SETTLEMENT & HOUSING

Overview

The Shire will continue to experience growth and development over the next 5-10 year planning period. This growth is linked to the proximity of the Shire with metropolitan Melbourne and Ballarat. Commuting for employment and services is a strong characteristic of the Shire. Planning for growth in a sustainable and managed manner is a key strategy in the MSS.

The Shire also has a range of towns, villages and rural settlements that form an important part of the Shire's character and diversity. Some of these settlement areas may also require some subdivision restructuring if future development is to be considered. Specific sites have been included within a Restructure Overlay. A Restructure Plan sets out how inappropriate subdivisions will be restructured. Restructure plans for further areas of lot restructuring will be prepared within the first year of the scheme.

Certain villages and settlements are zoned Township and Low Density Residential which is a translation of former planning controls. Urban development within these villages and hamlets may be limited due to servicing requirements, on-site effluent disposal and surface and groundwater quality and quantity concerns. The Township policy addresses the issue of urban development within these settlements.

Structure Plans for all key towns and some strategically located settlement areas have been prepared indicating key features, constraints and growth opportunities and establishing a framework for future development.

Key Issues

- Consolidation of existing towns and residential infill opportunities.
- Lifestyle and housing choice resulting in growth beyond traditional urban and township areas.
- Costs associated with the management and provision of future infrastructure in areas of dispersed settlement.
- Changes in population structure, including an ageing population and smaller household sizes have the potential to generate further demand for diverse housing stock and access to services and facilities.
- Unplanned development at the edge of townships increases infrastructure and services pressure.
- Managing environmental and resource values is needed in areas experiencing urban and urban-type growth, including rural living development.
- The need to conserve the urban fabric of townships and the maintenance of rural lifestyle and residential amenity.
- The need to maintain and enhance the character and amenity of residential areas in Daylesford township.

Objective 1

To achieve a sustainable urban form for towns by containing most future development within the urban growth boundaries shown on service town Structure Plans.

Strategies

- Consolidate urban development within the urban growth boundary as shown on Structure Plans in Figure 1 – 5 where infrastructure capacity exists, in a form that enhances local character.
- Encourage a more and efficient urban form with residential development at mainly Residential 1 Zone densities within the urban growth boundaries shown on the Structure Plans, with Low Density Residential Zones near the edges of the boundaries.
Residential infill, with more diverse dwelling types and lot sizes is encouraged in locations within 400m walking distance of designated town centres.

Development adjacent to the urban growth boundaries should not cause an adverse impact on the visual amenity of the rural hinterland.

Development at the interface with public and private forests should address the need to protect habitat, landscape and visual amenity values of adjacent forests.

Areas outside of the urban growth boundary shown on the Structure Plans should develop at densities lower than 0.4 ha.

Integrate land use and transport planning with increased traffic safety and opportunities for walking and cycling.

Residential growth in rural settlements and villages should occur within designated Township or Low Density Residential Zones.

Establish new retail and light industrial uses in the five structure plan areas of Figures 1 - 5 where feasible, mainly within existing such zones, and while retaining the character and amenity of the area.

Increase commercial and residential activities in existing town centres, as indicated on Structure Plans as detailed in figures 1 – 5.

Encourage industrial development on areas shown for the Daylesford, Creswick and Trentham Structure Plans, and possibly for Clunes, following further investigation.

**Objective 2**

To retain and enhance the compact form and heritage and townscape character of town centres.

**Strategies**

- Concentrate new retail and business development in town centres and discourage new development outside of the town centre that will have a negative impact on the viability of the town centre.

- New buildings and works should be in keeping with the townscape and heritage character of the town centres having regard to building height, bulk, form and design.

- New development should interact positively with the adjacent public spaces.

- Minimise the impact of vehicle traffic on the character of the town centres.

- Encourage walking, bicycling and horse riding as alternatives to vehicle travel, particularly through maintaining and enhancing the pedestrian scale of the service town centres.

- Contain town centres within existing Business 1 Zones, particularly in Daylesford, which includes parking which may be connected to other parking areas.

- Any expansion of the Clunes town centre should be along Fraser Street to east, as shown on the Structure Plan, subject to detailed investigation to demonstrated need.

- Development proposals in Creswick town centre should address potential traffic impacts and safety, particularly in Albert Street.

- Encourage business and tourism opportunities in the Main Street business precinct as identified on the Hepburn Springs Structure Plan, (figure 2)

- Encourage expansion of the town centre along Market and Albert Streets, connecting existing Business 1 Zones as shown on the Trentham Structure Plan, (figure 5).

**Objective 3**

To protect and enhance the heritage, landscape and townscape character of towns.
Strategies

- Future development should protect and enhance significant views, prominent hilltops, ridges lines, vistas and landmarks that contribute to the townscape character of towns.

- New development on both public and private land should be in keeping with the heritage, landscape and neighbourhood character of towns, having particular regard to building height, setback, bulk, form and mass and existing vegetation.

- Protect natural features important to the town’s character, including significant native vegetation, significant introduced trees or groups of trees showing outstanding characteristics relating to their size, shape and history, creeks, and main drainage lines including minimizing alteration to landform in new development.

- Establish public art in streetscapes to identify principal streets and to act as visual markers within the town.

- Protect residential areas from inappropriate location of exterior lighting, and encourage lighting with low illumination in public areas.

- Development in Clunes should be in keeping with its predominantly low rise rural town character with wide streets, intact heritage buildings and places, historic urban form and landscape character of the town and its environs.

- New buildings and works in Clunes should enhance its interpretation as the first Victorian gold town including signs, displays and public art.

- Development in Creswick should be in keeping with its predominantly low rise rural town character with wide streets, green wedges and significant native vegetation cover.

- Development in Trentham should be in keeping with its predominantly low rise rural town character, forest landscape/backdrop and rural setting.

Additional strategies specific to Daylesford / Hepburn Springs

- Development within Daylesford and Hepburn Springs should retain the visual qualities of ridgelines and views of adjoining rural hinterland and forested areas.

- Development within Daylesford should be sympathetic to the visibility of church spires and views of adjoining rooftops, and to be in keeping with the dominant character of the surrounding built environment, as identified in the Daylesford Neighbourhood Character Study 2002.

- Development adjacent to Wombat Hill, Lake Daylesford, Cornish Hill and Jubilee Lake should not have a detrimental impact upon the landscape, environmental and townscape significance of these community icons.

- Development in Hepburn Springs should be in keeping with its rural town character, including its village form, forest and bushland setting and significant native vegetation cover.

- Protect and enhance major townscape elements of key community icons such as Mineral Springs Reserve.

Objective 4

Develop open space networks in towns, based on creeks, drainage lines, existing parks and recreation areas

Strategies

- Establishment public open space networks as identified on service town Structure Plans.

- Develop safe and accessible walking pathways/trails within public open space networks with links to key community facilities and icons in towns.

- Retain where possible significant stands of native vegetation within public reserves and town open space networks.
Management of existing and new public open spaces should support sustainable plantings such as indigenous species and water conservation.

Promote the development of facilities that will strengthen the role of Creswick as a hub for the Great Dividing Trail network and other such networks.

Objective 5
Protect and promote local biodiversity.

Strategies
- Encourage the establishment of wildlife corridors in new and existing residential areas and along the town’s watercourses.
- New residential subdivisions should include planting of a range of local indigenous vegetation.
- Encourage retention of significant forest resources and farm forestry potential resulting from new residential development.

Zones and Overlays
These strategies will be implemented by applying the following zones and overlays:

- Residential 1 Zone to supersede most of the Township Zones for existing urban residential areas of Trentham and Clunes, to recognise their service town status, with existing and proposed compliment of other urban zones

- Low Density Residential Zone to the future Residential 1 Zones for ‘infills’ of a large area in Clunes north and east of the school in the northeast; investigating areas in Trentham, on the western side, mainly between Mulcahys and Blue Mount Roads within a kilometre of the town centre, and an area north of the school and Victoria Street; in Creswick, a minor ‘infill’ west of the railway station, corner of Bald Hills Road and Armstrong Street

- Low Density Residential Zones to remain otherwise for areas on the fringes of all service towns

- Rural Living Zones to remain in areas north of Creswick, south of Daylesford and west of Hepburn Springs, outside of the Urban Growth Boundaries

- Farming Zone and Rural Conservation Zones to land well-outside of Urban Growth Boundaries shown in the relevant structure plans

- Heritage Overlays to protect buildings, sites and places of heritage significance and value

- Design and Development Overlay to potential residential areas identified on service town Structure Plans which require special controls, particularly at town entrances, in some Daylesford cases giving more effect to existing Neighbourhood Character Policy.

- Further Neighbourhood Character Overlays, to investigate areas with demonstrated strong neighbourhood character, as in the 2002 Daylesford study.

- Restructure Overlay to areas that require subdivision restructure, consolidating into larger lots, e.g. smaller lots in un-serviced areas.

- Business 1 Zones to remain intact in next 5 years, except for minor infill in Trentham; investigate minor expansions if required in 5-10 years, possibly Clunes (east) and Hepburn to ‘overlap’ existing zones across Main Road as shown on service town Structure Plans.

- Industrial 1 Zones to remain intact in next 5 years, with possible investigation to commence within that time, of land in Clunes and for Trentham.

- Ridge Road/Hoaths Road (Sailors Hill) as identified on the Daylesford Structure Plan preferred minimum lot size of between 1-2ha.

- Further strategic work to identify appropriate zone and overlay provisions to properly acknowledge the environmental and servicing limitations of the Sailors Hill area.
Using policy and the exercise of discretion

- Catchment and Land Protection and Mineral Springs Protection policies to assess potential impact of development on land and water resources;
- Daylesford Neighbourhood Character Clauses to guide development decisions in addition to the decision guidelines in Clauses 54, 55 and 56.

Undertaking further strategic work

- Undertake regular reviews of demand and supply projections for development in nominated growth areas of the Shire, particularly for residential land in Creswick, Clunes and Trentham.
- Identify areas that may require subdivision restructure and prepare Restructure Plan(s).
- Continue to investigate community and public transport options, e.g. Transport Connection Project, which may allow greater transport choice.
- Prepare strategic justification report and planning scheme amendments for Design and Development Overlays, possibly for Development Plan Overlays for potential residential areas needing special controls, as shown on the service town Structure Plans.
- Undertake landscape and vegetation assessment studies for service towns to provide justification for further uses of Significant Landscape and Vegetation Protection Overlays where necessary.
- Undertake Traffic Management Strategy, including for parking, for Daylesford/Hepburn and for Creswick.
- Prepare Master Plan for Creswick Industrial land, including review of zoning of land with limited capability for industrial land use.
- Investigate land in Creswick, Clunes and Trentham for re-zoning from Low Density Residential to Residential 1 Zone, while reviewing current zonings in Clunes and Trentham to convert Township Zone to Residential 1 Zone, as detailed in Zones and Overlays above.
- Use Recreation Needs Strategy report to plan future community facilities for all towns.
- Investigate opportunities for industrial zoning in Clunes upon any future zoning of residential areas of Clunes Town from Township zone to Residential 1 zone.

Reference Documents

- Argus Hill – Cornish Hill; A report on future land-use options for Argus Hill – Cornish Hill, Kinhill Pty Ltd, 1985
- Cornish Hill Management Plan 1998
- Creswick Shire Heritage Study (Tropman) 1990
- Creswick Community Development Plan 2003-2006
- Creswick Township Streetscape Strategy
- Clunes Townscape Plan, Niemann Partners, October 1998
- Daylesford Neighbourhood Character Study 2003 and Precinct Brochures, October 2002
- Daylesford Streetscape Study, September 1996
- Daylesford Township Traffic Management Strategy, October 1996
- Daylesford & Hepburn Springs Conservation Study, 1985
- Design and Siting Guidelines Bushfire protection for Rural Houses, Ministry for Planning and Environment and Country Fire Authority, 1987
- Hepburn Shire Land Use Strategy: Rural Land Use Review, RPD Group, January 1999
- Hepburn Shire Land Use Strategy: Strategic Directions, RPD Group, March 1999
- Hepburn Shire Structure Plan Review 2007
- Hepburn Significant Tree Register Nominations 2011 - Statements of Significance Report, with Planning Scheme Amendment, November 2015
- Hepburn Springs Urban Design Framework 2001
- Hepburn Mineral Springs Reserve Strategic Plan 1997
- House Energy Rating Score sheet (Melbourne Scoresheet) and Software, 1997
- Planning Conditions and Guidelines for Subdivisions, Country Fire Authority, 1991
- Recreational Accommodation Safety Guidelines, Country Fire Authority, 1997
- Talbot and Clunes Conservation Study, 1988
- Hepburn Industrial Strategy, 2003
Fig. 1 DAYLESFORD STRUCTURE PLAN Hepburn Structure Plan Review 2007
Fig. 3 CRESWICK STRUCTURE PLAN

- **Urban Growth Boundary**
- **Potential residential/inf (5 yr)**: mainly existing RUZ (except LI2RZ south of Field Hills Rd & corner of Armstrong St).
- **Strategic Investigation Area**: Review existing zoning of land to identify areas of crown land in appropriate public use zones, identify areas subject to flooding and environmental constraint. Consider rezoning existing industrial zone freehold title area to Industrial 3 zoning, recognising its proximity to residential areas.
- **Open space corridor based on major watercourses**: encourage establishment of walking trails, bicycle paths and secondary open space links.
- **Possible retirement living area**: strategic investigation required.
- **Investigate appropriate alternative future use of the football oval site**.

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- **"Green wedge"**: retain existing green wedge feature of town's urban structure outside Public Park & Recreation Zone and existing Existing Public Conservation and Urban Forest Interface.
- **Town Centre**: improve or create parking availability & Cambridge St entrance consolidation to accommodate increased demand.
- **Rooftop solar passive use as car parking & bus access**.
- **Raglan Street Heritage Precinct**: protect heritage significance of buildings and streetscape. Strengthen link to railway station.
- **Town entrances**: maintain and enhance social character.
- **Timber Training School**: invest in alternative zoning that reflects existing and potential future use and development of the site.
- **Urban-Forest Interface**: adjacent development to address potential risk and habitat significance of forests.
- **Potential to link Forest Resort to township with walking trail**.
- **Rural Conservation Zone**.
Fig. 4 CLUNES STRUCTURE PLAN  Hepburn Structure Plan Review 2007

- **Urban Growth Boundary**: Township development to be contained within boundary. Urban limit edge defined at boundary. Boundary to encourage low-flooding consolidation.
- **Residential infill potential (5–10 years)**: Investigate for rezoning to Z2, proposed as RU2.
- **Green wedges and corridors (Public Park & Recreation Zone)**: Protect and enhance green environment, including walking and cycling routes. Retain existing recreation facilities and areas.
- **Open Space Corridor based on watercourse**: Encourage walking trails, bicycle parks and secondary open space links.

**Town Centres (existing Business 1 Zone)**:
- Protect the significance, character and appearance of heritage places, buildings, streetscape and places.
- Encourage the use of buildings to encourage physical and social links to creek.
- Encourage compact town centres and investigate residential zoning of existing residential into Zoned Business at the western end of Dalby St.

**Town Centre Civic Improvement Area**:
- Investigate potential for civic improvement and integrated physical and visual links to Creek.
- Retain residential and recreational uses.

**Town entrances**:
- Enhance and enhance town entrance character.

**Wakefield College site**
Fig. 5 TRENTHAM STRUCTURE PLAN

Hepburn Structure Plan Review 2007

Urban/Public Forest Interface
Development proposals at interface to address potential bushfire risk and habitat significance of trees.

Existing Public Conservation and Resource zone

Existing Industrial 1 Zone

Potential Mixed Use activity commensurate to township zoning

Town Centre (Business 1 zone)
Encourage compact town centre
Implement streetcape recommendations

Train centre and railway
Investigate train centre expansion and Business 1 rezoning along Market Street north of Albert Street to connect to existing business zoning

Town entrance
Maintain and enhance town entrance character and presentation
- E1 - main entry with character defining transition from town to higher residential densities
- E2 - character defined by rural living and views of rural landscapes
- E3 - character defined by forest and bushland setting