

**21.02**19/05/2016  
C108**SETTLEMENT**

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

Specific references to individual towns are also included in Clause 21.11 (Local Areas).

**21.02-1**29/08/2019  
C128mith**Urban growth**

The primary towns in Mitchell are Wallan, Kilmore, Broadford, Beveridge, Seymour and Wandong-Heathcote Junction. These are supported by a series of smaller towns and settlements including Tooborac, Pyalong, Tallarook, Waterford Park, Clonbinane, Sunday Creek, Emu Flat and Baynton East that are distinguished by a smaller village scale, low density/rural living clusters and the very limited provision of services.

Population growth rates together with the emerging roles of various centres and the realisation of the advantages of the Shire's location have forged a substantial new settlement strategy which builds on the existing 'traditional' towns of Seymour, Kilmore and Broadford, embraces the 'new' towns of Wallan and Wandong-Heathcote Junction and incorporates Beveridge.

These towns and settlements perform complementary roles within an overall strategy to utilise the Shire's accessibility to the metropolitan area via road and rail and to progressively build the population base of each of the major towns and settlements. By establishing areas for staged development and pursuing a number of distinct roles or themes for each of the major urban areas, Council, the community, servicing authorities and the development industry will have a clearer idea and capacity to plan and develop relevant physical infrastructure, community services and facilities, commercial development and employment areas. Building the community's capacity to finance the necessary infrastructure will be a major task for Council.

As metropolitan Melbourne expands, Mitchell's role will continue to evolve in line with the North Growth Corridor Plan, movements in the UGB and the progressive implementation of Precinct Structure Plans for developing areas.

**Key issues**

- Development pressures associated with metropolitan urban growth.
- The lack of services in smaller settlements.
- The growth of towns and smaller settlements.

**Objective 1**

To plan for the orderly development of existing settlements.

**Strategies**

- Implement town structure plans and establish growth boundaries around primary settlements.
- Maintain and strengthen the individual attributes of existing settlements, including the urban-rural lifestyle mix.
- Minimise the impact of urban development on the historic, environmental and rural settings of settlements and on the productive capacity of surrounding agricultural land.
- Ensure that sufficient suitably zoned land is provided to support the economic well-being of settlements.
- Ensure that new residential development proposals are based on:
  - Full physical servicing of the development including a reticulated sewerage system.
  - Sites that either relate directly to an existing town or community or that reinforce the physical links between towns and communities.

- A demonstrated capability of the land to support the development.
- The full provision of community facilities commensurate with the population level to be supported.
- Stage settlement development to maximise the efficiency of future investments in sewerage and wastewater treatment plants and other infrastructure requirements.
- Encourage infill development where this can make use of existing infrastructure capacity.
- Reinforce the distinction between the emerging metropolitan area and the existing country towns by physical separation, character, landform and landscape.

### **Objective 2**

To manage urban growth.

#### **Strategies**

- Ensure infrastructure provision does not lag behind population and housing growth.
- Ensure retail facilities and community services are not unnecessarily duplicated across communities.
- Facilitate the planned expansion and release of commercial and industrial development.
- Strongly discourage new housing development and living outside of nominated settlements.
- Discourage unplanned residential development in rural areas.

## **21.02-2**

29/08/2019  
C128mith

### **Activity centres**

The activity centres in the larger settlements will be the focus of a broad range of new enterprises and employment opportunities in the retail, commercial, administrative and service sectors. They will develop as diverse mixed use areas. The size of the activity centres and the range of services and employment will be a function of the size of the local community and the centre's catchment.

#### **Key issue**

- The need for activity centres to be consolidated as the focus for retail, community and commercial activity.

### **Objective 1**

To create functional and attractive activity centres.

#### **Strategies**

- Encourage the consolidation of retail and commercial activity within town centres, particularly within Seymour and Broadford, and Wallan.
- Improve the visual amenity of town centres.
- Ensure the Wallan town centre is planned to cater for the retail needs of the growing population.
- Recognise the role of Wallan as a Major Activity Centre and protect the role of the existing town centre as the premier retail destination in the south of the Shire, with appropriately scaled local centres playing a supporting role.
- Ensure ease of access to and within centres by different modes of transport, with a focus on improving the pedestrian and cycling experience to and within town centres.
- Encourage urban design and public realm improvements, landscaping and walkways in and around activity centres.

- Create attractive town centres through improved streetscaping and ongoing maintenance.
- Support and facilitate homemaker/big box retailing at appropriate locations across the Shire in line with Structure Plans or retail strategy.

### 21.02-3

29/08/2019  
C128mith

#### Open space

Open space will provide a diversity of experiences across a network of open space as well as within individual parks and facilities. The open space network and facilities will promote and encourage lifelong participation in leisure, physical exercise and social activities as well as passive recreation opportunities. The development of open space that accommodates multiple users in order to encourage shared use of facilities will be encouraged and will ensure residents and visitors have equal opportunity to participate in sport and leisure activities, regardless of ability, age, gender, cultural background, or economic capacity. Open Spaces will be aesthetically appealing and encourage healthy lifestyles for current and future generations. The development and provision of open space will be guided by demographic characteristics and settlement type to determine the scale and delivery of services and infrastructure, which will be tailored to ensure equity and viability of leisure opportunities across the Shire.

#### Key issue

- Providing appropriate levels and types of open space in all settlements.

#### Objective 1

To ensure that public open space and recreation facilities are provided in accordance with the needs of the community and planned in accordance with the Mitchell Open Space Strategy 2013-2023 vision principles:

- Diversity,
- Appropriateness,
- Co-location and multiple use,
- Access and inclusion,
- Tailored delivery,
- Community and stakeholder partnerships,
- Protection and enhancement of natural and cultural heritage,
- Affordability.

#### Strategies

- Integrate landscape and environmental features into the regional open space systems of the Shire and the urban area.
- Develop a diversity of well designed and functional regional, district, neighbourhood and suburban open spaces in strategic locations.
- Ensure all public open space and indoor activity areas are accessible to people regardless of physical ability, age, gender, or cultural background, and are equipped with public amenities that meet the needs of the community.
- Develop walking and cycling paths along creeks and rivers.
- Ensure that there is a network of shared trails, connecting open space areas and providing Shire-wide networks..
- Develop open space areas so that they enhance and protect the natural environment and features, landscape characters and cultural heritage.

## MITCHELL PLANNING SCHEME

- Discourage the use of encumbered land as part of the open space contribution for any development.
- Enhance public open space areas through continuing installation of drought tolerant and synthetic grass, drought tolerant indigenous landscaping, sports ovals and the provision of public art in parks.