prone areas.

Environment and landscape

- Prepare a Grampians significant landscape assessment.
- Prepare a Victorian Volcanic Plains significant landscape assessment.

Natural resource management

- Prepare a land suitability assessment for rural areas.
- Develop a rural strategy program focusing on areas of pressure or opportunity.
- Undertake an updated Coleraine and Dunkeld flood study in association with Glenelg Hopkins Catchment Management Authority.
- Undertake flood studies for other affected towns in association with Glenelg Hopkins Catchment Management Authority.
- Complete the sites of biodiversity significance mapping project in partnership with Department of Sustainability and Environment and, based on this information, implement the Vegetation Protection Overlay or Environmental Significance Overlay to protect significant flora and fauna.
- Partner with the Department of Primary Industries to undertake a soil and water capacity study for agricultural potential throughout the municipality.
- Develop a Vegetation Protection Overlay or Environmental Significance Overlay to protect remnant trees across the Township and Rural Living Zones in Tarrington.

Built environment and heritage

- Prepare a Shire heritage strategy to guide ongoing protection, management and promotion of heritage.
- Update or develop policy guidelines and works standards to reflect urban design guidelines.
- Investigate requirements for increased protection of aboriginal cultural heritage sites in association with Aboriginal Affairs Victoria and Gunditj Mirring Registered Aboriginal Party.
- Consider the preparation of heritage place and precinct guidelines, including adaptive re-use guidelines for heritage places.
- Identify urban design treatments that can be used to differentiate former shops in activity centres that are now dwellings from vacant shops.

Transport

- Prepare a local transport policy to consider all transport related issues in the Shire.

Infrastructure

- Investigate small town domestic waste water management solutions in consultation with Wannon Water and local communities for the unsewered towns of Balmoral, Branhholme, Byaduk, Cavendish, Glenthompson, Peshurst and Tarrington.

Local Areas

Hamilton

- Investigate the development potential for an intermodal transport hub adjacent to the railway siding and industrial land south-west of Hamilton.
- Identify areas suitable for development of tourism related enterprises such as host farms, primary produce sales or wineries.
- Prepare a Laneways Plan to identify guiding principles to encourage and ensure appropriate development along the edges of key laneways in Hamilton.
- In conjunction with the Glenelg Hopkins Catchment Management Authority, consider application of an Environmental Significance Overlay along the Grange Burn corridor in Hamilton to protect the riparian environment from inappropriate development or impacts of development.
- Determine appropriate buffer distances, in consultation with the Environment Protection Authority, around the Sewerage Treatment Facility, landfill, saleyards and industrial area to the south-west of Hamilton, along Portland Road.
- Implement the Hamilton Gateways and Signage Study, Challis Design (2008).
- Develop an updated and more comprehensive flood study for Hamilton in association with Glenelg Hopkins Catchment Management Authority and implement required overlays.
- Identify the extent of remaining significant vegetation in Hamilton (for example the red gums close to the RMIT site) and consider mechanisms for their protection.
- Identify longer term industrial expansion opportunities to ensure that there is flexibility to accommodate further industrial development to the south-west of Hamilton, along the Henty Highway.
- Prepare an amendment to rezone land within the Hiller Road precinct from the Low Density Residential Zone to the Residential 1 Zone with an accompanying Masterplan introduced via a new Schedule to the Development Plan Overlay as a short-term residential development priority for the township of Hamilton.

Dunkeld

- Prepare a discretionary uses policy for the Township Zone.
- Prepare stronger planning controls for the development of the Dunkeld Caravan Park.
- Consider, in the longer term (as part of the Southern Grampians Landscape Assessment) the application of the Significant Landscape Overlay to Rural Zones to protect the relationship between the town and the Grampians.
- Develop guidelines for public realm works which reflect the strategies in the Dunkeld Structure Plan and ensure the character of the town is a key consideration.
- Prepare an Integrated Signage Strategy.
- Prepare a Tourism Infrastructure Plan to identify and prepare detailed plans for picnic sites and lookouts around the township.
- Develop a Cycle Tourism Strategy linking the town to Hamilton, and other key destinations within the region.

- Work with the Catchment Management Authority to undertake detailed flood studies within the township.
- Investigate the need to diversify existing commercial and industrial activities in order to generate sufficient local employment opportunities.
- Prepare a development plan for land south of Recreation Road, in consultation with land owners and servicing authorities.

Other towns

- Prepare a Cavendish structure plan.
- Prepare a Coleraine structure plan.
- Prepare a Penshurst structure plan.
- Prepare a Glenthompson structure plan.
- Prepare a Branxholme structure plan.
- Prepare a Balmoral structure plan.
- Prepare strategic zoning reviews of Byaduk and Byaduk North and investigate opportunities for the Restructure Overlay.
- Prepare a strategic zoning review of Wannon and investigate opportunities for the Restructure Overlay.
- Prepare a Vegetation Study for Tarrington Township to investigate the application of a Vegetation Protection Overlay.

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Other actions

Hamilton

- Investigate opportunities for ‘mews’ style development in the centre of some Hamilton central business district blocks, particularly to the western edge of the central business district.
- Support industrial subdivision within the south-west industrial precinct of Hamilton to support orderly industrial development, including sewerage and water infrastructure roll out and landscaping.
- Support the redevelopment of the cultural precinct in Brown Street as envisaged by the Arts and Cultural Precinct Masterplan.
- Promote and acknowledge indigenous history in the area, particularly links with Lake Condah and other important sites in the surrounding area.
- Determine and formalise the alternate heavy vehicle route to the south of Hamilton. Ensure that the confirmation of any route is subject to detailed investigation which should:
 - Review existing traffic counts and assessments on the number of trucks that use Cox and Lonsdale Streets and their frequency;
 - Consider the net community benefit and ensure extensive consultation is undertaken;
 - Support the phased introduction to allow development in the shorter term;
 - Consider the proximity of the route to existing dwellings;
 - Provide appropriate buffers to sensitive uses;

- Investigate what complementary works would be required as part of the alternate heavy vehicle route;
 - Ensure the long term protection of the final route through appropriate planning controls;
 - Ensure the application of appropriate speed limits and intersection treatments; and
 - Outline potential sources for project funding.
- Identify key on and off road cycle networks throughout the city, including bridge crossings.
 - Identify key “green loops” with a shared path network around the city centre, including linkages to the botanical gardens from key gateways and extending out to the east to Grange Burn wetlands and Lake Hamilton.
 - Investigate the feasibility of extending Kennedy Street to provide a connection between the city centre and the southeast growth area, and to distribute traffic and relieve traffic pressure on Ballarat Road.
 - Investigate the inclusion of additional wetlands and other natural filtration systems to the north-east of Lake Hamilton to reduce nutrient flows into the lake from surrounding and upstream areas.
 - Investigate expansion of the health precinct around Hamilton Base Hospital to the north towards Ray Middleton Reserve.
 - Work with land-holders and potential investors to secure a site for a discount department store in the Hamilton town centre.
 - Identify sites in the Hamilton town centre and its fringes for potential bulky goods/restricted retailing.

Dunkeld

- Strengthen the civic role of the Memorial Park area, with further community facilities to the east and south developed and consolidated over time.
- Ensure there are no further buildings constructed within Memorial Park to ensure no further encroachment on the open space.
- Support the development of the Dunkeld Community Hub at the site of the existing Memorial Hall.
- Support the ongoing development of community market gardens.
- Develop a clear network of walking tracks through and around the town which connect to a wider public loop walking / cycle trail linking the Wannon River, Griffins Hill and the Mount Sturgeon car park with Dunkeld.
- Improve pedestrian and cycle connections to the south of the railway line to support growth and increased activity in that precinct.
- Develop a pedestrian and cycle ‘loop’ for use by both residents and visitors within the township.
- Develop a shared path along the alignment of the Fairburn Street road reserve connecting the Primary School / cricket oval in the north with the Recreation Reserve in the south.
- Create a new footpath from Simpson Street to Parker Street.
- Development sensitively designed, accessible paths, stopping points and a boardwalk along the Salt Creek corridor.

- Promote the Salt Creek corridor as a place for environmental information and sustainability demonstrations.
- Upgrade environmental quality of Salt Creek, including revegetation with indigenous plantings and general environmental enhancements.
- Apply traffic calming / mitigation measures to Parker Street to ensure improved pedestrian amenity.
- Upgrade drainage swales within the township as required.
- Apply alternate surface treatments to the Parker Street corridor between the intersection with Martin Street to the west and Templeton Street, including colour and texture treatments of car parking areas and rumble strips at entries to the 'main street' section.
- Upgrade and / or formalise the following roads, within existing road reserves:
 - Skene Street between Stirling Street and the Fairburn Street reserve.
 - Wills Street to the east of the Salt Creek and the associated connection through to Armitage Street.
 - Adams Street between the Dunkeld Caravan Park and Armitage Street and between Dunlop and Templeton Streets.
- Support and proactively lobby for the establishment of the Grampians Peaks Trail.
- Embark upon a public planting programme to further enhance the existing 'green' approaches to the township along key access roads.
- Support the ongoing operations of the Dunkeld Caravan Park in its current location by preparing a Management Plan to guide long term planning and a diversification of the existing facilities on the site,
- Develop a car parking area in the Wannon Road Reserve off Parker Street to provide a clear stopping point at this key junction.
- Upgrade the Dunkeld Netball Courts.
- Develop an adventure playground and / or flying fox within the township.
- Upgrade or replace the Templeton Street bridge to reduce flood risk, and widen carriage ways to include pedestrian and cycle paths.
- Investigate the development of an interim retarding basin north of the Caravan Park until any improvements to the Templeton Street bridge are undertaken.
- Upgrade the existing rail crossing at Templeton Street to avoid conflicts between increasing rail traffic and increased pedestrian activity.
- Upgrade the existing Wills Street crossing on Salt Creek to increase the connectivity between the east and west sides of the creek.
- Develop a series of picnic areas through the town to service both residents and visitors.
- Develop a tourist lookout at Mereweather Lane.

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Reference documents

The following Reference Documents have been relied upon to develop and implement the objectives, strategies and policy guidelines in the Planning Scheme.

Settlement

The Great South Coast Regional Strategic Plan, Regional Development Australia and Regional Development Victoria, 2010

Regional Mapping Project: Final Report, Barwon Region Great South Coast, November 2009

Southern Grampians Shire Leisure Services Strategic Plan, Stratcorp Consulting Pty Ltd, November 2006

Municipal Public Health and Wellbeing Plan, February 2010

Southern Grampians Shire Council Retail Strategy, 2011

Environmental and landscape values

Sustainability Strategy 2010-2020, Southern Grampians Shire, adopted April 2010

Grampians Surrounds Strategy, 1991

Glenelg-Hopkins Regional Catchment Strategy 2003-2007

Southern Grampians Shire Council Roadside Native Vegetation Management Plan, Biodiversity Services, 2011

Economic development

Southern Grampians Shire Tourism Strategic Plan 2010, Insight Communications, June 2010

Southern Grampians Economic Development Strategy, Geographica, 2011

Built environment and heritage

City of Hamilton Conservation Study, Timothy Hubbard Pty Ltd, 1991

Southern Grampians Shire Heritage Study, Timothy Hubbard and Annabel Neylon, 2004

Transport

Hamilton Airport Masterplan, 2011

Hamilton Aerodrome Obstacle Limitation Surfaces Chart

Hamilton Airport Australian Noise Exposure Forecast, 2030

Green Triangle Freight Action Plan, Victorian and South Australian Governments, 2009

VicRoads Hamilton Highway Bypass 24 Hour Origin Destination Study, 2010

Infrastructure

Southern Grampians Shire Domestic Wastewater Management Plan, 2006

Southern Grampians Shire Hamilton Stormwater Management Plan, 2001

EPA Best Practice Environmental Management series: Siting, design, operation and rehabilitation of landfills, 2010

EPA Code of Practice – Onsite Wastewater Management, 2008

Wannon Water, Water Supply Demand Strategy 2007-2055

Tarrington Structure Plan Wastewater Management Guidelines, 2014 Local Areas

Hamilton

Hamilton Structure Plan, Hansen Partnership, 2011

Hamilton City Centre Urban Design Framework, Hansen Partnership, 2011

Hamilton Design Guidelines, Hansen Partnership, 2011

Hamilton Masterplans, Hansen Partnership, 2011

Hamilton CBD Parking Precinct Plan, Cardno, 2011

Hamilton Outline Development Plans, 2007

Dunkeld

Dunkeld Urban Design Framework Final Report, Hansen Partnership/Context Conybeare Morrison, July 2002

Dunkeld Structure Plan, Hansen Partnership, January 2014

Dunkeld Structure Plan, Urban Design Guidelines - 'Town-Residential', Hansen Partnership, 2012

Dunkeld Structure Plan, Urban Design Guidelines - 'Creekside', Hansen Partnership, 2012

Dunkeld Structure Plan, Urban Design Guidelines - 'Low Density Residential', Hansen Partnership, 2012

Dunkeld Structure Plan, Urban Design Guidelines - 'Main Street', Hansen Partnership, 2012

Other towns

Coleraine Urban Design Framework, 4D Form Pty Ltd and Architecture, 2003

Southern Grampians Shire Small Towns Urban Design Framework Final Report, David Lock Associates in association with PBAI and ADR, May 2005

Tarrington Structure Plan, March 2014