

Appendix D

FOR PUBLIC CONSULTATION

Green = Keep
Yellow = Refresh
Red = Remove

21.01 MUNICIPAL PROFILE

04/12/2014
C65

21.01-1 Regional Context

04/12/2014
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The Golden Plains Shire is located immediately south of the major urban areas of Ballarat, immediately west of Geelong, north-east of Colac and at its closest point is approximately 70 kilometres south-west of Melbourne. The shire covers 2706 square kilometres. The Golden Plains Shire shares a boundary with the shires of Colac Otway, Corangamite, Pyrenees, Moorabool and Surf Coast and the Cities of Ballarat and Geelong. These municipalities form a region with many common environmental, economic and cultural linkages.

The shire straddles the Barwon and Central Highlands regions of Victoria and is on the eastern edge of the Western District.

The shire sits within the Corangamite Catchment Management Authority Region. The shire is characterised by agricultural land used predominantly for grazing and cropping, a large number of small townships, natural forested areas and riverine gorges.

Parts of the north west and east of the shire act as extended commuter areas for Ballarat and Geelong respectively.

21.01-2 Population and housing

04/12/2014
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Based on 1996 census data:

- The shire had a population of 14,790.
- The Department of Infrastructure projected the shire's population would increase by approximately 4,500 persons over the next fifteen years.
- Victoria In Future (Department of Infrastructure 1996) projected that the shire's population will increase by 4,541 persons by the year 2011 and continue to grow to a total population of 21,879 persons by the year 2021.
- The anticipated growth to the year 2011 will be accommodated by the need for approximately 1,819 new households.
- The shire has a high proportion of young people (24.1% aged 5 to 17 years) and middle aged people (26.4% aged 35 to 49 years).
- Growth in the 5-17 and 35-54 age groups reflected the continuing attraction of the shire for young families.
- While the shire was 'rural' the increasing numbers of persons in 18-24 indicates the commuter role of parts of the shire.
- The shire had a relatively small but growing proportion of population in older aged groups.
- Only about 18% of the population lived in urban centres with populations of over 200. All of the urban centres experienced growth during the period 1981 to 1996.

53.8% of males and 43.6% of females in Golden Plains Shire are overweight or obese (Department of Health Local Government Profiles 2012.)
 The shire has higher rates of Type 2 Diabetes and cancer incidents than the state average. ((Department of Health Local Government Profiles 2012.)

- 52% of residents in Golden Plains are not meeting the recommended daily intake of fruit and vegetables;

21.01-304/12/2014
C65**Settlement**

Bannockburn was the largest urban centre in the shire with a population of 873 in 1996 (calculated on a Census Collection District basis) and more than doubled its population since 1981. Other urban centres, small towns and communities which have grown include Haddon, Inverleigh, Lethbridge, Linton, Meredith, Ross Creek, Scarsdale and Smythesdale. These settlements perform important living, retail, service and community roles to residents and the rural community.

The settlement pattern is based on historic rural service centres and nineteenth century mining towns, however, over time the role of many towns has been changing to one of commuting areas to the regional centres of Ballarat, Colac and Geelong.

Future use and development of urban centres and small towns will largely centre on the traditional character and form of these towns.

During the period 1993-1996, 398 dwellings were built in the shire, with 231 of these dwellings being constructed in the 'traditional' towns. The Department of Infrastructure estimated that over the period 1996-2011 there will be an increase of 1819 dwellings.

The main use of land in the shire is for primary production including grazing and broad acre cropping.

21.01-404/12/2014
C65**Economy**

There are over 5,218 persons in the workforce in the Golden Plains Shire. The main occupation of residents in the Golden Plains Shire is as managers and administrators (which includes farmers).

Agricultural industries in the shire generate approximately \$44 million worth of product and 14% of the workforce is employed in primary industry.

Agriculture and rural employment is gradually declining in common with Statewide trends in the restructuring of these industries. The requirements of traditional agriculture are rapidly changing with practices such as high input farming techniques and improved stock through genetic enhancement.

Employment opportunities are limited within the shire and many of the residents travel to work outside the shire, mainly to Ballarat and Geelong.

21.01-504/12/2014
C65**Environment****Overview****Biodiversity**

There are areas of native forest in the Enfield State Park and the Brisbane Ranges National Park. Other areas of conservation significance are recognised in other public reserves. On a State-wide scale the extent of woodlands is limited, fragmented and extremely depleted. Perennial native grassland communities are extremely limited resulting in a major decline in bio-diversity. Many remaining stands of native vegetation exist on roadsides. The dramatic loss of vegetation cover in the area is reflected in the significant number of very rare or threatened species.

There are about 2300 ha of pine plantations and about 280 ha of hardwood plantations in the shire.

Geomorphology

Geomorphically, the shire can be divided into two areas, the Western District Basalt Plains and the Midlands - two very distinct land units.

The economy of the Golden Plains Shire is primarily built on the agricultural sector. Primary industry is the largest single industry in the Golden Plains Shire.

On a Statewide scale the shire contains only moderate quality agricultural land. Soil conditions in many parts of the shire are not conducive to the effective disposal of treated septic tank effluent.

Areas of the shire are also affected by occurrences of salinity, which can impact on developments, associated infrastructure and the quality of soil and water resources. Development and land use can also aggravate areas of existing salinity or impact on the potential for salinity to occur elsewhere in the catchment. In these areas, particular attention will have to be given to this aspect in the planning and zoning of any future subdivisions and other large scale developments.

Water catchments Replace with Waterways

The Golden Plains Shire has three water supply catchment river basins including Lake Corangamite and the Barwon and the Moorabool Rivers. All catchments have headwaters north of the Shire of Golden Plains, therefore quality of the water ways entering the shire is dependent on other users. Most of the catchments in the shire have been significantly modified by agriculture and forestry operations.

Catchment management solutions are required to address important issues such as water quality, salinity, flooding, erosion, fire risk, pests (plant - gorse and serrated tussock and animals) flooding and flora and fauna conservation. Move paragraph under Catchment Mgt

Water quality is important for urban and rural communities alike and consideration of downstream effects is essential.

The Corangamite Catchment Management Board has identified high priority issues in the catchment as being:

- Water erosion
- Changed land use
- Eutrophication
- Groundwater quality
- Pest plants
- Pest animals
- Fire
- Conservation

The Catchment Management Strategy sets out five (5) programs:

Catchment Management (new heading)

Catchment management solutions are required to address important issues such as water quality, salinity, flooding, erosion, fire risk, pests (plant - gorse and serrated tussock and animals) flooding and flora and fauna conservation.

- Sustainable Production – to support and enhance economic and social development in the region by protecting and improving the long term productive capacity of the natural resources.
- Water Management – to manage the quality and quantity of surface water, groundwater and wetlands to ensure that the requirements of ecological, domestic and industrial systems are balanced.
- Biodiversity Conservation – to protect and enhance indigenous ecosystems and species.
- Catchment Amenity – to ensure a clean, healthy and unique environment that supports individual lifestyle aspirations and community well-being.
- Monitoring and Evaluation – support on-going monitoring and evaluation of all research and remedial projects and establish a methodology for assessing regional catchment health indicators and issues.

21.01-604/12/2014
C65**Infrastructure**

All of the towns in the shire have reticulated water supplies provided either by Central Highlands Water or Barwon Water. Both authorities have programs to improve water quality. Central Highlands Water, which has its involvement in the northern part of the shire, believes it can service most of the anticipated growth within its area.

The exception is the higher land southeast of Scarsdale extending to the area south of Ross Creek. Barwon Water believes that the existing supply systems, with minor augmentation works, are adequate to cater for the existing populations and anticipated growth in the immediate future.

The extent of sewerage systems in the shire is limited to Woodlands Estate (near Enfield) and Bannockburn. Reticulated sewerage is planned for Smythesdale. Scarsdale and Linton will be sewered by the Central Highlands Water Authority when the towns achieve population thresholds.

21.01-704/12/2014
C65**Key land use planning and development issues**

The major issues relate to:

- Managing residential growth.
- Enhancing economic growth.
- Maintaining and encouraging viable agricultural industries.
- Protecting and enhancing the natural and built environment.

Increasing prevalence of preventable diseases within our communities, (including cardiovascular disease, Type 2 Diabetes, some cancers, and obesity) which can be positively influenced by the development of built environments which support healthier lifestyles.

Increasing the number of cultural infrastructure opportunities into the built environment will impact significantly on the wellbeing, cultural literacy and educational outcomes of community members and should be considered as a key development issue.

Managing Residential Growth

The Golden Plains Shire contains a relatively large number of small townships. Council seeks to focus residential development within the boundaries of these townships. There is pressure for subdivision and development outside these townships particularly for subdivision and hobby farm development close to Geelong and Ballarat. The urban-rural interface needs to be managed appropriately. Lack of reticulated sewerage systems and, in some places, poor soil conditions for disposal of septic tank effluent provide constraints to development.

Past decisions have seen a proliferation of subdivisions and subsequent rural residential developments in the northwest corner of the shire.

There is also a need to take greater care for managing urban development within township areas that may be affected by flooding, salinity or wildfire.

Future residential use and development also needs to be considered in a regional level context in terms of settlement strategies for Ballarat and Geelong in particular.

The north-west area, bordering the City of Ballarat, is recognised as an area that reflects a rural residential character, centred on communities of interest. There is a large proportion of existing small lots, which include old crown titles, particularly in the north-west of the shire. Many of these lots in the north west area have been developed for rural residential purposes and distinct communities have developed in these areas. This is distinct from other residential areas of the shire where urban type development is focussed around townships.

The area is subject to growth pressure from a commuting base seeking to locate within travelling distance to Ballarat. Ballarat has identified the area on the opposite side of the border as a preferred area for future urban growth in the short to long term.

Economic Growth

The shire is well located to export and transport facilities, and this represents a competitive advantage.

The shire currently relies on the strength of its grazing and cropping industries as its economic base.

There is currently a limited range of employment opportunities within the shire. It does not have large economic and service industries, and many of its residents derive their income from employment outside the shire. The strength of the economy in adjoining municipalities is therefore important for the shire's residents.

The shire has recognised the potential for growth in the intensive agricultural industries and in timber production. The issue for the shire will be how to accommodate growth in these industries while protecting the other values that are seen as important in the shire.

Economic growth could be significantly impacted by the introduction and cultivation of cultural industries within the Shire

Viable Agriculture

The major land use in the shire is for agriculture, and particularly for extensive grazing and cropping. These industries have been under economic pressure in recent years and there has been a tendency for farm size to increase to counteract economic pressures. This has generally happened away from areas of population growth where there has been less small-lot subdivision.

Compared with some municipalities, the Golden Plains Shire does not have a substantial amount of high quality agricultural land. However, there has been a growth of intensive agriculture, particularly in the wine and specialist livestock industries. The agricultural land in the shire plays an important role in employment, health, a resilient local food system and tourism for our communities.

Timber production is an important industry in the shire. Production at this stage comes mainly from pine plantations, but there is a growing demand for land for hardwood plantations. Any expansion of plantations will be on to land which is already cleared and which is currently used for grazing or cropping.

Natural and Built Environment

Apart from the Brisbane Ranges National Park and the Enfield State Forest, most of the shire has been cleared of native vegetation. There are, however, areas of remnant native vegetation which occur throughout the shire and which require protection.

The Planning Scheme should contribute to the management of water catchments including the protection and enhancement of streams and the catchment in general.

Protection and enhancement of heritage values, both man-made and natural, has been recognised as an issue to be dealt with by the Planning Scheme.

Salinity has been identified as an increasing problem and one which has implications for both agriculture and development for residential purposes. There is a need to ensure that appropriate risk assessment and management measures are implemented to avoid or minimise damage to buildings in areas which are currently affected by salinity. Conversely, it is important that the impacts of development are considered and addressed with regards to the potential to aggravate existing areas impacted by salinity, on sites of primary salinity including lakes and wetlands or that can generate new salinity impacts. Do we still need this, most of the information has been repeated elsewhere.

21.02 VISION AND STRATEGIC FRAMEWORK

21.02-1 Vision

The corporate plan establishes a vision to guide planning and development. These are:

- We provide an economically, environmentally and socially sustainable future for our citizens.
- We maintain and enhance the diversity and uniqueness of our communities, while encouraging population growth and economic development.
- We respect the environment, our cultural significance and our heritage.
- We support and pursue the orderly and proper planning of land use and development based on strategic considerations as identified in the Municipal Strategic Statement.
- We are a municipal district that recognises a prosperous agricultural industry supporting sustainable practices.
- We facilitate healthy planning and healthy places for people to live, work and visit.

The Golden Plains Shire Land Use Strategy Plan identifies how this vision will be achieved:

“The Golden Plains Shire, in partnership with the community, and through its decisions and actions, will work for the sustainable development of the Shire based on:

- *Planning for the strategic growth of towns and focusing urban development into existing townships;*
- *Sustainable management and protection of natural resources of soil, water, flora, fauna and eco-systems;*
- *Facilitating productive agricultural, forestry and mining activities and protecting rural areas;*
- *Protection and enhancement of items, places and areas of natural and cultural heritage;*

- *Supporting sustainable economic development;*
- *Supporting quality tourist development; and*
- *Efficient and environmentally sensitive provision of essential infrastructure.”*

21.02-2

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Strategic framework

In terms of land allocation, the provision of infrastructure services and the location of community services and facilities there has been a need for some strategic choices to be made.

Different towns have to play certain roles as nodes for community services and facilities.

Continued spread of development results in either sub-standard facilities, under utilisation and high costs of total provision.

The towns of the shire need to operate in clustered networks with key towns providing services and facilities utilised by towns within that network.

Bannockburn, Meredith, Rokewood and Smythesdale provide the focus points for these clusters.

Town structure plans have been prepared for most settlements and establish a basis for future strategic planning decisions in each town. They provide a framework for land use and development taking into account:

- Infrastructure servicing;
- Desired future character; and
- Environmental sustainability.

The structure plans indicate a preferred layout of residential, commercial, community and other land uses based on a ten year outlook.

The structure plans are designed to meet a variety of objectives including quality of lifestyle, environmental quality, and economic and quality tourist opportunities and identify opportunities for coordinated town improvements, in terms of the location, appearance and servicing of use and development.

The areas for which the town structure plans apply are identified in the Golden Plains Strategic Framework Plan (Figure 21.02-2A).

The structure plans accommodate future expansion and low density residential development primarily in Bannockburn, Batesford, Haddon, Inverleigh, Meredith and Teesdale and promote township consolidation in Dereel, Lethbridge, Linton, Napoleons, Rokewood, Ross Creek, Scarsdale, Shelford and Smythesdale as shown in Figures 21.02-2B to 21.02-20 and Clause 21.07.

Bannockburn was, and continues to remain, the largest urban centre within the Shire's network of small townships and has experienced a steady increase in population growth during the life span of the Bannockburn structure plan, introduced in 1996.

Smythesdale has been identified as the northern growth centre for the Golden Plains Shire and is expected to grow to a population of 2500 persons by 2031.

The resolution of effluent disposal issues and significant improvements to community facilities and the streetscape are soon to be implemented in the township.

Inverleigh is experiencing pressure for increased residential development, reflecting the popularity of this area and its proximity to Geelong and the connection to the Geelong By-Pass and Melbourne.

The application of zonings in this planning scheme is the primary mechanism for implementing the town structure plans.

Figure 21.02-2A: Golden Plains Strategic Framework Plan

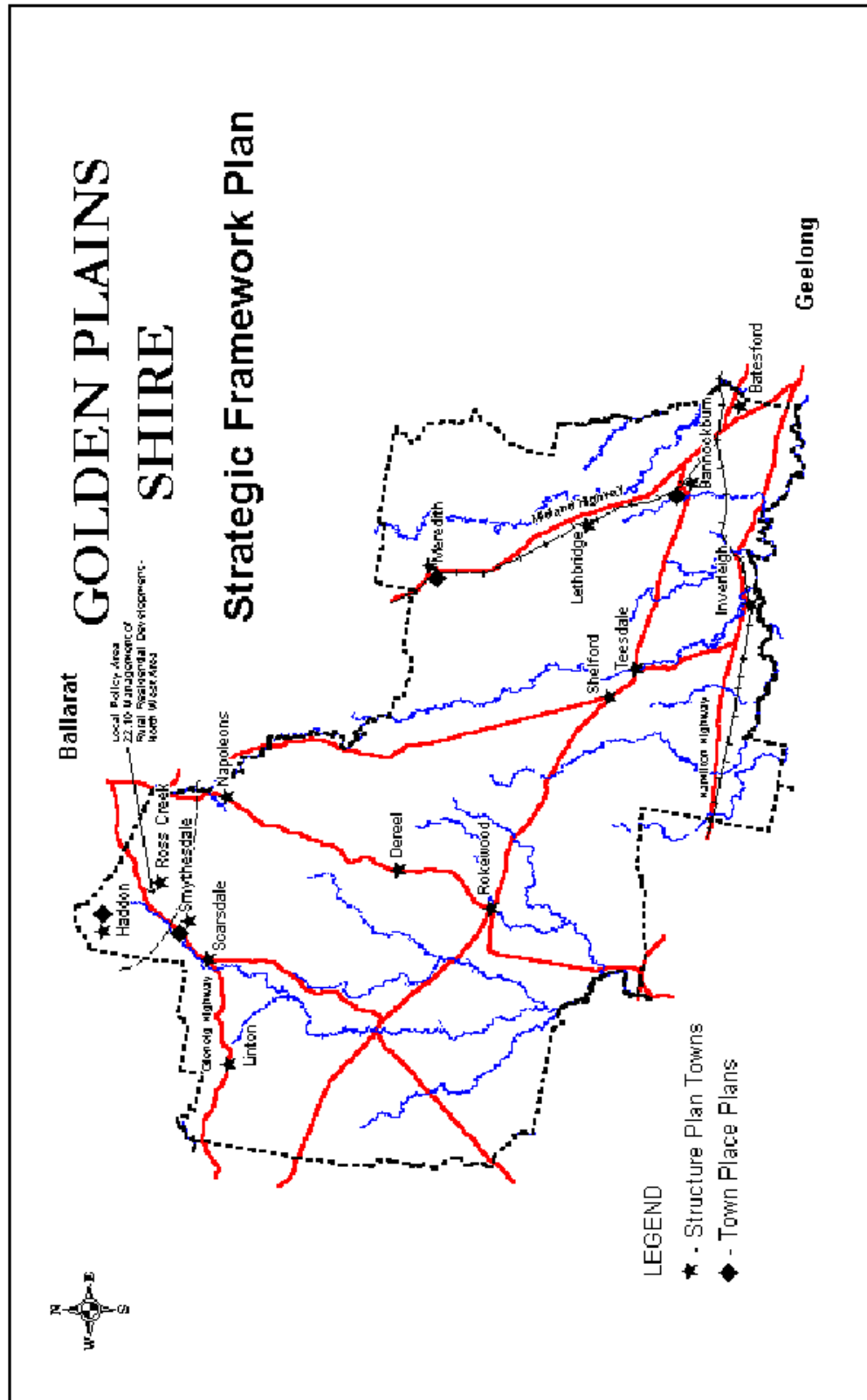


Figure 21.02-2B: Batesford Structure Plan

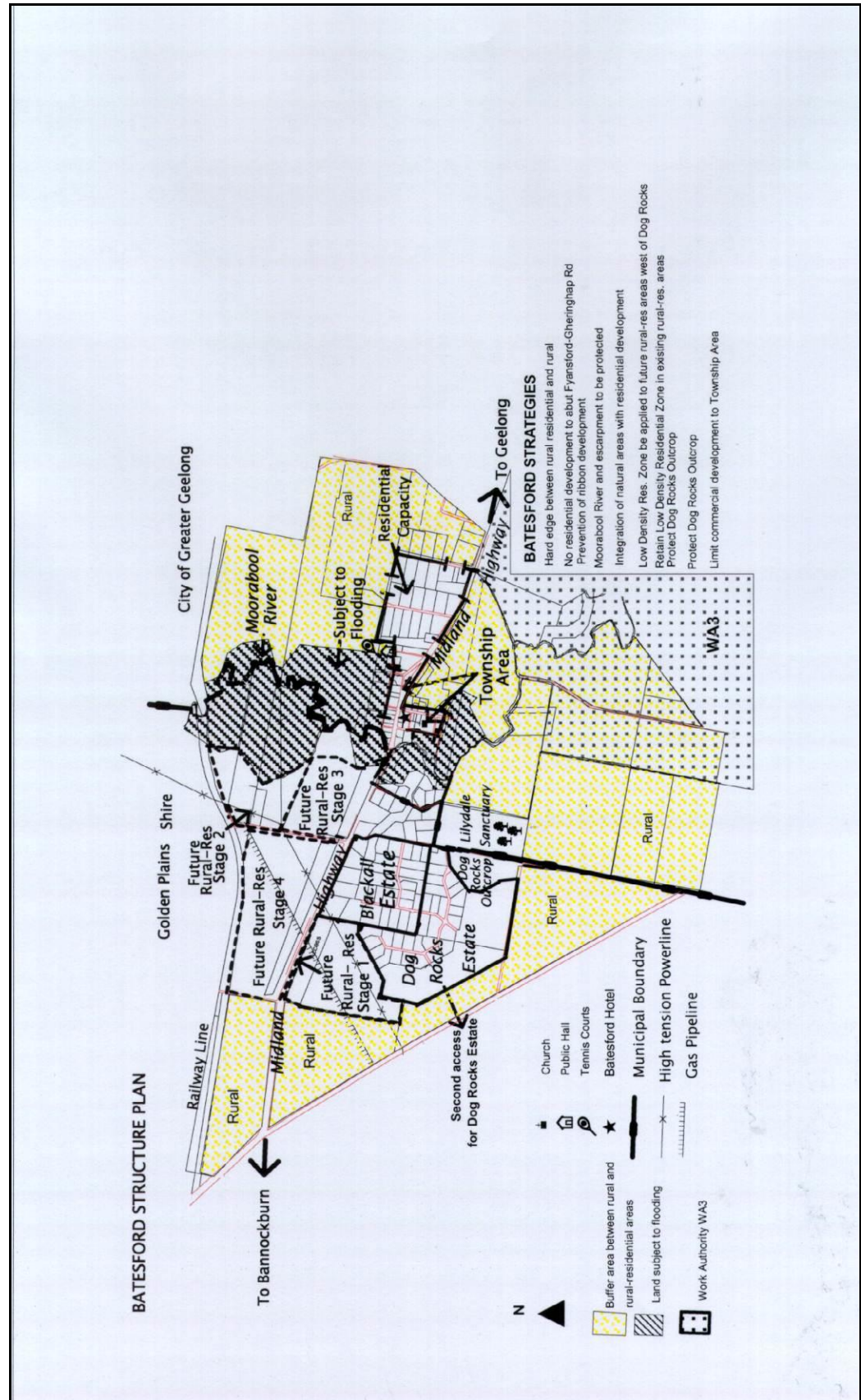


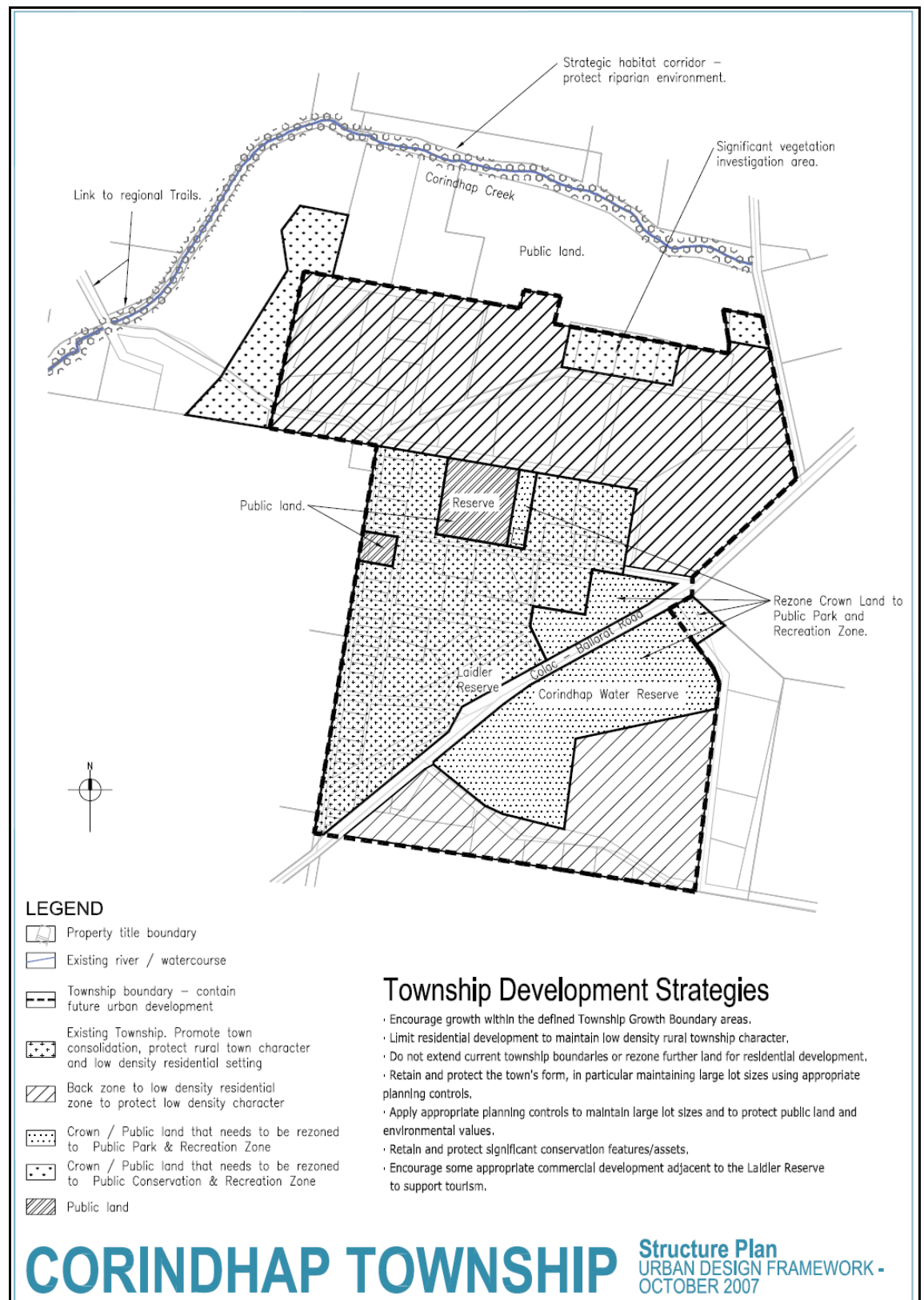
Figure 21.02-2C: Corindhap Structure Plan

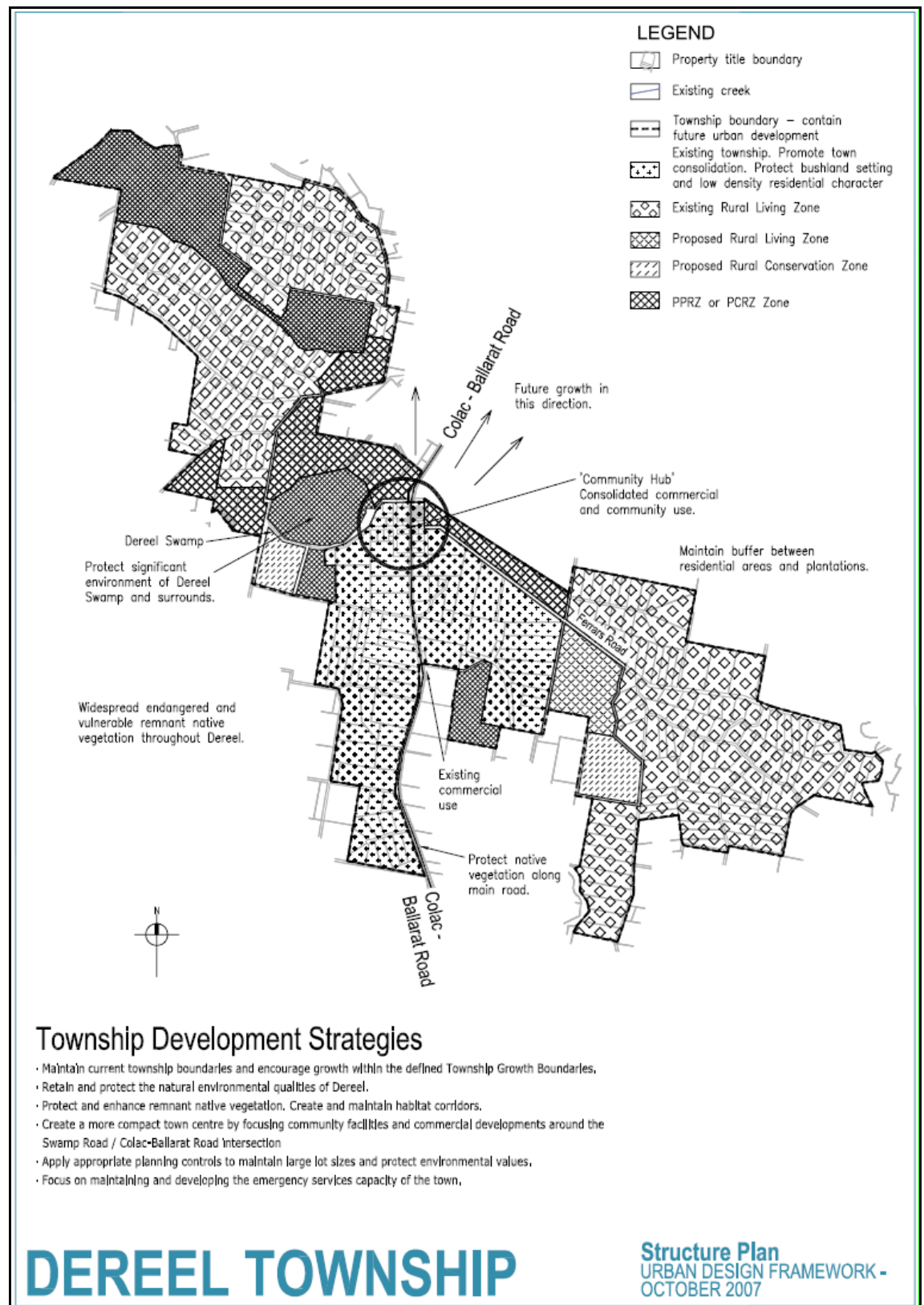
Figure 21.02-2D: Dereel Structure Plan

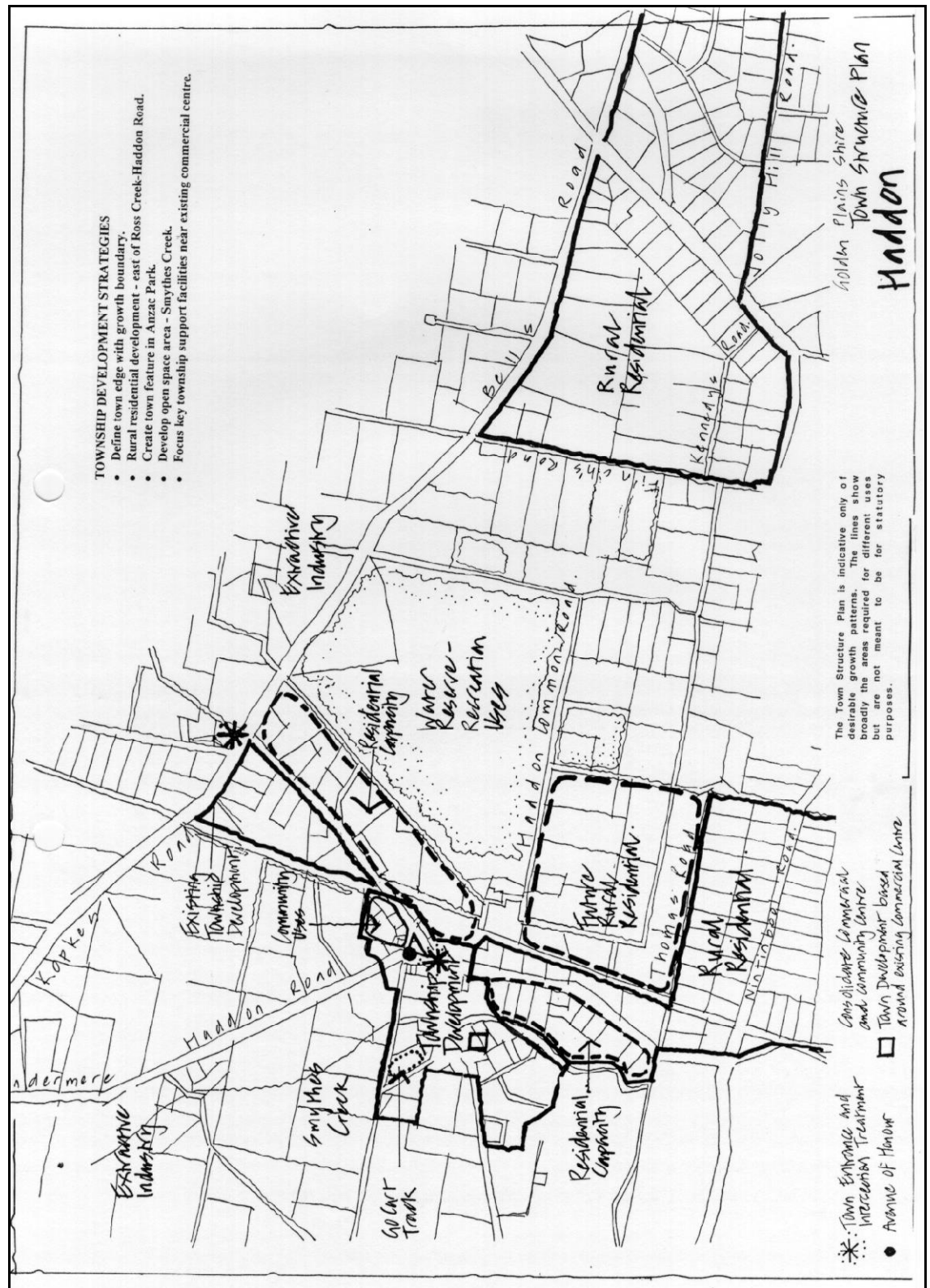
Figure 21.02-2E: Haddon Structure Plan

Figure 21.02-2F: Lethbridge Structure Plan

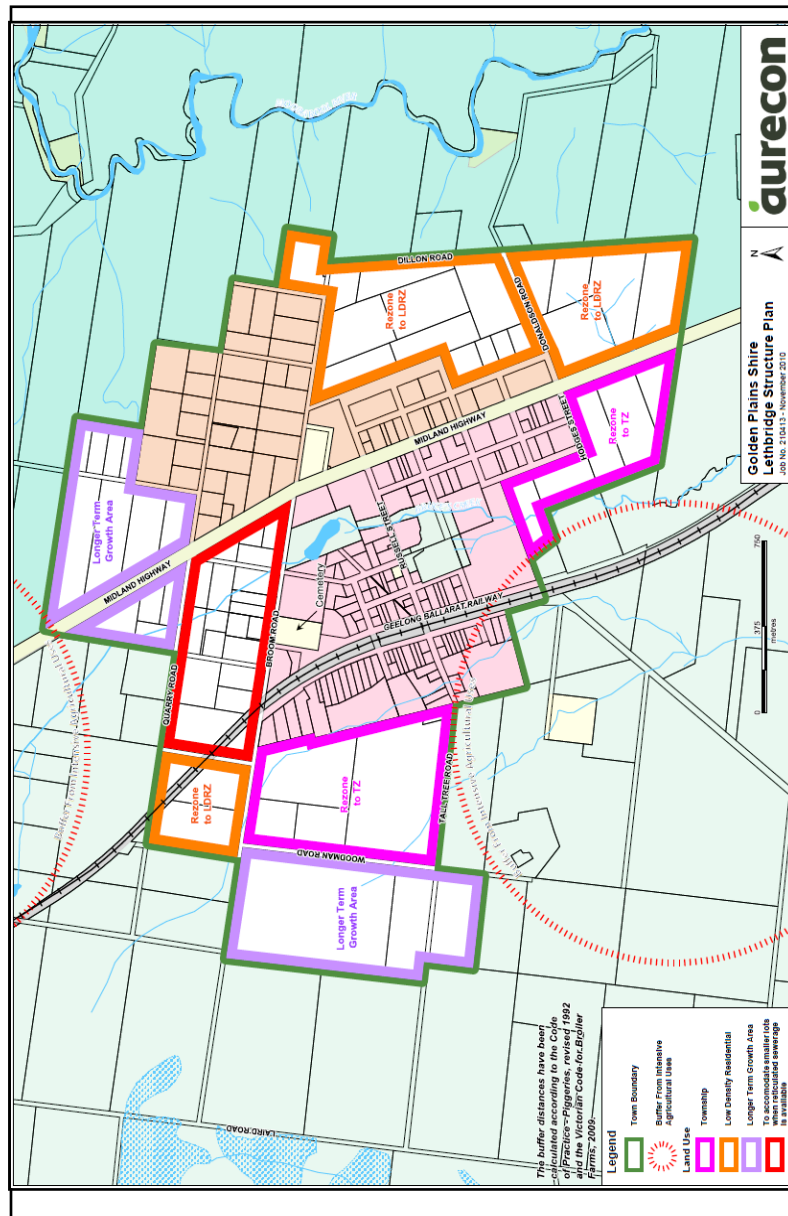


Figure 21.02-2G: Linton Structure Plan

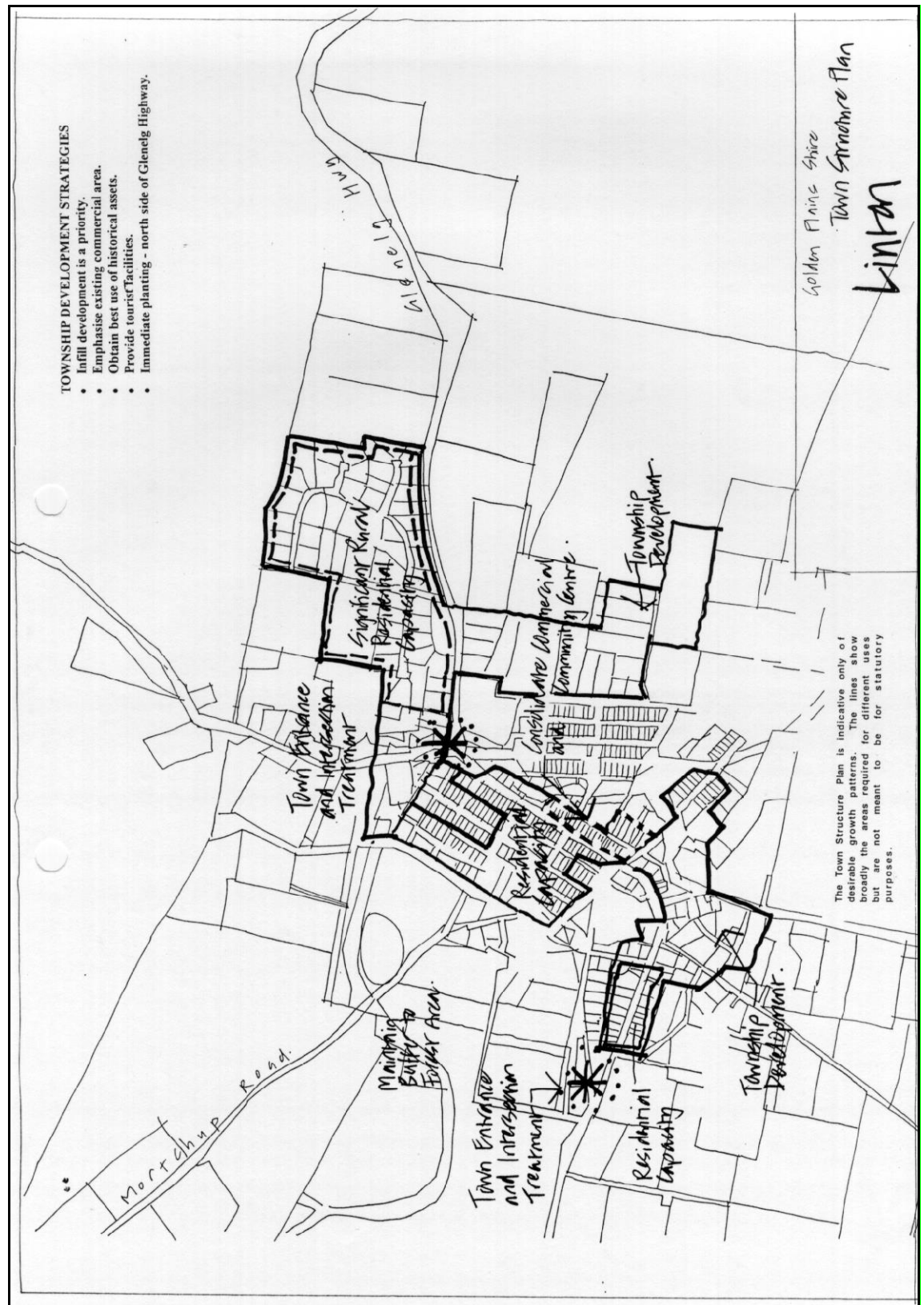


Figure 21.02-2H: Meredith - Structure Plan

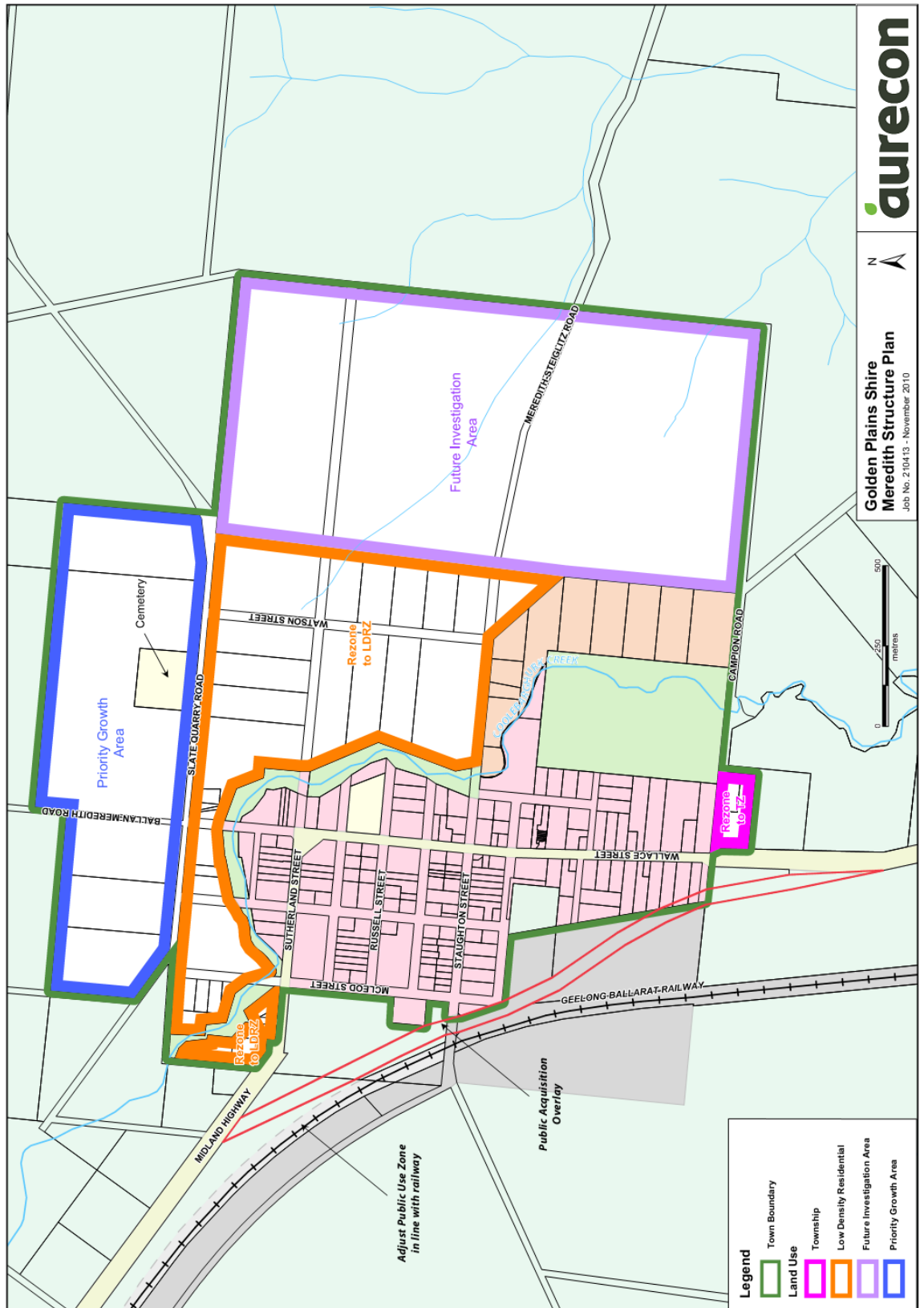


Figure 21.02-21: Meredith Precinct Plan

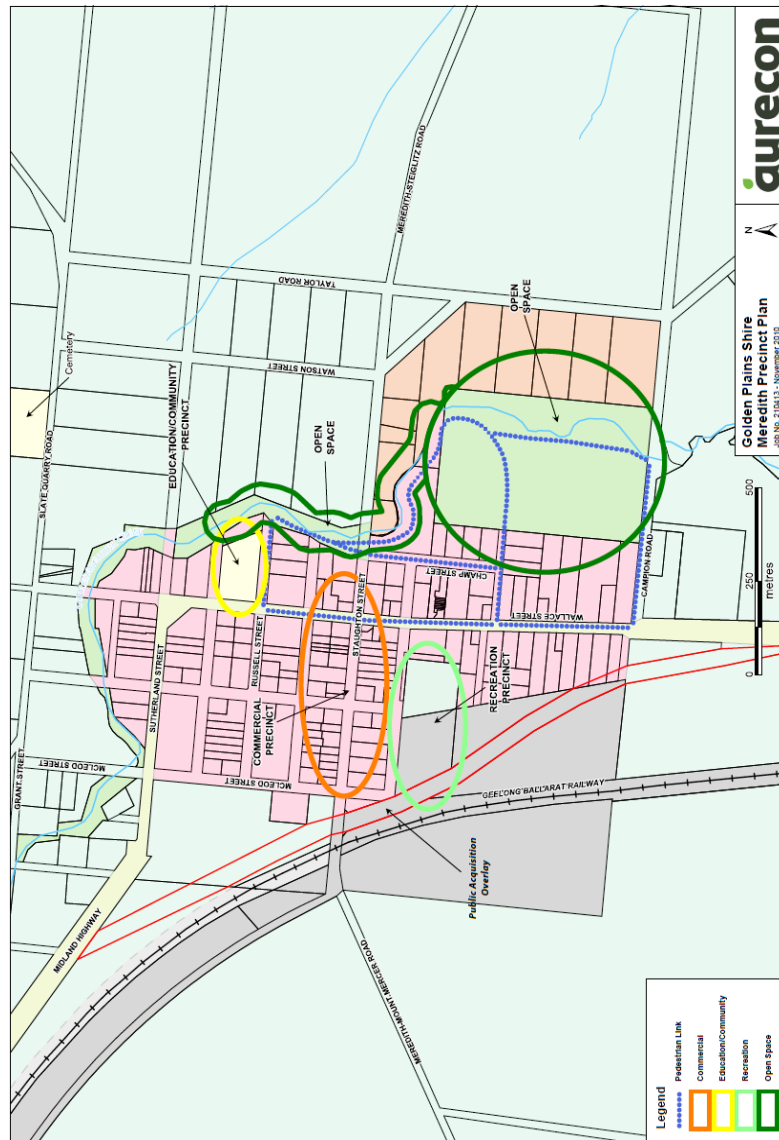


Figure 21.02-2J: Napoleons Structure Plan

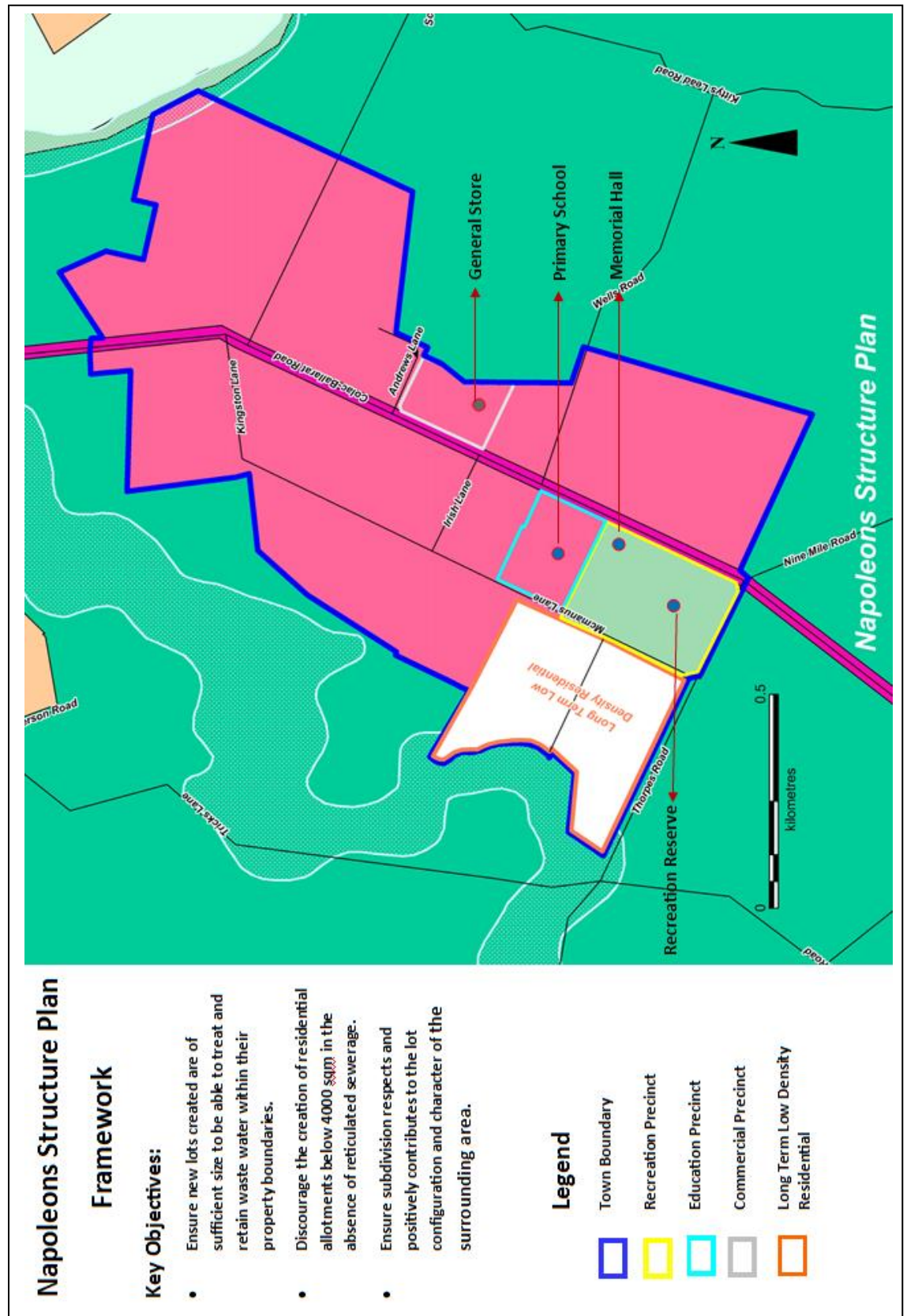


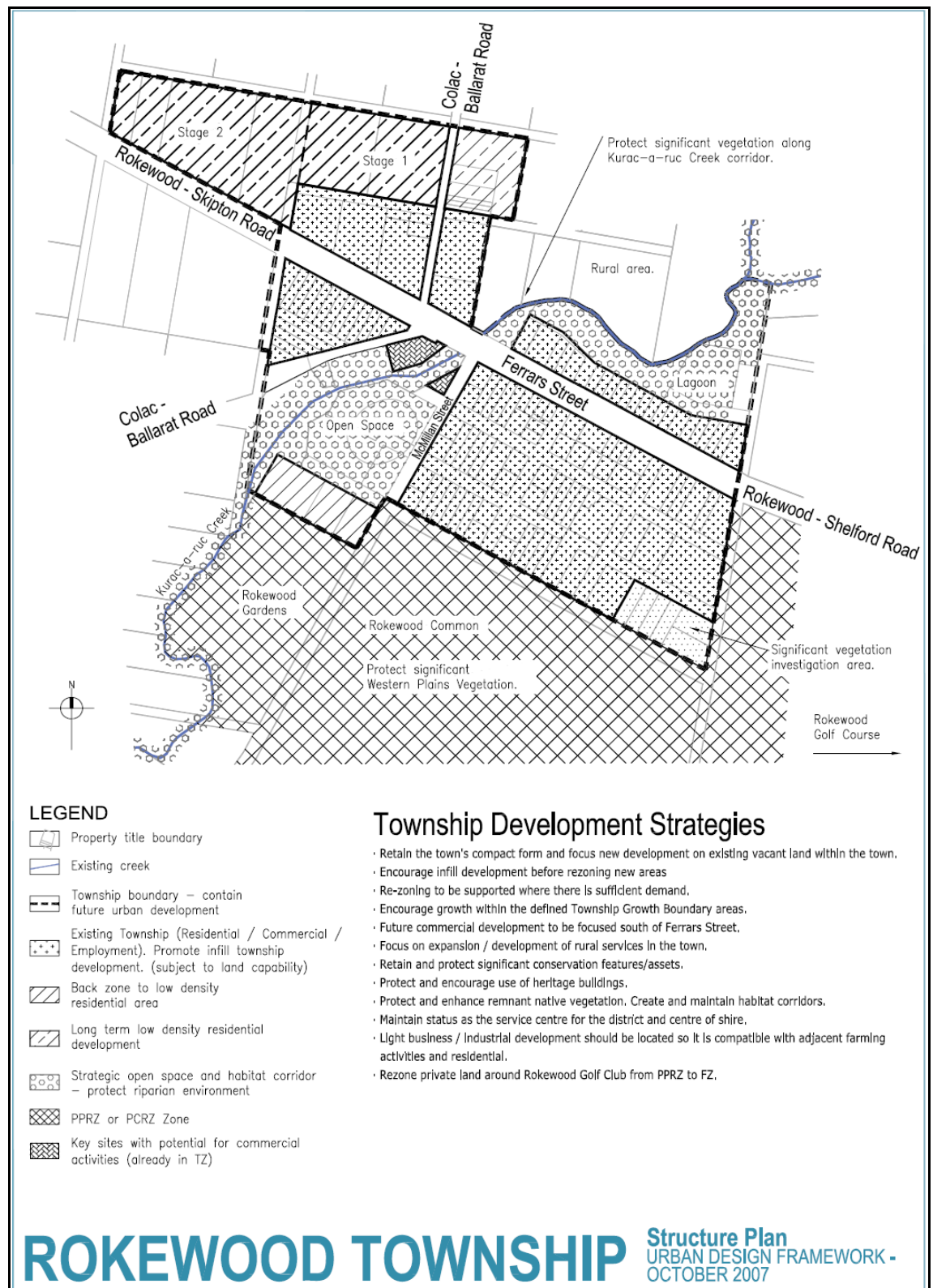
Figure 21.02-2K: Rokewood Structure Plan

Figure 21.02-2L: Ross Creek Structure Plan

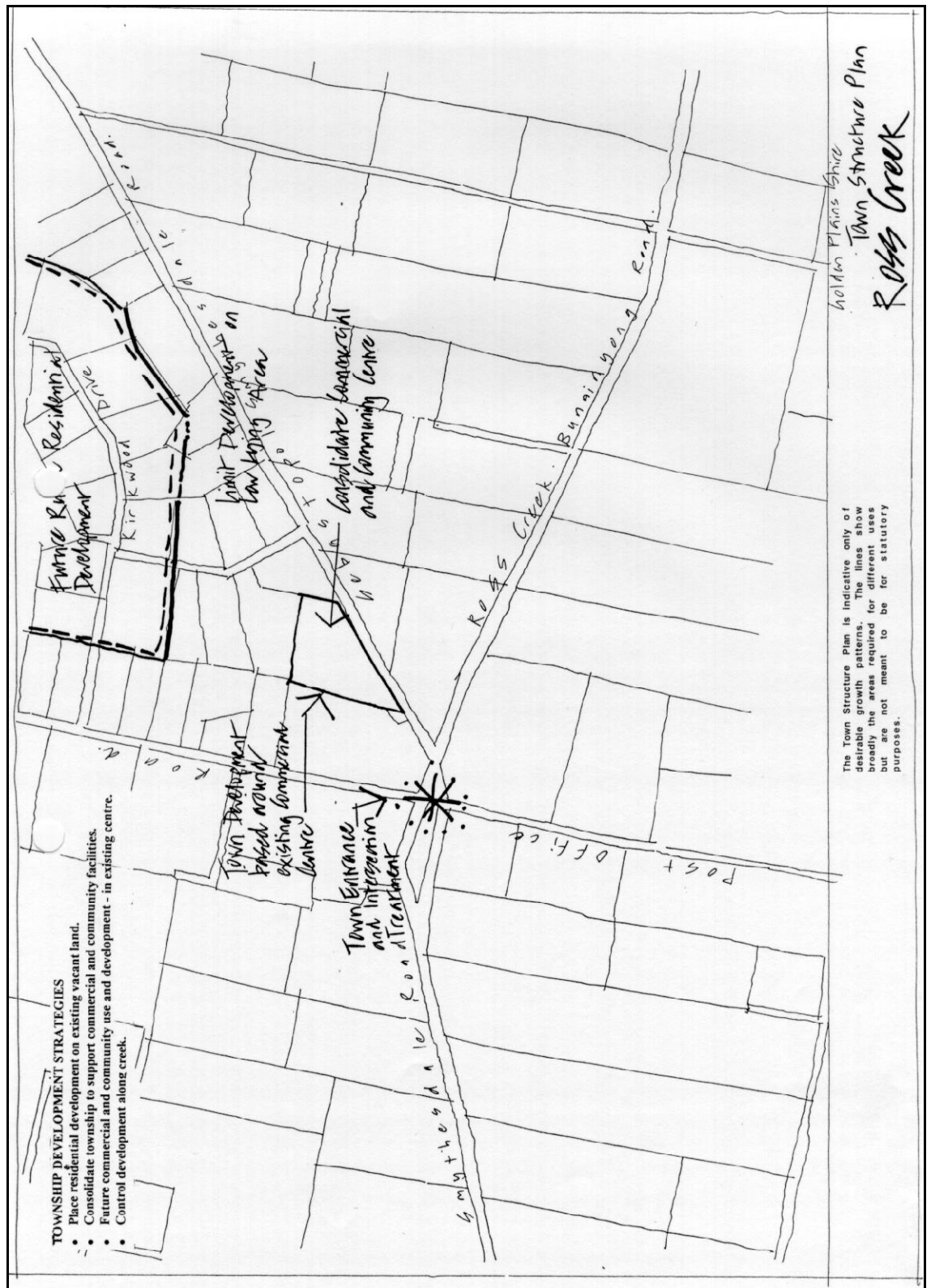


Figure 21.02-2M: Scarsdale Structure Plan

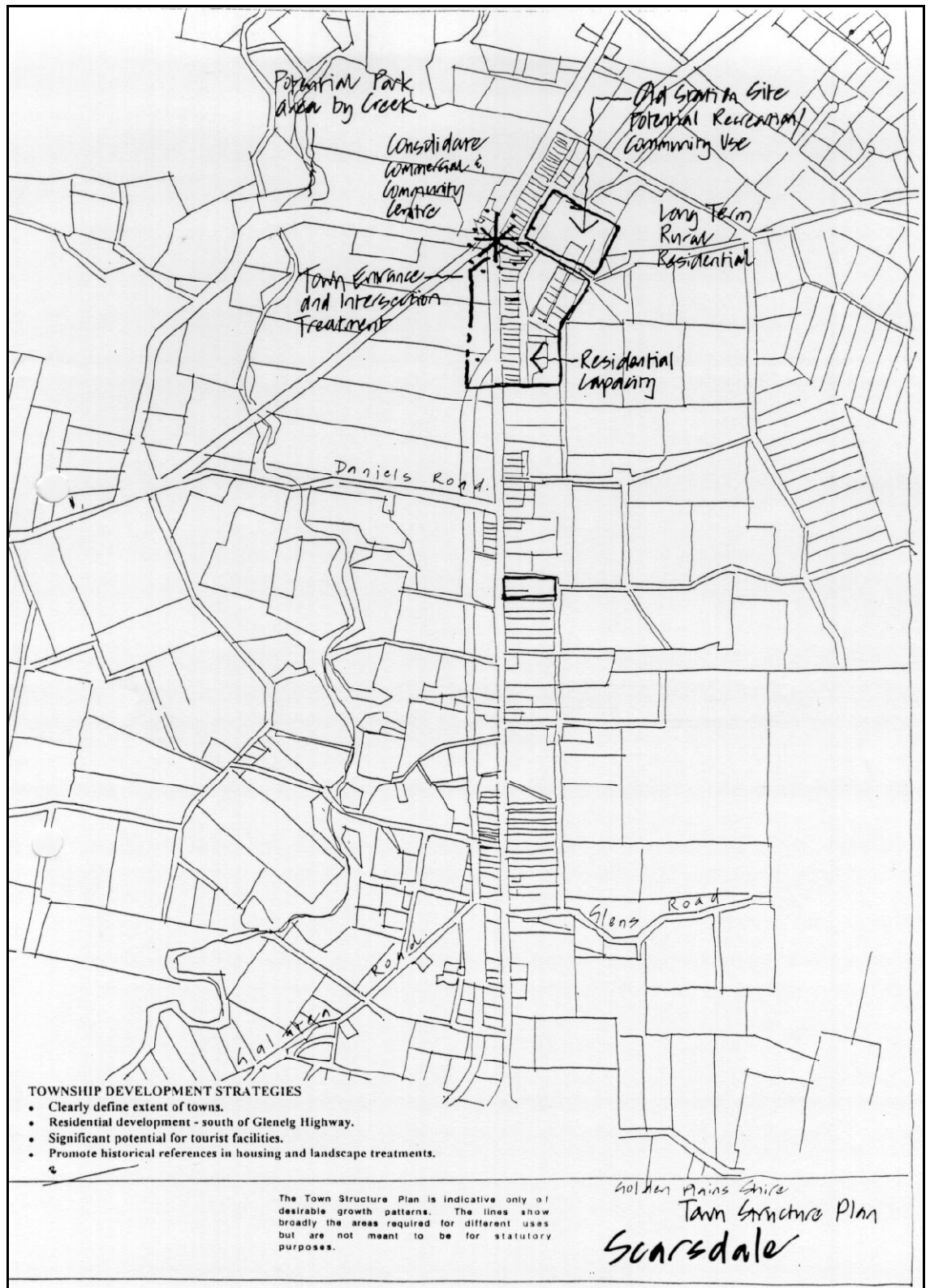


Figure 21.02-2N: Shelford Structure Plan

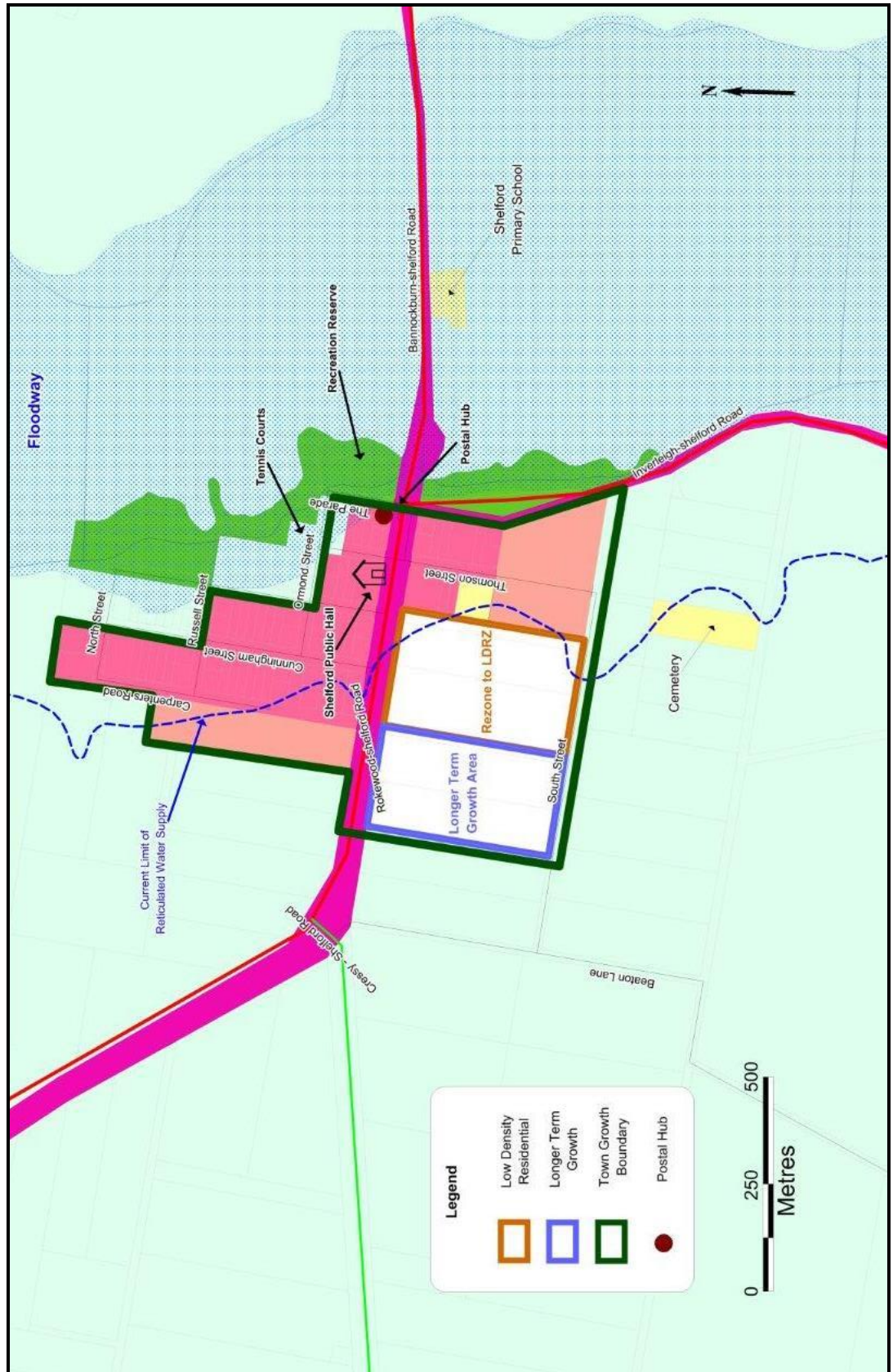
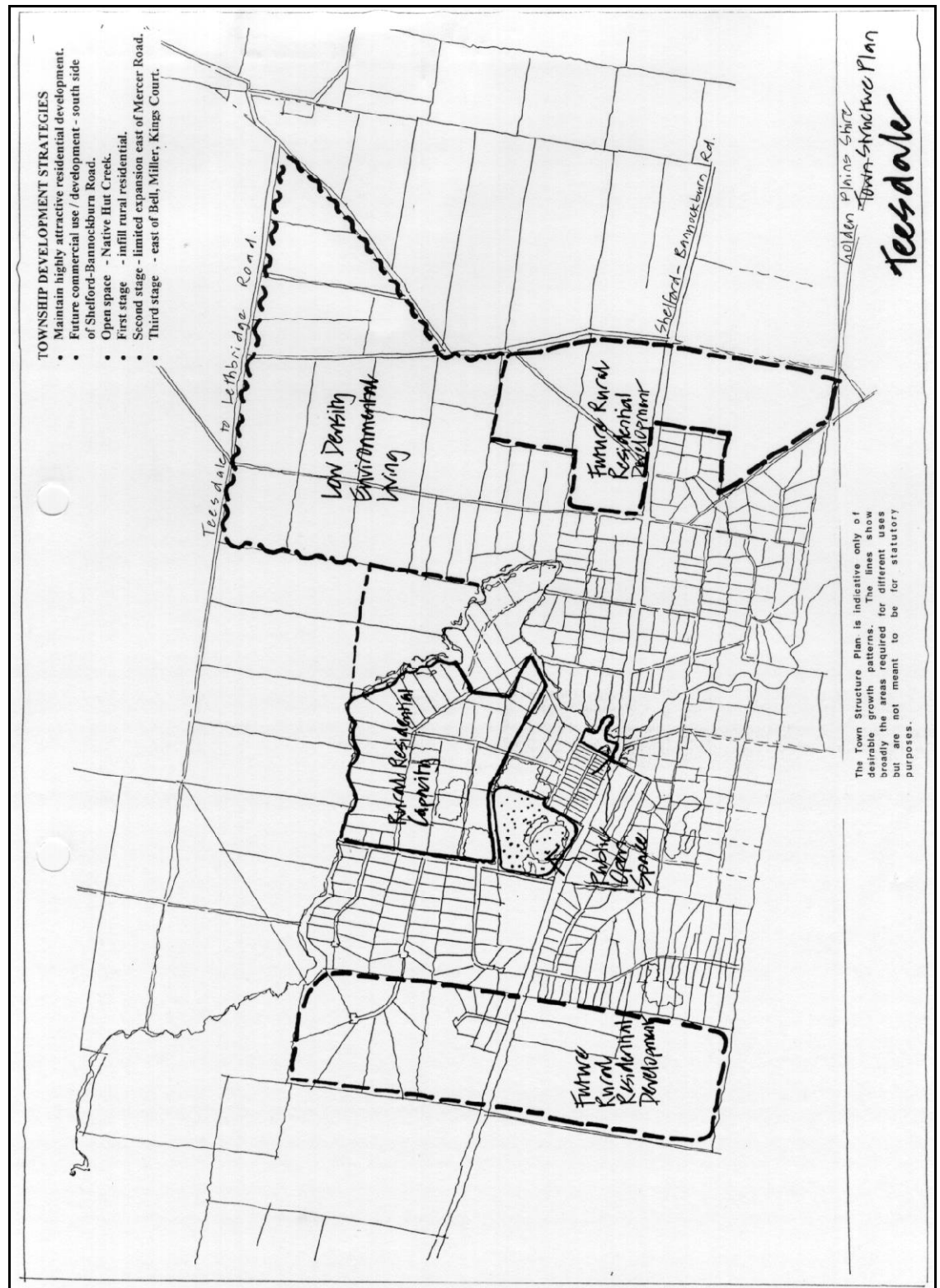


Figure 21.02-20: Teesdale Structure Plan



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SETTLEMENT

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 to 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 Water district 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.

Additional floor space is 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.
- Strategy 1.10** Cluster complementary facilities to provide good and easy access, opportunities for co-location and the sharing of resources and support for local economic activity.
- 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.

21.03-2

Township areas

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

Table 1: Township Hierarchy Framework

State	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.

State	Locality	Description
District commercial and retail centres	Inverleigh	Commercial and retail needs to service the surrounding area
	Linton	
	Meredith	
	Rokewood	
	Smythesdale	
Town commercial and retail centres	Corindhap	Commercial and retail needs to service immediate residents.
	Dereel	
	Haddon	
	Lethbridge	
	Napoleons	
	Ross Creek	
	Scarsdale	
	Teesdale	
	Other towns	

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.

21.03-3 Residential subdivision within townships

n/a

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.

Strategy 1.5 Require housing lot layouts which contribute to community interaction, personal safety and property security.

Strategy 1.6 To contribute to community health and wellbeing by encouraging the design and construction of shared path networks that are safe, comfortable, wellconstructed and accessible.

21.03-4 Subdivision for dwellings outside townships

25/02/

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 take 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 and integrated transport plans..

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:

21/12/1

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

- effluent disposal
- infrastructure services
- transport
- access to 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.

The inclusion of public art into all new developments

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:

21/12/1

- 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

25/0

- 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)

Gheringhap Structure Plan

Golden Plains Food Production Precinct Concept Plan?

21.04

04/12/2014
C65

ENVIRONMENT AND NATURAL RESOURCES NATURAL ENVIRONMENT

The environment is the most important factor influencing the economy, lifestyle and recreational choices in the shire.

Key challenges facing the shire include:

- The degraded nature and condition of the environment
- Balancing vegetation conservation against protecting people from wildfire
- Supporting the sustainable management of land and water resources
- The need to minimise and manage the effects of flooding.

Consider refreshing to something similar to Geelong C21.05-1 as below

Key issues and influences

The municipality includes a rich diversity of flora and fauna, including rare and unique species and communities, major waterways, large coastal areas and complex freshwater and marine wetlands.

Remnant vegetation across the municipality is conservatively estimated to be approximately **5%** of that which existed pre European settlement. (Donna to provide % of remnant veg) Many of the Municipality's significant natural environments are protected by international and national agreements and legislation.

Urban and rural growth has had a direct impact on the municipality's natural environments and the flora and fauna that they sustain. There is a need to protect and enhance the natural environment and provide for more sustainable development.

A number of areas in the municipality are susceptible to wildfire hazard, including some grasslands around Lara, the foothills of the Brisbane Ranges, and parts of the Anakie township.

21.04-1**Catchment Management**04/12/2014
C65

Consider adding:

Council supports the implementation of the Regional Catchment Strategy and Sub-Strategies. The Corangamite Catchment Management Authority is an important partner in ensuring the Golden Plains Shire is environmentally sustainable. (do we include something about the GPS environment strategy here?)

Objectives and strategies

Objective 1 To encourage the protection of significant habitats, remnant vegetation and maintain bio-diversity

Strategy 1.1 Develop management plans for the control and eradication of gorse and serrated tussock.

Objective 2 To protect water catchments

Strategy 2.1 Adopt an integrated catchment management approach to ensure use and development assessment comprehensively considers the effects on land and water resources.

Strategy 2.2 Ensure the location and size of dams minimises alterations to natural drainage and natural flows of watercourses and is consistent with land capability.

Strategy 2.3 Ensure dams are constructed with appropriate dam construction and soil conservation techniques and avoid leakage to groundwater.

Objective 3 To improve water quality and reduce water pollution, particularly from unsewered urban development

Strategy 3.1 Improve water quality and the condition of waterways by promoting infrastructure works in unsewered townships, including the supply of reticulated waste water treatment to Bannockburn.

Strategy 3.2 Manage use and development in the Moorabool River and Stony Creek Water Supply Catchment Areas in order to protect water quantity and quality. Look at refreshing this with Ballarat's C21.06-1 see below

Objective 1 To ensure an integrated approach to catchment management issues.

Strategy 1.1 Support the implementation of the three Regional Catchment Strategies and their Sub-Strategies.

Strategy 1.2 Work with Catchment Management Authorities, the Victorian State Govt and the community to implement the Regional Catchment Strategies, Victoria's Native Vegetation Framework and Native Vegetation Plans.

21.04-2**Flooding Floodplain Management consistent with 22.11 header**04/12/2014
C65

Overview (consider similar to Macedon C21.06-4)

Some areas of the Shire are subject to periodic flooding, particularly the immediate environs of..... Flooding can impact negatively upon land use and development, however it also has positive environmental impacts. Floodways should be retained and protected for their role in conveying floodwater. A regular wetting regime provided by land prone to flooding is critical in maintaining wetlands and improving the quality of riparian vegetation. Planning can minimise long-term risks of damage from

flooding by planning and developing properties, buildings and structures so that they are safe from potential flooding without compromising the safety of other properties.

Flooding risk is a particular problem in the southern areas of the shire along the Leigh and Woody Yaloak Rivers. Consider- from a number of waterways including Winter's Creek, Leigh River, Woody Yalock, Native Hut and the Moorabool River at Batesford. Include something about hazardous floodplains.

Flooding has been recorded in Inverleigh, Meredith, Smythesdale, Haddon, Rokewood, Enfield, Shelford, Teesdale, Lethbridge, Linton and several rural areas throughout the Shire. The most significant flooding in the Shire occurs in Inverleigh where the Barwon and Leigh Rivers meet.

Objectives and strategies

Objective 1 To ensure the protection of floodplains through minimising the impact of development and subdivision

Strategy 1.1 Prepare floodplain management plans to ensure that the function of floodways to convey and store floodwaters is preserved and that the environmental attributes of floodplain areas are protected.

Consider refreshing with Macedon's C21.06-4 as below

Objective 1 To ensure the future use and development of land prone to flooding minimises the consequences of inundation.

Strategies

Strategy 1.1 Discourage new use and development on land prone to flooding.

Strategy 1.2 Ensure that appropriate drainage and flood protection standards are met in use and development.

21.04-3 Consider including a section on Waterways – consistent with GPS C21.01-5 similar to Geelong 21.05-2

Objectives

To protect, maintain and enhance waterways, rivers, wetlands and groundwater.

To protect connectivity between waterways and wetlands.

To reduce the amount of runoff from urban development and improve the quality of stormwater runoff entering waterways, estuarine and marine waters.

Strategies

Ensure that land use and development avoids isolating wetlands and provides for connective water flows and vegetative links.

Ensure waterways and wetlands are not drained or adversely affected as a result of development.

Ensure development provides for appropriate buffer setbacks and fencing to waterways and wetlands.

Ensure identified groundwater catchments are protected from surface

21.04-3 4**Salinity**04/12/2014
C65

Golden Plains Shire is experiencing increased salinisation of soil and water resources, and the consequential impacts on biodiversity and productive use of land and water resources. Check with Pete Dalhuus

It is important that new development and subdivision recognises and undertakes appropriate risk management strategies to avoid damage mitigate from salinity on built structures and infrastructure, such as underground pipes and roads.

Areas with the potential to be affected by salinity are shown on Figure 21.04-3A. Is this required given its repeated in guidelines for decision makers?

Objectives and strategies

Objective 1 To protect the quality of naturally saline waterways including wetlands from the impacts of development and subdivision.

Strategy 1.1 Avoid areas of salinity impact when planning for new urban and rural residential development and subdivision.

Strategy 1.2 Avoid extensions to existing development adjacent to naturally saline waterways including wetlands.

Strategy 1.3 Ensure existing or potential salinity impacts are managed and mitigated in any proposals for new urban and rural residential development or re-zoning.

Strategy 1.4 Avoid development and subdivision within or adjacent to naturally saline waterways including wetlands to prevent their degradation.

Strategy 1.5 Support development and subdivision where protecting and enhancing the environmental values of waterbodies can be demonstrated.

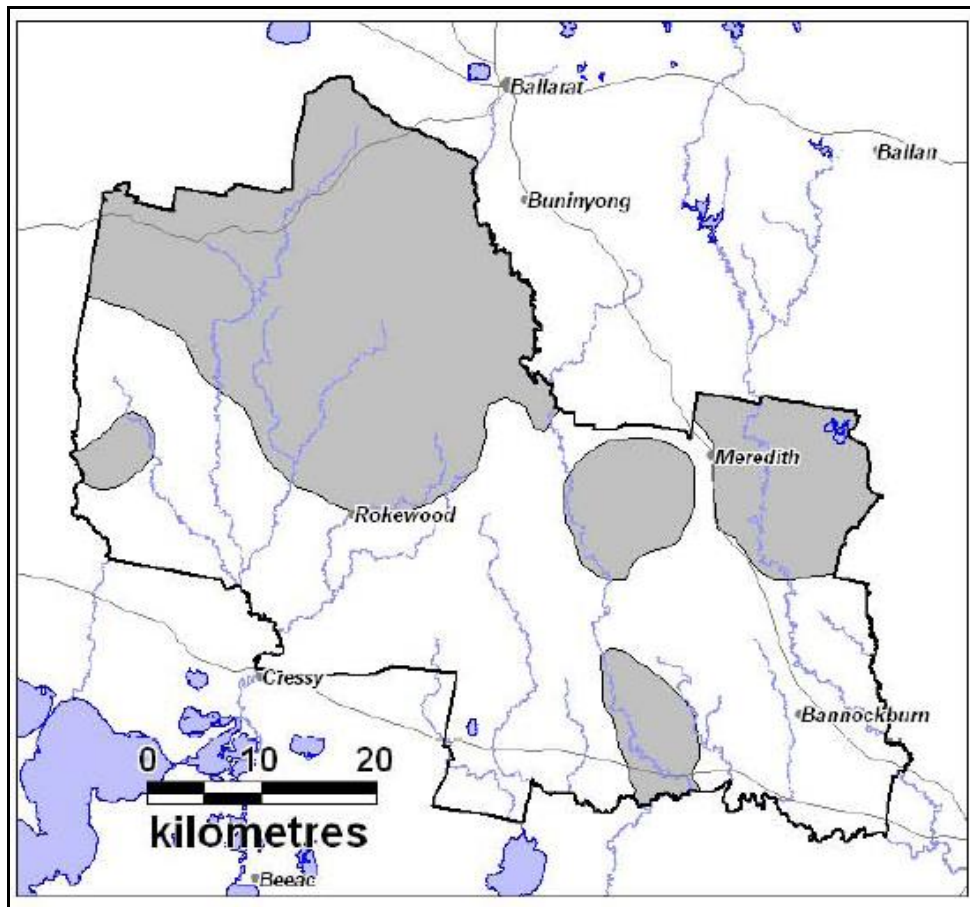
Strategy 1.6 Manage impacts of development and subdivision and permitted extensions to existing development through the appropriate use of protective measures including the careful siting of development and infrastructure, selection of appropriate construction materials, site landscaping and revegetation works, watering and irrigations systems, extent of impervious surfaces and the management of surface water runoff.

Objective 2 To protect soil resources from erosion, contamination, compaction, salinity and other forms of degradation.

Strategy 2.1 Protect soil and water resources from the risk of increased salinity.

Guidelines for decision makers

- Land uses, development and subdivisions that can significantly change surface water and groundwater hydrological flow patterns within those areas shown shaded in grey on Figure 21.04-3A: Area of Potential Salinity Impacts should mitigate:
 - against the degradation or loss of naturally saline lakes and wetlands, particularly from the effects of reduced surface water flows or drainage.
 - the expansion of existing areas effected by salinity or the generation of new areas effected by salinity.

Figure 21.04-3 A: Map 1 – Area of Potential Salinity Impacts

21.04-4
04/12/2014
C65

Bushfire Consider Wildfire consistent with overlay term

Fire risk is an issue in the shire's open grass lands and wooded forest/bush areas. The Haddon, Ross Creek, Dereel and Enfield areas have experienced bushfires in the past.

Objectives and strategies

Objective 1 To balance the protection of people from wildfire with the conservation of significant vegetation.

To prioritise fire risk in planning decisions, avoid increasing bushfire risk and minimise exposure of people to bushfire risk.

Strategy 1.1 Ensure that development in areas of high wildfire risk does not increase the potential for the fire risk to built assets and human life.

Strategy 1.2 Minimise the impact of any wildfire protection measures on vegetation with high environmental value. Prioritise fire risk as a critical consideration.

Consider adding an extra objective similar to Macedon C21.06-3

Objective 2 To ensure that where development opportunities already exist, development in rural areas and on the fringes of urban areas is sited and designed to minimise risk from bushfire.

Strategy 2.1 Direct residential development opportunities to parts of settlements where the threat to people and property from fire is limited.

- Strategy 2.2** Ensure development is sited to avoid steep slopes, highly vegetated areas and other areas identified as being at high risk from bushfire.
- Strategy 2.3** Ensure access to properties in areas considered to be at high risk from bushfire is sited and designed to provide for safe egress and ingress of residents and emergency vehicles.

04/12/2014
C65

Protection of stone resources

The north west area of the Shire possesses important stone resources which have been identified in the Ballarat Supply Area - Extractive Industry Interest Areas 1997 report.

Objectives and strategies

- Objective 1** To provide for the long term protection and utilisation of stone resources.
- Strategy 1.1** Consider the findings of the Ballarat Supply Area - Extractive Industry Interest Areas 1997 report in determining applications for the use and development of land.
- Strategy 1.2** Identify mineral and stone resources of sufficient quantity and quality to support a commercial extractive industry operation in the Ballarat Supply Area.

Reference Documents

- Ballarat Supply Area - Extractive Industry Interest Areas 1997

21.04-6
04/12/2014
C65

Environment and Natural Resources strategies will be implemented by applying:

- Land Subject to Inundation Overlay to areas subject to inundation.
- Floodway Overlay to areas subject to high velocity flooding. Wildfire Management Overlay to areas identified by the Country Fire Authority and the responsible authority as subject to fire hazard.
- Salinity Management Overlay to areas identified as being subject to the effects of salinity.
- Environmental Significance Overlay to the following areas: water catchment areas, watercourses, Enfield State Park, Mt Misery Creek, two areas at Dereel, Smythesdale, Yarrowee Creek.
- Significant Landscape Overlay to various landscapes, Avenues of Honour and settings across the Golden Plains municipality which are of natural significance.
- Vegetation Protection Overlay to areas of identified flora and fauna importance to the following areas: - Westernplains grasslands, Happy Valley Bushland reserve at Golden Reef, roadside vegetation, Linton Flora Reserve, Enfield State Park Reference area. (not sure what this is)
- The Local Planning Policy 22.08 – Water Supply Catchment.
- The Local Planning Policy 22.10 – Salinity.
- The Local Planning Policy 22.11 – Floodplain Management.

21.04-7 Further work04/12/2014
C65

- Develop a strategy for the retention of native grasslands.

21.04-8**Reference documents**04/12/2014
C65

- Corangamite Regional Catchment Strategy – Corangamite Catchment Management Authority
- Corangamite Area Ragwort Strategy
- Dryland Salinity Strategy for the Corangamite Salinity Region (Restoring the Balance) Corangamite Salinity Forum
- Salinity Management Overlay Project Report, EnPlan-DBA with Dahlhaus Environmental Geology and Chris Harty Planning and Environmental Management, Corangamite CMA, 2006
- Golden Plains Shire – Salinity Management Overlay Salinity Occurrences and Mapping Background Report No 1, Dahlhaus Environmental Geology Pty Ltd, 2006
- Permit Application Requirements for Development Proposals where a Salinity Management Overlay Applies. EnPlan, 2006
- Smythesdale Urban Design Framework, Michael Smith and Associates (March 2006) check relevance
- Corangamite Catchment Management Authority Floodplain Management Strategy, April 2002

Reference documents for Bushfire?**21.05****LAND USE AND DEVELOPMENT**

04/12/2014

21.05-1**Residential Land Use**

04/12/2014

Over time the Golden Plains Shire's towns will become more urbanised. There is substantial supply of residential land in all urban centres and towns in the shire which means new demands for residential development can be accommodated within the existing areas of towns.

In addition, significant scope exists for the consolidation of sites and intensification of development in existing towns without altering the character or quality of these areas.

With moderate growth, and considering the existing areas of vacant land, no significant new areas of land need to be provided for residential development through zoning. In recent years, Bannockburn, which is the largest urban centre within the shire, has experienced steady population growth. Such growth will require the prudent management of land use and development in order to maintain and enhance the town's features, assets and the community's vision.

Smythesdale has been identified as the northern growth centre for the Shire, providing a range of residential opportunities and services for the north west district. Inverleigh is also experiencing pressure for increased residential development. However, there is limited opportunity for new residential development within the established historic township area due to potential flooding and limited land sizes for effluent disposal.

Limited amounts of medium density housing are provided currently in the Golden Plains Shire. With changing housing needs there is a necessity to promote a wider range of housing types and set clear direction for the form and design of this development.

Objectives and strategies

Objective 1 To cater for changing housing needs.

Strategy 1.1 Encourage a range of housing styles and types within urban areas.

Objective 2 To accommodate medium density development adjacent to community services and facilities and within proximity to commercial centres.

Strategy 2.1 Discourage medium density housing that is not within walking distance of business areas and community facilities.

Strategy 2.2 Support medium density housing located in urban areas that have reticulated water and sewerage systems.

Strategy 2.3 To provide for direct, safe and easy movement through and between neighbourhoods for pedestrians, cyclists, public transport and other motor vehicles using the neighbourhood street network.

Guidelines for decision makers

- Consider pedestrian and transport facilities within the urban area and the standard of access to shopping and community service areas.
- Development of residential subdivisions to provide a lot layout that contributes to community social interaction, personal safety and property security.

21.05-2

Agriculture

Agricultural industries in the shire generate approximately \$69.5 million worth of product. 14% of the workforce are employed in the agriculture, forestry and aquaculture industries.

Agricultural land is important to the shire and provides a range of benefits to our communities including employment, health, a resilient and sustainable food system and tourism.

Agriculture and rural employment is gradually declining in common with Statewide trends in the restructuring of primary industries.

Wool is a major farm type in the shire with 213 establishments representing 57% of the total number of establishments. This represents approximately 8% of the total for Victoria.

The location of the shire on the edge of the Western District represents an important critical mass of agricultural productivity particularly in terms of wool production and cropping.

Other significant farm types are sheep and lamb slaughtering, egg production, poultry, pastures, grasses and horticulture.

A critical element in the planning for agricultural uses in the Golden Plains Shire is to maintain farm size.

There has been a growth of intensive agricultural activities within the shire, particularly in the wine and specialist livestock industries.

The opportunities for agricultural diversity are limited, however, by the shire's climate, the availability of water and, in the northern portion of the shire, fragmentation of land for rural residential development.

An important land use management issue for Council and the community is the potential for conflict between sensitive uses and agricultural practices.

Forestry and timber production are increasingly significant local industries, given the climate, topography and the proximity to the Port of Geelong.

The establishment of plantations across the shire will have both positive and negative impacts which need to be managed in a sensitive manner. The positive benefits will be the revegetation of areas cleared of vegetation that are subject to erosion and salinity which have resulted in declining water quality across the catchment. The negative impacts are associated with the capacity of road and bridge infrastructure to accommodate harvesting of the timber resource.

Objectives and strategies

Objective 1 To ensure agricultural land is protected and used as an economically valuable resource.

Strategy 1.1 Encourage agricultural diversity and promote opportunities for new farming enterprises.

Strategy 1.2 Avoid sensitive uses near agricultural operations where there may be conflict.

Strategy 1.3 Ensure that the use and development of rural land is both compatible and complementary to agricultural activities.

Strategy 1.4 Facilitate more intensive use and diversified use of rural land for higher value products, including agroforestry, which are compatible with surrounding farming practice.

Strategy 1.5 Promote sustainable horticulture production that recognises the natural and physical resource requirements and manages the potential for off-site effects such as spraydrift.

Objective 2 To maintain farm size to allow for viable agriculture.

Strategy 2.2 Avoid fragmentation of land for non-agricultural purposes, including rural residential development.

Objective 3 To facilitate more intensive use and diversified use of rural land for higher value products, including timber plantations and agroforestry.

Strategy 3.1 Identify areas to accommodate the proposed future timber plantations.

Strategy 3.2 Encourage the expansion of timber production and agroforestry within areas that are capable of providing road infrastructure to both plant and harvest such crops.

Strategy 3.3 Support the expansion of timber production on cropping and grazing land, in locations with the environmental capacity to support the use constraints.

Strategy 3.4 Encourage the development of timber plantations and agroforestry as a means of reducing environmental problems.

Agriculture strategies will be implemented by applying:

- Farming Zone to the majority of broad acre agricultural land
- Farming Zone to all agricultural land developed for plantations
- Farming Zone schedule with a 100 hectare minimum subdivision size, to prevent the fragmentation of agricultural land and ensure that lots that are created are suited to broad scale agriculture
- Rural Activity Zone to designated areas in the Moorabool Valley

- Rural Activity Zone to designated areas around Haddon in the North West
- Local Planning Policy 22.03 – Intensive Animal Husbandry

References

- Golden Plains Rural Land Use Strategy (January 2008) (PB)

21.05-3 Industry

21.05-3

The Golden Plains Shire has a moderate manufacturing base with employment in the manufacturing industry representing 16.1% (note a significant proportion of this employment would be based outside the shire).

A number of industrial sites throughout the shire established to provide for land for industrial use and development remain vacant.

This reveals that:

- a significant proportion of small scale industrial uses are located within town areas either on individual sites or as part of a residential land use largely due to historic reasons and operator preference;
- existing developable industrial zoned land has been mostly taken up; remaining existing industrial zoned land is within inappropriate or located in non-preferred areas, or may lack necessary infrastructure;
- there is competition for industrial land provided by the larger urban areas of Geelong, Ballarat and the Melbourne Metropolitan area

The completion of the Geelong Ring Road is expected to place increased pressure for industrial land, particularly in the south-eastern area of the Shire.

The introduction of the Farming Zone has limited the scope for considering potential industrial uses in rural areas.

Geelong, Ballarat and Metropolitan Melbourne have an effect on the location of industrial development

Objectives and strategies

Objective 1 To ensure a sufficient supply of land suitable for industrial use.

Strategy 1.1 Support locations for new industrial development in areas that are strategically sound and/or identified.

Strategy 1.2 Encourage use of vacant industrial land within urban areas

Strategy 1.3 Support rezoning of vacant industrial land where it can be demonstrated it is not suitable for industrial use within urban areas

Objective 2 To encourage the development of value-adding industries within the shire and the servicing of industry by local enterprises.

Strategy 2.1 Provide for industrial use and development which adds value to products grown and produced within the shire.

Strategy 2.2 Support sustainable value adding industries and service industries, particularly those which relate to the agricultural base, forestry and natural resources.

Industrial strategies will be implemented by applying:

- Industrial 1 Zone to existing industrial precincts

21.06 BUILT FORM, HERITAGE AND INFRASTRUCTURE

21.06.01

21.06-1 Heritage

21.06.01

The heritage of the shire is rich with much of the cultural heritage represented by individual sites, buildings, structures, trees or gardens.

Golden Plains Shire's history is also evident in the layout and settlement pattern of 19th century towns, rural properties and historic infrastructure related to agriculture and mining areas.

Cultural heritage is also found in the natural environment where Avenues of Honour, streets and reserves were planted to beautify towns and to improve their practical amenity. These areas are important for the Shire's residents and tourists.

Objectives and strategies

Objective 1 To protect, maintain and enhance heritage areas and features in private and public ownership.

Strategy 1.1 Encourage development which contributes to the protection and enhancement of items, buildings, areas and places of natural and cultural heritage.

Strategy 1.2 Support the retention of the cultural heritage significance of the Shire's heritage places and areas by:

- Encouraging works to individual places in the Heritage Overlay which contribute to their conservation and enhance their significance. Encouraging the removal of alterations that do not contribute to their significance.
- Retaining all places in heritage precincts that contribute to the significance of the precinct.
- Encouraging new development in precincts that responds to the historic character, form and context of the precinct and makes a positive contribution through innovative design.

21.06-2 Urban design

21.06.02

Objectives and strategies

Objective 1 To provide a high quality urban environment within existing township areas.

Strategy 1.1 Encourage improvements to urban design within shopping, main street and public precincts.

Objective 2 To achieve environmentally sustainable design.

Strategy 2.1 Promote water sensitive development, and environmentally sustainable design in new development and subdivision.

21.06-3 Transport

04/12/21

The shire's ready access to metropolitan and regional markets, export facilities and suppliers, is its competitive advantage.

Objectives and strategies

Objective 1 To ensure the transport network supports economic opportunities.

Strategy 1.1 Maintain the efficiency of transport linkages from the shire to metropolitan and regional markets, facilities and suppliers.

Strategy 1.2 Protect the efficiency and safety of the shire's transport infrastructure to support economic activities.

Strategy 1.3 Develop road and bridge infrastructure to service plantation and agroforestry development.

Strategy 1.4 To establish and promote clear and direct walking and cycling routes to public transport stops and appealing and convenient facilities for users.

Strategy 1.5 To contribute to reducing car dependence by allowing for:

- Convenient and safe public transport
- Safe and attractive spaces and networks for walking and cycling.
- Subdivision layouts that allow easy movement within and between neighbourhoods.

21.06-4 Built Environment, Heritage and Infrastructure strategies will be implemented by applying:

04/12/21

- Development Plan Overlay
- Design and Development Overlay
- Heritage Overlay to buildings, places and precincts of identified heritage value as listed in the Schedule to the Heritage Overlay
- Significant Landscape Overlay
- Local Planning Policy 22.12 – Heritage

21.06-5 Reference documents

04/12/21

- Golden Plains Shire Heritage Study Stage Two, Heritage Matters Pty Ltd (2009)
- Meredith Structure Plan, December 2010
- Lethbridge Structure Plan, December 2010

Gheringhap Structure Plan

21.07 LOCAL AREAS

04/12/2014
C65

21.07-1 Bannockburn04/12/2014
C65

Bannockburn is the largest urban centre in Golden Plains Shire and a key regional centre within the Shire's network of townships across the south-east, serving residential, commercial and administrative functions. The sewerage of the town, its rural ambience and proximity to Geelong are factors which have attributed to the current strong growth of Bannockburn.

The Bannockburn Township has experienced significant growth, identified by the Australian Bureau of Statistics data as having a growth rate of 9.7 percent per annum between 2001 and 2006. Council has prepared the Bannockburn Urban Design Framework to appropriately plan for and guide future development of the township. The Urban Design Framework also addresses the Council's investment strategies and bushfire planning obligations and has been translated into the planning scheme.

The Bruce's Creek Master Plan, prepared in 2009 sets out the direction for the protection and enhancement of the environmental and recreational values within the Creek corridor. The Master Plan provides specific consideration of environmental values, public open space and the management of creek crossings. As land adjacent to the Creek corridor is rezoned and developed, further investigation will be required to correctly identify land for public open space purposes. The key directions within the Bruce's Creek Master Plan have been incorporated into the Bannockburn Urban Design Framework and are referenced throughout this Clause.

Key Issues

- The continued management of residential growth including land supply, infrastructure provision and maintenance of the urban growth boundary.
- Enhancement of economic growth and well-being to encourage local business opportunities, employment, expenditure and town centre activity.
- The need to guide commercial growth and manage change as the town expands.
- Protection and enhancement of the natural and built environment including environmental assets, the Bruce Creek environs, town character and rural ambience.

Objectives and strategies

Objective 1 To promote growth in Bannockburn that is sustainable in accordance with the Overall Principles Plan and Land Use Precinct Plan.

Strategy 1.1 Strongly discourage out of sequence residential subdivision and development.

Strategy 1.2 Protect the sewerage treatment works by maintaining a buffer area on adjoining land in accordance with Environment Protection Authority requirements.

Strategy 1.3 Maintain a fire buffer area at the urban growth boundary of Bannockburn.

Strategy 1.4 Maintain an agricultural break between Bannockburn, and Batesford and Geelong.

Strategy 1.5 Strongly discourage commercial development that is independent and separated from the defined town centre, unless a proposal can clearly demonstrate that it will benefit the needs of its local catchment and the greater Bannockburn township.

Strategy 1.6 Develop a recreation, community and education precinct within the western area of Bannockburn, as identified on Figure 21.07-1A Overall Principles Plan.

- Strategy 1.7** Develop Milton Street to provide a future road link across Bruce's Creek to serve future residential areas to the west of Bannockburn.
- Strategy 1.8** Locate creek crossings in accordance with the Bruce's Creek Masterplan.
- Strategy 1.9** Encourage a wide range of industry and business activities to meet the needs of a growing population and to provide increased employment opportunities.
- Strategy 1.10** Support medium density housing within a general 500 metre radius of the Bannockburn Town Centre.
- Strategy 1.11** Promote walking and cycling linkages to open space areas, community facilities and the town centre in new development and subdivision.
- Objective 2 To create a prosperous and sustainable Bannockburn town centre.**
- Strategy 2.1** Facilitate growth within the Bannockburn Town Centre that is consistent with the Land Use Precinct Plan and the principles of the Bannockburn Urban Design Framework.
- Strategy 2.2** Facilitate expansion of retail and service activities to meet the growth projections of Bannockburn and district.
- Strategy 2.3** Consolidate the existing commercial precinct to build upon the compact, intimate and accessible nature of the town centre.
- Strategy 2.4** Provide attractive and usable public spaces adjacent to or within close proximity to the town centre which encourage social activity (cafes, restaurants, etc) and pedestrian and cycle connectivity.
- Strategy 2.5** Encourage a diversity of uses within the town centre retail precinct that sustain activities during day and night.
- Strategy 2.6** Encourage cafés and restaurants to include an outdoor seating area to promote usage of and activity within the open plaza areas.
- Strategy 2.7** Encourage the provision of healthy food retail and food service options.
- Objective 3 To provide an open space network that is integrated with Bannockburn township, is responsive to the needs of residents and that protects biodiversity values.**
- Strategy 3.1** Encourage the provision of open space areas in new developments that incorporates direct connections into other networks, including pedestrian, bicycle and riding trail paths that are preferably off street.
- Strategy 3.2** Establish flora and fauna corridors within open space reserves that enhance the biodiversity values of these areas.
- Strategy 3.3** Provide buffer areas between residential development and vegetated public land areas, including the Wabdallah Reserve.
- Strategy 3.4** Utilise the rail corridor as an open space link incorporating a shared walkway, bicycle and riding trail.
- Strategy 3.5** Incorporate the use of locally indigenous vegetation and protection zones that utilise fencing and weed control measures where necessary in flora and fauna corridors.
- Strategy 3.6** Develop a vegetation belt at the Bannockburn urban growth boundary for future use as a walking, cycling and riding trail.
- Strategy 3.7** Promote use of public open spaces for food growing (e.g. edible landscapes)
- Objective 4 To facilitate appropriate development of Bruce's Creek and environs.**

Strategy 4.1	Encourage appropriate public access to the Bruce's Creek environs and protect its visual amenity.
Strategy 4.2	Protect the environs of Bruce's Creek and areas of native vegetation and existing stands of significant trees.
Strategy 4.3	Require open space areas to be connected with spines or links into the Bruce's Creek corridor.
Strategy 4.4	Develop the Bruce's Creek precinct as a substantial linear open space area incorporating the restoration of habitat and the provision of parkland, and walking and cycling trails, preferably on the eastern side of the creek.
Strategy 4.5	Manage new development along Bruce's Creek to ensure that vistas, view lines and visual amenity is protected along the creek environs.
Strategy 4.6	Secure the area along Bruce's Creek for public open space, including all land between the tops of the escarpment and forming the rim of the creek valley. Technical investigation and detailed design will be required at the time of rezoning to determine the location of the escarpment line.
Strategy 4.7	Require new developments to address and implement key directions within the Bruce's Creek Master Plan, including matters such as construction management, creek crossings, environmental and heritage management and water sensitive design.
Strategy 4.8	Require water sensitive urban design within new developments that improves the quality and discharge to Bruce's Creek, minimises the extent of impervious surfaces and mitigates changes to the natural water system.
Strategy 4.9	Ensure that new development along Bruce's Creek provides for safety and security, and incorporates opportunities for passive surveillance of the open space system, particularly through the provision of a roadway set back from the rim of the Creek, forming a separation to the public open space.
Strategy 4.10	Implement the Bruce's Creek Masterplan which includes urban design guidelines for adjacent development and arrangements for the funding of the Bruce's Creek Corridor.
Objective 5	To encourage development which is responsive to the character and rural ambience of Bannockburn.
Strategy 5.1	Require new development to address public open space and the street network to provide opportunities for passive surveillance of the public realm.
Strategy 5.2	Maintain active street frontages and an active public realm by ensuring development provides for public spaces and active frontages to major roads and pedestrian links.
Strategy 5.3	Encourage development which protects and where appropriate enhances the natural systems and environmental values in and around Bannockburn, including the Bruce's Creek environs.
Objective 6	To maintain the village character of Bannockburn.
Strategy 6.1	Protect historic buildings, wide tree lined avenues and low scale streetscapes.
Strategy 6.2	Maintain view corridors to retain visibility of public spaces from other activity areas.

Strategy 6.3 Promote the re-use of existing housing stock particularly heritage buildings for professional/commercial uses in order to retain a sense of the existing town fabric.

Strategy 6.4 Ensure restoration of heritage or significant buildings is in character with the original style of the buildings.

Strategy 6.5 Maintain and promote main road avenues of wide, tree-lined road reserves in accordance with the Bannockburn Urban Design Framework.

Objective 7 To ensure the efficient provision of infrastructure which supports new growth and improves the land, character and environmental qualities of Bannockburn.

Strategy 7.1 Design and manage drainage from residential areas and Bruce's Creek to minimise the volume and speed of run off entering the creek.

Strategy 7.2 Provide a drainage system that services all areas within the town centre and that responds to growth and development.

Strategy 7.3 Ensure that road network development and traffic management gives priority to main roads and contributes to the overall character of Bannockburn.

Strategy 7.4 Give priority to Bannockburn-Shelford Road in the consideration of road traffic movement.

Strategy 7.5 Promote traffic management outcomes that cater for current and future traffic and parking demands within the Town Centre of Bannockburn.

Strategy 7.6 Encourage the provision of off-street car parking in accessible locations with good pedestrian and cycling links as identified by the Bannockburn Town Centre Investment Strategy 2008.

Strategy 7.7 Encourage the sharing of car parking between uses, particularly those uses that have opposing (day/night) peak operating times.

Strategy 7.8 Provide short term parking in close proximity to high demand areas, and staff parking and long term parking further away.

Strategy 7.9 Locate car parking at the rear of buildings, out of sight from main roads where possible, and not be prominent along road frontages to avoid compromising the streetscape.

Objective 8 To provide distinctive entrances into Bannockburn.

Strategy 8.1 Promote new development at the main entrance and gateways to Bannockburn to enhance these entry points through positive urban design.

Strategy 8.2 Create and reinforce gateways to the Town Centre through signage, development of entrance 'icons' or recognisable landscape elements.

Bannockburn strategies will be implemented by applying:

- Commercial 1 Zone to commercial areas within the Bannockburn Town Centre as identified in the Land Use Precinct Plan.
- Residential 1 Zone to established and proposed residential areas.
- Design and Development Overlay to facilitate a higher density of residential development that is respectful of the character of the area within the medium density precincts east of High Street and west of Burns Street, as shown on the Land Use Precinct Plan.

- Design and Development Overlay to the Bannockburn Town Centre to ensure development occurs in accordance with the Land Use Precinct Plan.
- Design and Development Overlay to land within the Willow Brae Development to facilitate development in a comprehensive manner and protect the reservation of land along Bruce's Creek as public open space.
- Design and Development Overlay to the Bannockburn Town Centre as defined in the Land Use Precinct Plan to ensure:
 - growth and development is in accordance with the Land Use Precinct Plan;
 - the village character and appearance of Bannockburn is maintained by protecting historic buildings, wide tree lined avenues and low scale streetscapes; and
 - new development responds to the built form and character of the area.
- Design and Development Overlay or other appropriate Overlays to Bruce's Creek following the completion of the Masterplan for Bruce's Creek.
- Design and Development Overlay as part of any future rezoning to expand the business park precinct.
- Design and Development Overlay to Low Density Residential development to ensure that the siting and design of buildings creates an attractive low density residential environment that respects the character of the area.

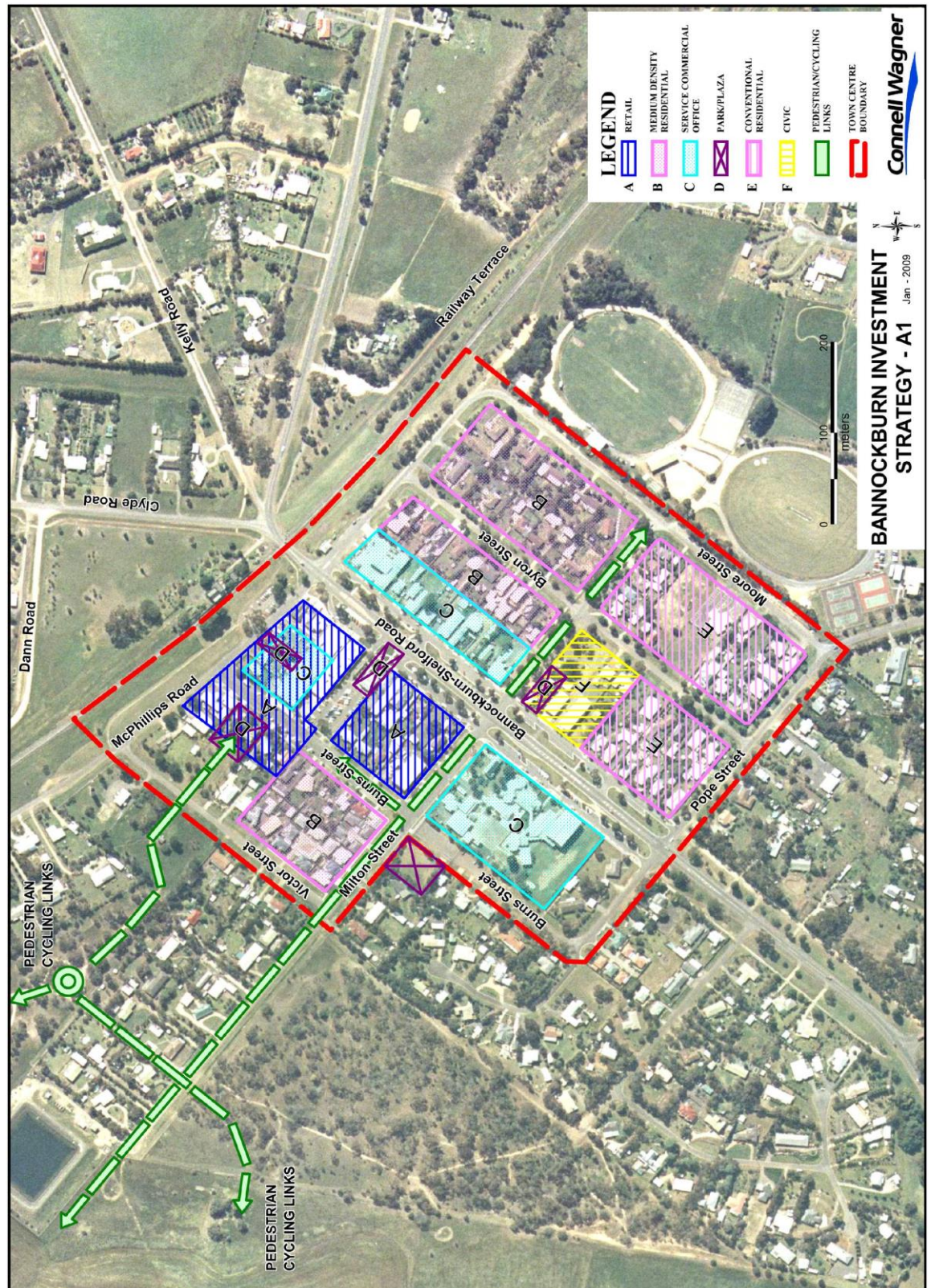
Further work

- Close Burns Street to the south of McPhillips Road to facilitate retail expansion at the key shopping complex, as illustrated on the Land Use Precinct Plan.
- Investigate the possibility of providing sewer development within a designated area north of the railway line which integrates with surrounding low density residential areas and the adjacent town centre.
- Investigate the need for and reserve land for future investments and strategic public transport infrastructure within Bannockburn.
- Coordinate improvements to public transport, walking and cycling networks with the ongoing development and redevelopment of the urban area.
- Define a road hierarchy to facilitate traffic movement through and within the town.
- Prepare a Development Plan which addresses the needs of pedestrians and cyclists, treatment of public spaces, vehicle access and circulation requirements, parking, and streetscape character along the main corridors and town entries.
- Investigate extending the existing Business Park to cater for future demand and to meet population needs.
- Investigate the relocation of industrial/service type land uses within the Bannockburn town centre to the designated Business Park to allow for strategically located retail space or car parking supporting the main functions of the Town Centre.

Reference Documents

- Bannockburn Urban Design Framework Revised, Parsons Brinckerhoff 2011
- Bannockburn Town Centre Investment Strategy, Connell Wagner 2008
- Bruce's Creek Master Plan, Land Design Partnership Pty Ltd 2009
- Golden Plains Heritage Study, Heritage Matters Pty Ltd 2009
- Residential Land Supply Review, Golden Plains Shire 2009

Figure 21.07-1B Bannockburn Land Use Precinct Plan



21.07-2 Smythesdale

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Smythesdale is a rural township surrounded by state forest, with a rich gold mining past.

Smythesdale's proximity to Ballarat and its rural living hinterland provide it with opportunities for an independent rural town setting. The community is keen to ensure that growth is managed and sustainable.

The resolution of effluent disposal issues, balancing of township character and improvement in services and opportunities to the township are important factors for Smythesdale's growth.

The township has been identified as the northern growth centre for the Golden Plains Shire, in a prime strategic location to service the wider catchment of rural and residential communities.

Smythesdale has a distinct country-living character and the foundations of a thriving township, within commuting distance of the regional centre of Ballarat.

A reticulated sewerage scheme is planned for Smythesdale, together with significant improvements to the streetscape and community facilities.

The population of Smythesdale is expected to increase up to 2500 persons by 2031, with projected growth based on Smythesdale's strong relationship with Ballarat and residential growth resulting from improved services and the introduction of reticulated sewerage to the town.

The direction for future development and land use in the township of Smythesdale is identified in the Smythesdale Strategic Framework Plan shown in this subclause.

Key Issues

- The town lacks structure and is fragmented by Crown land.
- There are current effluent disposal problems which will be dealt with through the implementation of reticulated sewerage and stormwater projects.
- Growing Smythesdale into a self-sufficient settlement and service hub for the north of the Shire.
- The Woody Yaloak Creek precinct is a potential asset offering many opportunities for Smythesdale, including linking key recreational assets throughout the town.
- Enhancing the character and built environment together with protection and respect for the town's heritage.

Objectives and strategies

Objective 1 To ensure that growth in Smythesdale is managed and sustainable.

Strategy 1.1 Direct growth within the identified town boundary.

Strategy 1.2 Develop recreation, community, commercial and industrial precincts as identified in the Smythesdale Strategic Framework Plan.

Strategy 1.3 Create a crisp urban-rural interface to maintain and enhance the integrity and character of the town.

Strategy 1.4 Identify the former Yellow Glen Winery Site for green-field residential development to accommodate new growth in the township.

Strategy 1.5 Progressively undertake rezoning of land in accordance with the Smythesdale Strategic Framework Plan. Rezoning is to be staged, with rezoning of the core township area to Residential 1 Zone together with evidence of infill development of the core township area underway, before rezoning of the former Yellow Glen site is considered.

Strategy 1.6 Facilitate development on smaller lots to provide for a range of housing options.

- Strategy 1.7** Develop medium density housing/aged care facilities to provide a range of housing options within walking distance of the town centre.
- Strategy 1.8** Encourage the progressive sale of Crown land within the town boundary to reduce the fragmentation of Smythesdale.
- Strategy 1.9** Ensure appropriate land use management of the floodway and floodplain.
- Strategy 1.10** Avoid urban development in the floodway and floodplain.
- Strategy 1.11** Promote opportunities for walking and cycling in new development and subdivision that is linked to open space areas, community facilities and the town centre.
- Objective 2** To develop Smythesdale as the service hub for the northern area of the Shire.
- Strategy 2.1** Promote a diversity of facilities in the town centre that will sustain the township as it grows to a population of up to 2,500 persons.
- Strategy 2.2** Encourage economic activity in the township.
- Strategy 2.3** Improve the business and service identity of the main street.
- Strategy 2.4** Expand the range of health services to include facilities such as childcare, aged care accommodation and a medical centre.
- Strategy 2.5** Consolidate the core business area and encourage new commercial buildings in the Business 1 Zone.
- Strategy 2.6** Encourage the establishment of well presented, non-polluting, service businesses and expanded home-based businesses within the Business 4 Zone precinct.
- Strategy 2.7** Support applications for the establishment of new businesses which will expand on the range of services available to residents, tourists and communities of the northern area of the Shire.
- Strategy 2.8** Encourage the development of tourist accommodation, such as bed and breakfasts, farm stays, self contained cottages or units and caravan parks, in the appropriate locations.
- Strategy 2.9** Develop pedestrian links within the township, in particular between the Courthouse precinct, school, recreation centre and rail trail.
- Strategy 2.10** Discourage commercial development outside of the core township area unless there is a net community benefit.
- Objective 3** To develop appropriate infrastructure to support Smythesdale's growth.
- Strategy 3.1** Develop reticulated sewerage in the township and other infrastructure, services and opportunities for the township's growth.
- Strategy 3.2** Link drainage and stormwater management with the implementation of the reticulated sewerage system.
- Strategy 3.3** Protect future sewerage treatment works, when constructed, by maintaining a buffer area on adjoining land.
- Strategy 3.4** Provide infrastructure which supports new growth and improves the land, the character and environmental qualities of Smythesdale.
- Strategy 3.5** Protect the Woody Yaloak Creek environs and surrounding forested public land.
- Strategy 3.6** Protect the natural and historic features of the township.

Strategy 3.7 Develop the road network to give priority to main roads and contributes to the overall character of Smythesdale.

Strategy 3.8 Provide natural gas to Smythesdale.

Objective 4 To build on visual and physical amenity of the township, the relaxed country-living character and historic features of the town.

Strategy 4.1 Improve the appearance of the front and rear of buildings in Brooke Street.

Strategy 4.2 Support new development and subdivision that responds to the local context and positively contributes to the country-living character and identity of the township.

Strategy 4.3 Require new development to respect and complement the historic character of the town.

Strategy 4.4 Encourage the retention, enhancement and re-use of historic buildings in order to retain the historic town fabric.

Strategy 4.5 Maintain the heritage quality of the core township area including the Courthouse and Police Camp Precinct, Ballarat-Skipton Rail Trail, gold mining sites, mile posts, bluestone drains and individual buildings and sites throughout the town.

Strategy 4.6 Require development in the main street to front Brooke Street.

Strategy 4.7 Encourage active street frontages.

Strategy 4.8 Maintain pedestrian links and wildlife corridors between the Rural Living Zoned areas on the eastern side of Smythesdale and the nearby State Forest.

Objective 5 To enhance the entrances and gateways to Smythesdale.

Strategy 5.1 Support new development at the main entrance and gateways to Smythesdale that enhances these entry points through positive urban design.

Strategy 5.2 Maintain and promote main road avenues of wide, tree-lined road reserves.

Objective 6 To create an open space and recreational precinct with linked recreational facilities along Woody Yaloak Creek.

Strategy 6.1 Enhance the amenity of the Woody Yaloak Creek.

Strategy 6.2 Develop the Woody Yaloak Creek precinct as a substantial linear open space area spanning the length of the township.

Strategy 6.3 Develop a creekside park along the Woody Yaloak Creek from the Botanic Gardens located on Garden Road to the Equestrian Centre.

Strategy 6.4 Locate and link together all recreation facilities along the Woody Yaloak Creek Precinct spine.

Strategy 6.5 Build upon the central location of both the Woody Yaloak Primary School and the Recreation Centre and align new leisure and recreation facilities with the Rail Trail and Woody Yaloak Creek environs.

Strategy 6.6 Prevent development from encroaching into the open space corridors and floodplains of the Woody Yaloak Creek.

Strategy 6.7 Provide open space areas in new developments that incorporates direct connections into other networks, including pedestrian, bicycle and riding trail paths that are preferably off street.

Guidelines for decision makers

- Require new subdivisions to include buffer areas and land management plans when adjacent to forested public land to minimise impact on cultural and environmental values.
- Require new subdivisions to develop firebreaks, particularly along boundaries of the town with rural land and forested public land.
- Develop a vegetation belt at the town boundaries to define the edges of the township by requiring new subdivisions within the town boundary to undertake concentrated native plantings.
- Require drainage from residential areas to be designed and managed to minimize the volume and speed of run off entering the Woody Yaloak Creek.
- Require subdivision and development outside of the Sewerage District and Water District to fund new sewerage and water infrastructure.
- Maintain existing remnant vegetation in new subdivisions where appropriate.
- Maintain the historic brick and bluestone drains and historic mileposts.
- Encourage site specific interpretation of the town's historic characteristics and the use of suitable feature lighting.

Further work

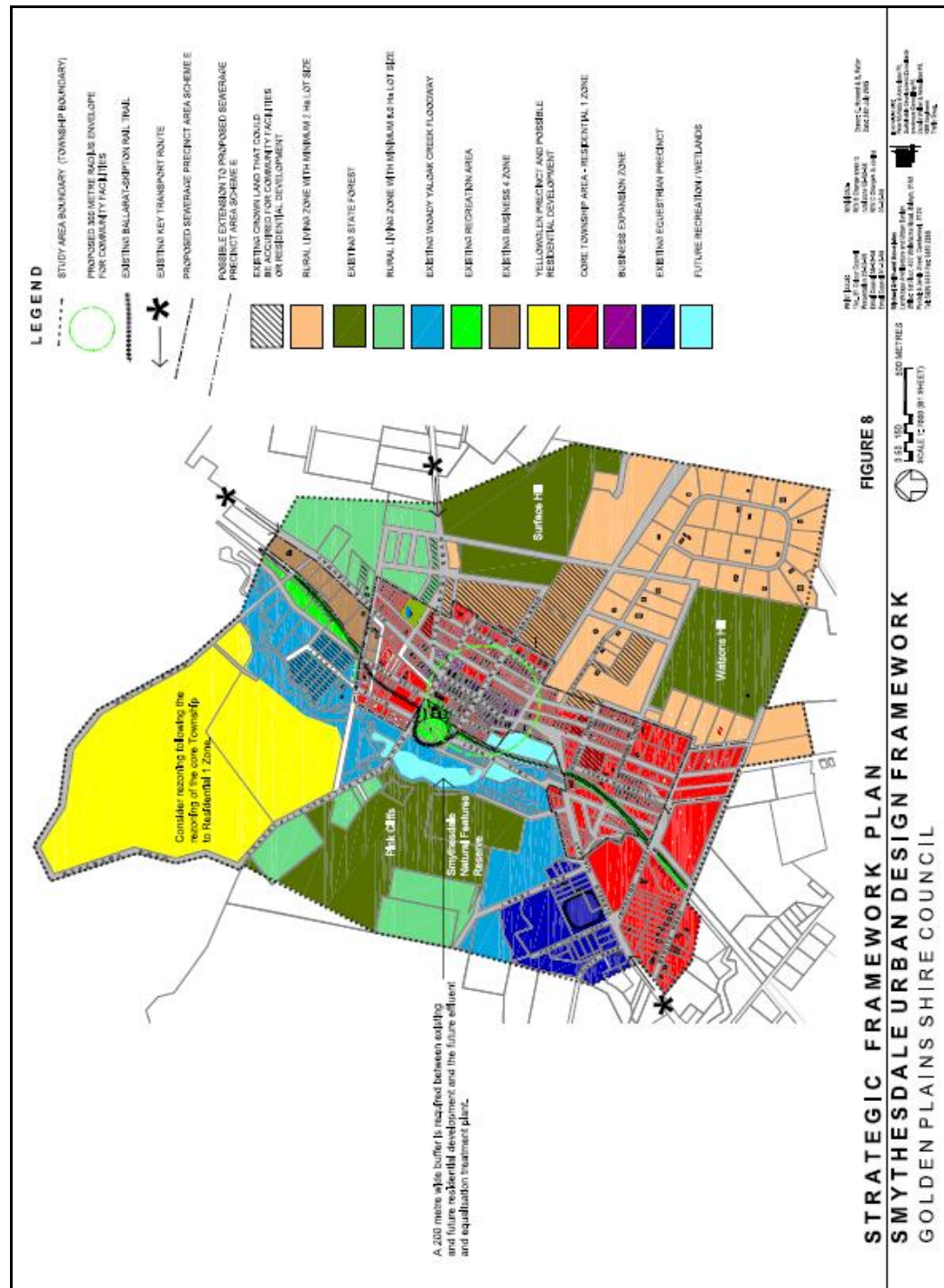
- Apply the Residential 1 Zone to sewerred residential areas.
- Rezone the core township to Residential 1 Zone.
- Subsequent to progressive infill development of the core township area, rezone the Yellow Glen site to a Residential Zone, apply a Development Plan Overlay to the site (or similarly suitable provision) to ensure the development includes a mix of lot sizes; is serviced by reticulated sewerage; and the development responds to environmental features (particularly a large area of native vegetation at the south east of the site) and topographical considerations (for example, protecting hilltops and spurs from development).
- The future use of existing buildings on the Yellow Glen site may comprise of mixed uses, but shall not impact the amenity of the wider area or proposed residential component of the Yellow Glen development.
- Acquire, rezone and develop vacant Crown land parcels through the town to encourage infill development in the township and a more cohesive and structured pattern of development.
- Restructure old and inappropriate subdivisions in the core township area.
- Apply the Floodway and Land Subject to Inundation Overlays to areas subject to inundation within Smythesdale.
- Rezone the area north of Heales Street and adjacent to the Brooke Street from Township Zone to Business 1 Zone to provide for expansion of the commercial area.
- Improve key intersections to address road safety and visibility: Brooke Street with Heales Street; Brooke Street with Brown Road; Brooke Street with Sebastopol-Smythesdale Road; Lynch and Loader Streets.
- Develop wetlands along the Woody Yaloak Creek through floodway areas where appropriate to assist in purifying run-off water before it enters the creek.
- Create a wetland north west of Victoria Street that will offer improved passive recreation and water quality outcomes.

- Apply a Design and Development Overlay for the Business 4 zone precinct to ensure a high standard of presentation.
- Revise the Design and Development Overlay applying to the core township area to assist in the improvement of the visual amenity of the township in alignment with the country living character.
- Apply the Heritage Overlay to sites recommended in the Golden Plains Heritage Study.
- Construct pedestrian links from the Woody Yaloak Creek to the town centre and Brooke Street and create prominent pedestrian and horse riding connections between the Rail Trail, the Woody Yaloak Creek, the Equestrian Centre, the Recreation Centre and the town centre.
- Implement a sewerage scheme through the township.
- Develop a Masterplan for Woody Yaloak River.
- Develop a Masterplan for the Woody Yaloak Creek Precinct.
- Prepare a Smythesdale Character Study.

Reference documents

- Smythesdale Urban Design Framework, Michael Smith and Associates (March 2006)

Figure 21.07-2 A Strategic Framework Plan for Smythesdale

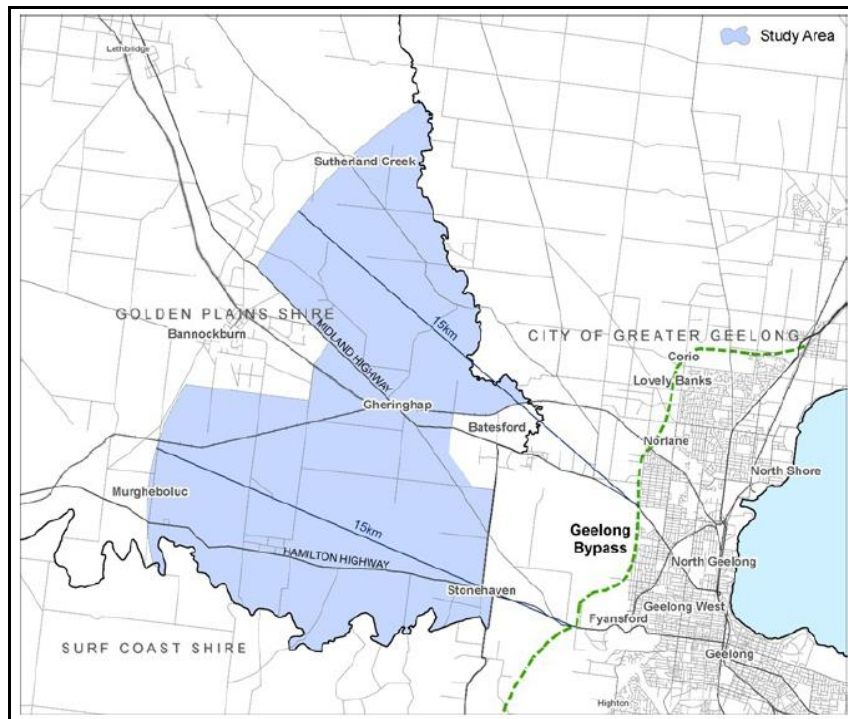


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South East Area

The south-east area of the Shire is within a 15 kilometre radius from the Geelong bypass intersection with the Midland and Hamilton Highways.

It excludes the Bannockburn and Batesford townships where an Urban Design Framework or Town Structure Plan has been prepared.

Figure 21.07-3A Map of South East area

The south east area is now within both the Geelong and the wider Melbourne metropolitan spheres. The completion of the Geelong bypass will further consolidate that change and may lead to pressure to provide land for development.

The south east area provides strategic opportunities with potential for development for industrial / service / business / employment / transport / technology centre development serving the wider Geelong, metropolitan regions and Western Victoria, particularly if those uses need locations served by major road and rail services, that provide access to port and airport facilities and can draw upon a nearby labour force.

It has large flat open areas, together with a number of infrastructure and locational advantages that can be attractive to certain forms of development including: two railway lines, two State highways, access to a high pressure natural gas pipeline and a high voltage electricity transmission line.

There are extensive areas with development potential but some parts of the south-east area are constrained by physical elements and planning strategies.

These include:

- land subject to flooding/inundation or poorly drained,
- the need to protect the amenity of land committed to residential development,
- land that has high scenic and landscape value and
- land that has high agricultural productivity or is occupied by intensive animal industry uses requiring extensive buffers.

Objectives and strategies

Objective 1 To manage and utilise the area's strategic assets for long term economic, social and environmental gains

Strategy 1.1 Manage land between the Midland and Hamilton Highways so that opportunities are preserved for business and service uses and developments requiring substantial separation from sensitive uses.

Strategy 1.2	Plan for staged business development in the Gheringhap locality to take advantage of the locality's proximity to infrastructure, which includes State highways, railways, high pressure gas pipeline, high voltage electricity transmission line and water pipelines.
Strategy 1.3	Use infrastructure capability as a criterion for prioritising sites suitable for development.
Strategy 1.4	Undertake further planning to identify potential infrastructure gaps.
Strategy 1.5	Implement the South-east Framework Plan.
Objective 2	To recognise environmental constraints and protect environmental values and cultural heritage places.
Strategy 2.1	Exclude heritage places and land subject to flooding from land use and development options.
Strategy 2.2	Direct development to areas where the loss or degradation of native vegetation and habitat values is avoided.
Strategy 2.3	Ensure development planning manages drainage and storm water to protect water quality.
Objective 3	To protect identified significant landscapes and the highly productive agricultural resource.
Strategy 3.1	Provide only for agricultural and rural related uses in the Barwon River valley.
Strategy 3.2	Provide for agricultural and rural related uses, along with support for tourism uses related to, and that support agriculture and the landscape values of the Moorabool River and Sutherlands Creek valleys.
Objective 4	To maintain the individual identity of Bannockburn and Batesford and protect the open rural landscape values in the corridor between the towns outside the Gheringhap Precinct.
Strategy 4.1	Maintain and reinforce the 'non-urban break' between Batesford and Bannockburn.
Strategy 4.2	Appropriately manage landscape buffers adjoining the Midland and Hamilton Highways for up to 200 metres except around the Gheringhap Precinct.
Strategy 4.3	Setback any future development in the vicinity of the Midland and Hamilton Highways and carefully design landscaping between these highways and development to maintain long sightlines.
Strategy 4.4	Limit advertising signs to identification signs only.
Strategy 4.5	Avoid sales or public access directly from the Highways.
Strategy 4.6	Require treatment of the interfaces between business development and existing residential uses to minimise adverse visual impacts.
Strategy 4.6	Support agricultural use of the land identified in the areas excluded from development for business purposes (shown as 'Buffer distance – 1000m' the South East Framework Plan).
Objective 5	To protect the amenity of existing and planned residential areas of Bannockburn and Batesford, and houses outside those settlements.
Strategy 5.1	Ensure activities with a potential for adverse amenity impacts are located with suitable separation having regard to the planned settlement boundaries.

- Strategy 5.2 Discourage additional residential uses within the study area shown on Figures 21.07-3B and 21.07-3C.
- Strategy 5.3 Ensure development planning and the siting, design and operation of business uses with potential for adverse amenity impacts incorporate relevant measures that minimise amenity impacts on existing rural residential areas in the Gheringhap Precinct.
- Objective 6 To maintain operating conditions for existing uses with potential off-site impacts.**
- Strategy 6.1 Require treatment of interfaces with existing residential uses to minimise adverse amenity impacts.
- Objective 7 To maintain the safe operation of Highways.**
- Strategy 7.1 Minimise entrance points from the Midland and Hamilton Highways.

Further Strategic Work

- Prepare a Structure Plan for Gheringhap
- Prepare a Landscape Assessment for Moorabool and Barwon River Valleys

Reference Documents

- Review of south east area Golden Plains Shire, Parsons Brinckerhoff Australia 2007
- Golden Plains Rural Land Use Strategy, Parsons *Brinckerhoff Australia* 2008

Figure 21.07-3B South-East Framework Plan

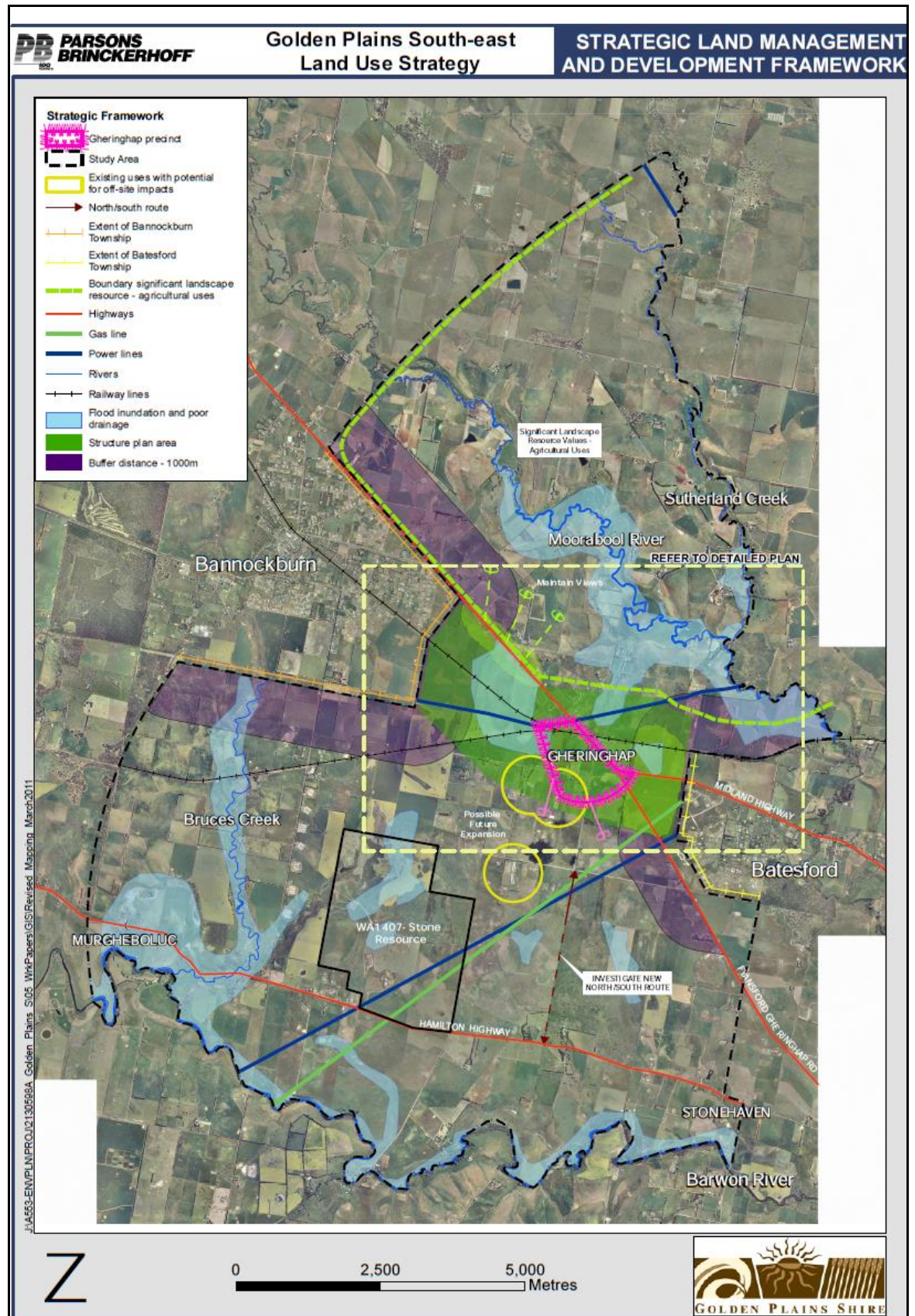
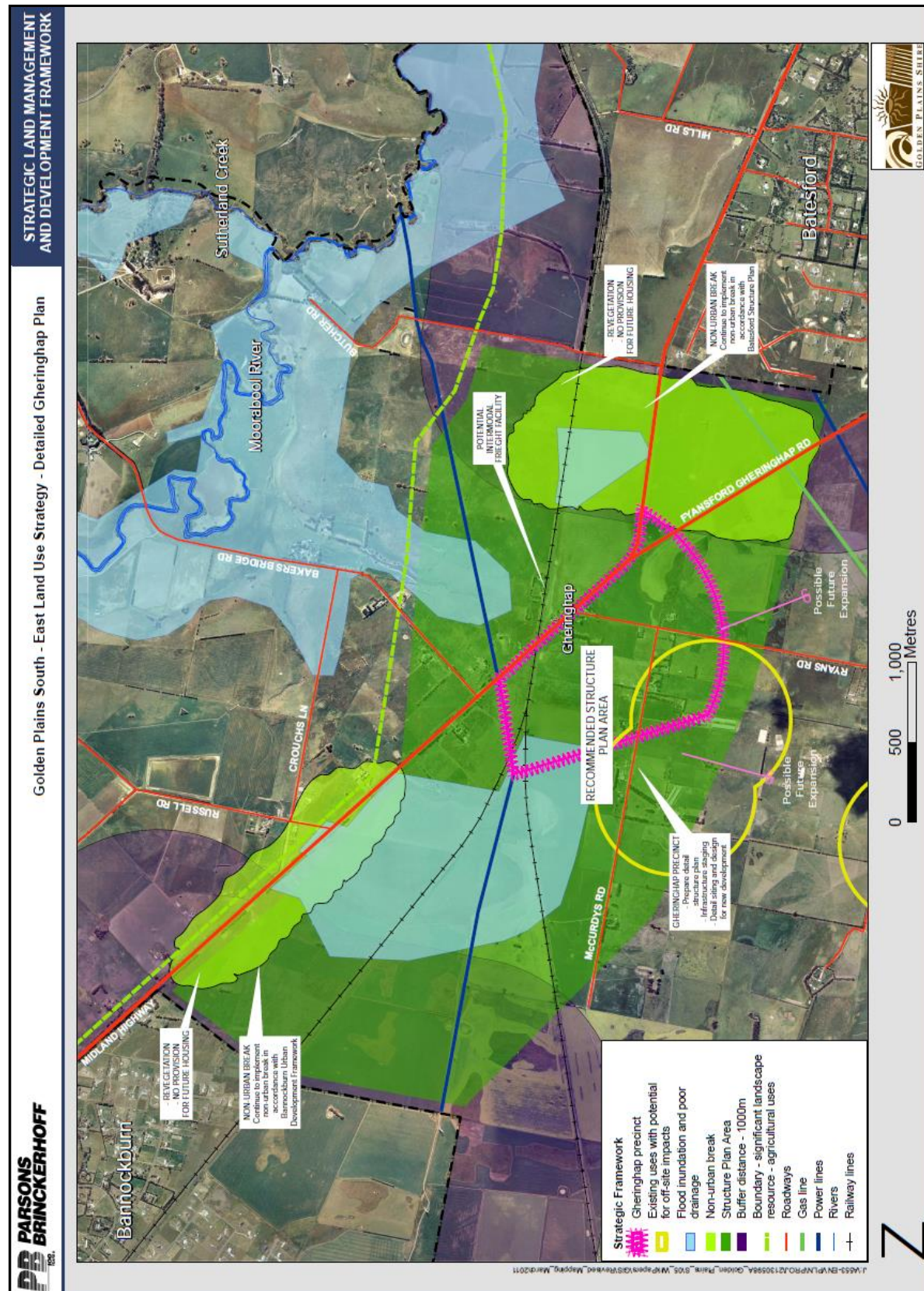


Figure 21.07-3C South-East Framework Plan – Detailed Gheringhap Plan



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Existing and potential development nodes and residential capacities for the north-west area have been identified to manage future growth, development and subdivision according to:

- Infrastructure provision, constraints and availability;
- Residential demand and take up rates;
- Urban and rural interface with future growth of Ballarat;
- Environmental land management and land capability assessment including lot sizes, land development hazards such as land currently or potentially affected by salinity and neighbouring areas capable of containing on-site effluent disposal.

The north west area of the Shire contains a mix of township areas, rural residential, rural living and rural areas.

The predominant characteristic of the area however is based on larger lot rural residential development with communities of interest that generally provides for rural residential lifestyles in commuting proximity to Ballarat.

It is important that the planning of this area takes into account the timely provision of servicing and infrastructure for more dispersed communities (as well as existing townships), the disposal of effluent on-site where reticulated services are unavailable, meeting the need for planned rural residential development according to demand and supply projections and providing for sustainable long term land and environmental management.

A strategic review of the area has established that it is now unlikely that any of the north west area of the Shire will be required for future long term urban expansion from the City of Ballarat.

It is now most likely that land within the City of Ballarat that adjoins the north west area, will also be set aside for rural residential development opportunities.

This approach will reinforce the rural residential character that has developed in the north west area of Golden Plains Shire.

Objectives and strategies

Objective 1 To ensure the long term growth and development of the area is in accordance with the North West Area Structure Plan.

Strategy 1.1 Direct growth in accordance with the North West Area Structure Plan.

Strategy 1.2 Permit use and development of land consistent with the North West Area Structure Plan.

Strategy 1.3 Avoid rural uses that impact on adjoining rural residential uses.

Strategy 1.4 Design and locate new development to:

- Recognise existing rural amenity and character,
- retain native vegetation and rehabilitate land where necessary including revegetation planting and erosion stabilisation programs,
- manage the disposal of effluent (where reticulated sewerage cannot be provided) and drainage management both within the site and within the immediate neighbourhood,
- manage potential threats from wildfire and salinity hazards,
- consider the existing operations of the Simulated Field and Sporting Clays Ground (Haddon Shooting Ground) at the Haddon Common Bushland Reserve, Bells Road, Haddon and the need for adequate

separation distances and management of potential conflicts associated with the Sporting Clays Ground.

Strategy 1.5 Support the provision of recreational services and facilities in the design of subdivisions and new development.

Objective 2 To ensure that use and development including subdivision does not prejudice future planning land use options and needs.

Strategy 2.1 Protect existing extractive industries with adequate separation distances and management of potential hazards associated with past mining activities.

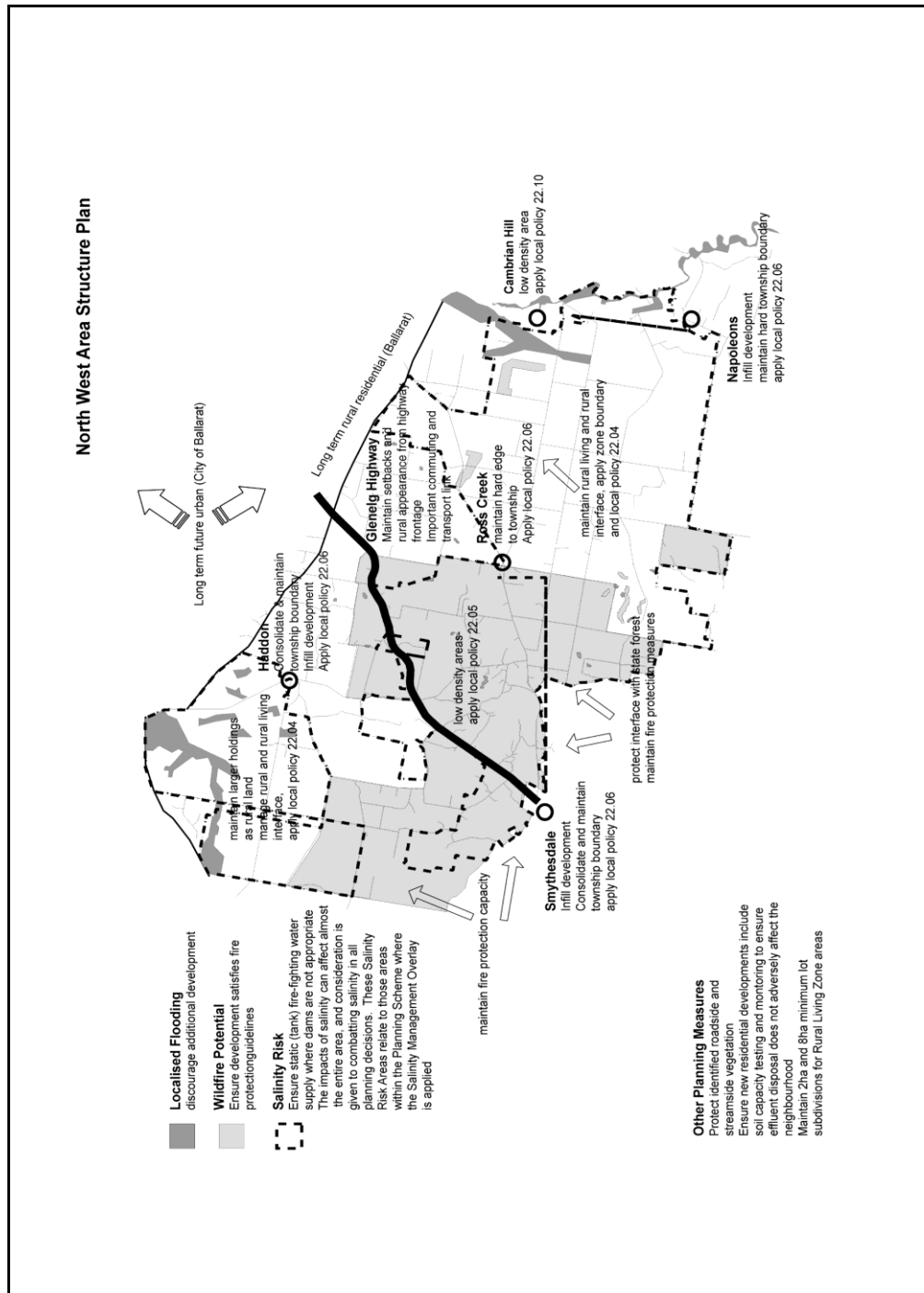
Guidelines for decision makers:

- Development contributions will be considered for new residential development and subdivisions including the provision of planned community facilities and improvements to road networks and drainage systems.

Reference Documents

- Background Issues Paper: North West Area Study- For Community Consultation (November 1999) (RPD Group)
- Strategic Directions Plan for the North West Area (January 2000) (RPD Group)
- Golden Plains Shire Road Strategy (June 1999)
- Golden Plains Shire Recreation Plan (April 1997)
- Golden Plains Rural Land Use Strategy (January 2008) (PB)

Figure 21.07-4A North West Area Structure Plan



21.07-5 Inverleigh

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Inverleigh is located approximately 30 kilometres west of Geelong and 10 kilometres south west of Bannockburn, on the Hamilton Highway and is situated at the junction of the Leigh and Barwon Rivers. Arrival at the town boundary from the east is spectacular as the highway “drops” into the river valley from the rural plains that separate Inverleigh from Geelong.

Previously a rural service town, Inverleigh is now attracting lifestyle residents to low density rural residential living settings and continues to attract passing traffic for rest stops and refreshments.

Inverleigh has an array of natural features including areas of environmental significance, rural landscapes and riversides, as well as areas and sites of historical and cultural significance. The Inverleigh Nature Conservation Reserve is of high conservation significance and rates in the top 5% of all parks and reserves managed by Parks Victoria.

Reflecting the popularity of this area and its proximity to Geelong, connection to the Geelong Ring Road and links to Melbourne; Inverleigh is experiencing pressure for increased residential development. Recently, the population dynamics have changed and the township provides a home base for many residents who commute to work in Geelong and Melbourne. There is limited opportunity for new residential development within the established historic township area ('old town') due to flooding and limited capacity for effluent disposal.

Growth areas for Inverleigh have been identified in the Inverleigh Structure Plan and these areas are located outside of the floodplain to the west and the north of the town.

The community's vision for Inverleigh is a town that protects its environmental and heritage assets and rural appeal while providing new residential opportunities, services and facilities in quality, low density environments.

Development of the township in accordance with the Inverleigh Structure Plan will ensure that growth of the township maintains the characteristics and values that make the township attractive to residents and visitors alike.

Key Issues

- Built Form – Protecting and enhancing the historic and rural ambience of the town.
- Residential Growth – Encouraging sequential, serviced low density residential development within the township growth boundary and effectively manage interface issues between residential/ rural and other land uses.
- Economic Growth – Enhancing opportunities for rural based industries, commercial, retail, tourism, health and other employment generating activities and services.
- Natural Environment and Open Space Networks – Protecting the natural environment whilst utilising these assets as part of a passive open space network.
- Flooding – Discouragement of development in the floodway and floodplain. Land uses to be limited to open space and rural/ non-urban uses.
- Infrastructure – Ensure appropriate infrastructure is provided to meet the needs of the growing community and protect environmental qualities of the town.

Objectives and strategies

Objective 1 To contain development within the identified growth area of Inverleigh.

Strategy 1.1 Encourage low density residential growth of the township in the staging sequence identified in the Inverleigh Structure Plan that forms part of this subclause.

Strategy 1.2 Support rezoning of areas identified for future residential development based on preferred staging shown on the Inverleigh Structure Plan.

Strategy 1.3 Manage interface issues between residential/ rural and other land uses.

Strategy 1.4 Accommodate future population in an environmentally sustainable manner.

- Strategy 1.5 Promote infill development in areas of the established ‘old town’ not subject to flooding, if effluent can be treated and contained on-site and reticulated sewerage is installed.
- Objective 2 To encourage low scale development which respects and enhances the existing historic and rural character and streetscape features of the town centre and town entrances.**
- Strategy 2.1 Encourage the retention and enhancement of historic buildings and fabric in the ‘old town’ area.
- Strategy 2.2 Support new development that responds to the local context and positively contributes to the character, historic elements and identity of the local neighbourhood.
- Strategy 2.3 Support new development, including buildings, carparking and landscaped areas that offer a high level of amenity to users through their experience and external appearance.
- Strategy 2.4 Maintain and enhance the Main Street avenue of trees through the town and at the entrances of the township.
- Strategy 2.5 Encourage site responsive development that reflects the scale, height and proportions of surrounding buildings and landscape, and require the density of new residential development to respect the scale and height of surrounding buildings in the town.
- Strategy 2.6 Support new development that addresses interface issues between residential/ rural and natural environments and ensure that rural land uses and the natural environment adjacent to residential areas remains sustainable.
- Strategy 2.7 Promote opportunities for walking and cycling in new development and subdivision that is linked to open space areas, community facilities and the town centre.
- Strategy 2.8 Encourage new development and subdivision to reflect the rural character and ambience of Inverleigh.
- Strategy 2.9 Encourage the development of strong visual edges along the township boundaries and enhancement of the distinctive entrance and gateways to Inverleigh.
- Strategy 2.10 Maintain fire breaks at the township boundaries and along the boundaries of the golf course and the Common.
- Strategy 2.11 Maintain an agricultural break between Geelong, and Bannockburn and Inverleigh.
- Objective 3 To encourage economic activity in the township enhances the town centre’s role as a community focus and meeting place.**
- Strategy 3.1 Encourage rural based industrial activities, freight related activity and non polluting developments on the Hamilton Highway, west of Mahers Road, identified as “Rural Activity and Industry within a Farming Zone” on Figure 21.07-5A Inverleigh Structure Plan.
- Strategy 3.2 Encourage non-polluting light industry and business to the Rural Industry area, south of the ‘old town’ area on the Winchelsea Road.
- Strategy 3.3 Support new commercial development in the existing ‘old town’ area, in particular High Street where infill development can occur and effluent can be treated and retained onsite.
- Strategy 3.4 Ensure new commercial development respects and complements the historic character of the town.

- Strategy 3.5 Support light industrial businesses within the township, particularly adjacent to the railway sidings that responds to local amenity.
- Strategy 3.6 Encourage the development of tourist accommodation.
- Strategy 3.7 Encourage the development of employment generating activities.
- Strategy 3.8 Promote the re-use of existing historic buildings for commercial uses in order to retain a sense of the existing town fabric, particularly along High Street.
- Strategy 3.9 Avoid commercial/retail development that is independent and separated from the commercial/ retail precinct in the town centre, unless a proposal can clearly demonstrate that it will benefit the needs of its local catchment and provide a net community benefit.
- Strategy 3.10 Support rezoning of the 'Rural Activity and Industry within a Farming Zone' site, if the use is consistent and strategically aligned with the objective.
- Objective 4 To protect the natural environment and promote the development of an open space network and continue to enhance the river corridors and landscape of the township.**
- Strategy 4.1 Discourage development from encroaching into the open space corridors and floodplains of the Leigh and Barwon Rivers.
- Strategy 4.2 Ensure new development is sensitive and sympathetic to surrounding natural features, land forms and public spaces.
- Strategy 4.3 Protect the significant environmental values of the Inverleigh Nature Conservation Reserve (Common) and the Inverleigh Golf Course.
- Strategy 4.4 Provide open space for wildlife to move between the Inverleigh Nature Conservation Reserve (Common), the town and the Leigh and Barwon Rivers.
- Strategy 4.5 Promote pedestrian trails and green corridors to the Inverleigh Nature Conservation Reserve and Golf Course throughout the township as identified in the Inverleigh Structure Plan.
- Strategy 4.6 Ensure vegetation removal is avoided and minimised through the subdivision layout.
- Strategy 4.7 Encourage the provision of open space areas in new developments that incorporates direct connections into other networks, including pedestrian, bicycle and riding trail paths that are preferably off-street.
- Strategy 4.8 Encourage additional open space areas in new developments adjoining the Leigh and Barwon Rivers sufficient to provide for protection and enhancement of riparian native vegetation and provision of linear paths and maintenance vehicle access.
- Strategy 4.9 Establish flora and fauna corridors within open space reserves that enhance the biodiversity values of these areas.
- Strategy 4.10 Manage new development along the Leigh and Barwon Rivers to ensure that visual amenity is protected along the river environs and encourage appropriate public access.
- Strategy 4.11 Protect the environs of the Leigh and Barwon Rivers and areas of native vegetation and existing stands of significant trees.
- Strategy 4.12 Provide buffer areas between residential development and vegetated public land areas, including the Flora and Fauna Reserve (Common), Golf Course and the environs of the Leigh and Barwon Rivers.

- Strategy 4.13** Protect areas of native vegetation and existing stands of significant trees. Encourage new subdivisions to maintain existing remnant vegetation where appropriate.
- Strategy 4.15** Develop the Green Bio-Link as a substantial linear open space area connecting the Inverleigh Nature Conservation Reserve (Common) to the environs of the Leigh and Barwon Rivers. The bio-link shall incorporate the provision of walking and cycling trails.
- Strategy 4.16** Incorporate locally indigenous vegetation and protection zones that utilise fencing and weed control measures where necessary in flora and fauna corridors.
- Objective 5** **To ensure appropriate land use management of the floodway and floodplain through the town.**
- Strategy 5.1** Discourage residential and commercial development in the floodway and floodplain of Inverleigh as identified in the Inverleigh Structure Plan.
- Strategy 5.2** Support appropriate rural/ non-urban land uses in the floodway.
- Objective 6** **To support new growth and improve the character and the economic, social and environmental qualities of Inverleigh.**
- Strategy 6.1** Provide sufficient infrastructure.
- Strategy 6.2** Ensure the safe operation of the Hamilton Highway and its intersections with local roads is not comprised.
- Strategy 6.3** Protect the Leigh and Barwon River environs as well as the natural and historic features of the township.
- Strategy 6.4** Support new community facilities in the non-flood areas of the existing 'old town' area as identified in the Inverleigh Structure Plan.
- Strategy 6.5** Promote the development of recreation, community, commercial and industrial precincts as identified in the Inverleigh Structure Plan.

Implementation

Inverleigh strategies will be implemented by applying:

- **Heritage Overlay to sites recommended in the Golden Plains Heritage Study.**
- **Low Density Residential Zone with minimum lot sizes to short, medium and longer term growth areas, as indicated on the Inverleigh Structure Plan.**
- **The schedule in the Low Density Residential Zone to prescribe the minimum lot sizes identified in the Inverleigh Structure Plan.**
- **Development Plan Overlay in conjunction with rezoning land to the low density residential zone. The content of the overlay schedule is to address the characteristics, opportunities and constraints of the land proposed to be rezoned. A staging plan should be included as a requirement in the schedule to the overlay.**
- **Floodway and Land Subject to Inundation Overlays to floodplains and areas subject to inundation within Inverleigh as identified in the mapping undertaken by the Corangamite Catchment Management Authority.**

Guidelines for decision makers

- **Require new subdivisions adjacent to the town boundary to undertake concentrated native plantings to define boundaries of the town.**

- Require new subdivisions to develop firebreaks, particularly along boundaries of the Golf Course, the Common and the interface with rural land. Firebreaks should be designed to allow fire truck access and contain no understorey vegetation.
- Require new subdivisions and developments along the east and west town entrances to undertake extension plantings of the formal avenue tree planting.
- Require new subdivisions to consider potential impacts on adjacent land uses and include appropriate measures such as land management plans to minimise impacts on adjacent land uses.
- Require lots adjacent to the Inverleigh Nature Conservation Reserve and Inverleigh Golf Course to be a minimum lot size of 2 hectares and to include a buffer zone which provides fire truck access without understorey, ensures adequate fire protection for new dwellings, provides for adequate drainage and assists with ongoing management of pets, weeds and access.
- Consider land capability, potential conflicts with established rural activities and environmental considerations when assessing proposals for subdivision of Low Density Residential Lots.
- Require new development to provide a detailed landscape plan that respects and complements the landscape character of the township and provide additional street tree planting where appropriate.
- Require suitable access to the town's historic buildings in order to facilitate and promote walking trails linking the Leigh River environs to the historic town centre.
- Work with Aboriginal Affairs Victoria and local co-operatives to identify Aboriginal cultural heritage sites and determine areas of high or low archaeological sensitivity.
- Consider the views of the Corangamite CMA on Floodplain issues relating to land use and development.
- Require the development of a vegetation buffer to the Hamilton Highway, Mahers Road and Barwon Park Road upon subdivision and development of the area identified for 'Rural Activity and Industry within a Farming Zone' west of Mahers Road.
- Require drainage from residential areas to be designed and managed to minimise the volume and speed of run off entering the Barwon and Leigh Rivers.
- Incorporate water sensitive urban design treatments such as swale drains and bio-retention systems into the drainage design of main road avenues in addition to tree and grass planting, in order to enhance the bushland character of the town.
- Provide pedestrian crossings at the eastern end of town to link commercial, recreation and community facilities when future residential rezoning occurs in this area.
- Vic Roads shall be responsible for preparation of a 'traffic impact assessment report' and "overall access strategy" needed to address additional traffic movements on the Hamilton Highway and the Inverleigh-Winchelsea Road. This plan should be prepared with Council input as needed, and should develop costings that can be attributed to future land developers. Council should implement this program with developers using Section 173 agreements.
- Consider the "traffic impact assessment report" prior to rezoning land on Common Road and Hopes Plains Road, identified in the Inverleigh Structure Plan as Future Low Density Residential Zone.
- Require rezonings and new subdivisions on the east approach to Inverleigh, that abut the Hamilton Highway, to respond to the potential traffic impacts on the Hamilton Highway. Concept planning for subdivision and development of this land shall be dependant on the development of access strategies. This may include the use of a

service lane along the Highway or plantation reserves to prevent direct access to lots from the Hamilton Highway.

- Require a land management plan or similar to be applied to subdivisions adjoining the Inverleigh Nature Conservation Reserve and Inverleigh Golf Course. The land management plan or similar, shall address issues of fire truck access without understory, fire protection for dwellings; provision of adequate drainage and management of pets, weeds and access. The management plan shall apply both during land development and shall be ongoing for individual landholders.
- Require subdivision applications to demonstrate how native vegetation removal will be avoided and minimised through the subdivision layout. The use of vegetation protection envelopes should be considered as a tool for protecting vegetation.
- Subdivision applications should consider using envelopes for buildings (including outbuildings), on-site effluent disposal, infrastructure and accessways that provide sufficient distance from vegetation, drainage lines and other environmental features to be preserved.
- Subdivision applications should indicate how land management will be addressed during land development and in the longer term for individual householders.

Further Strategic Work

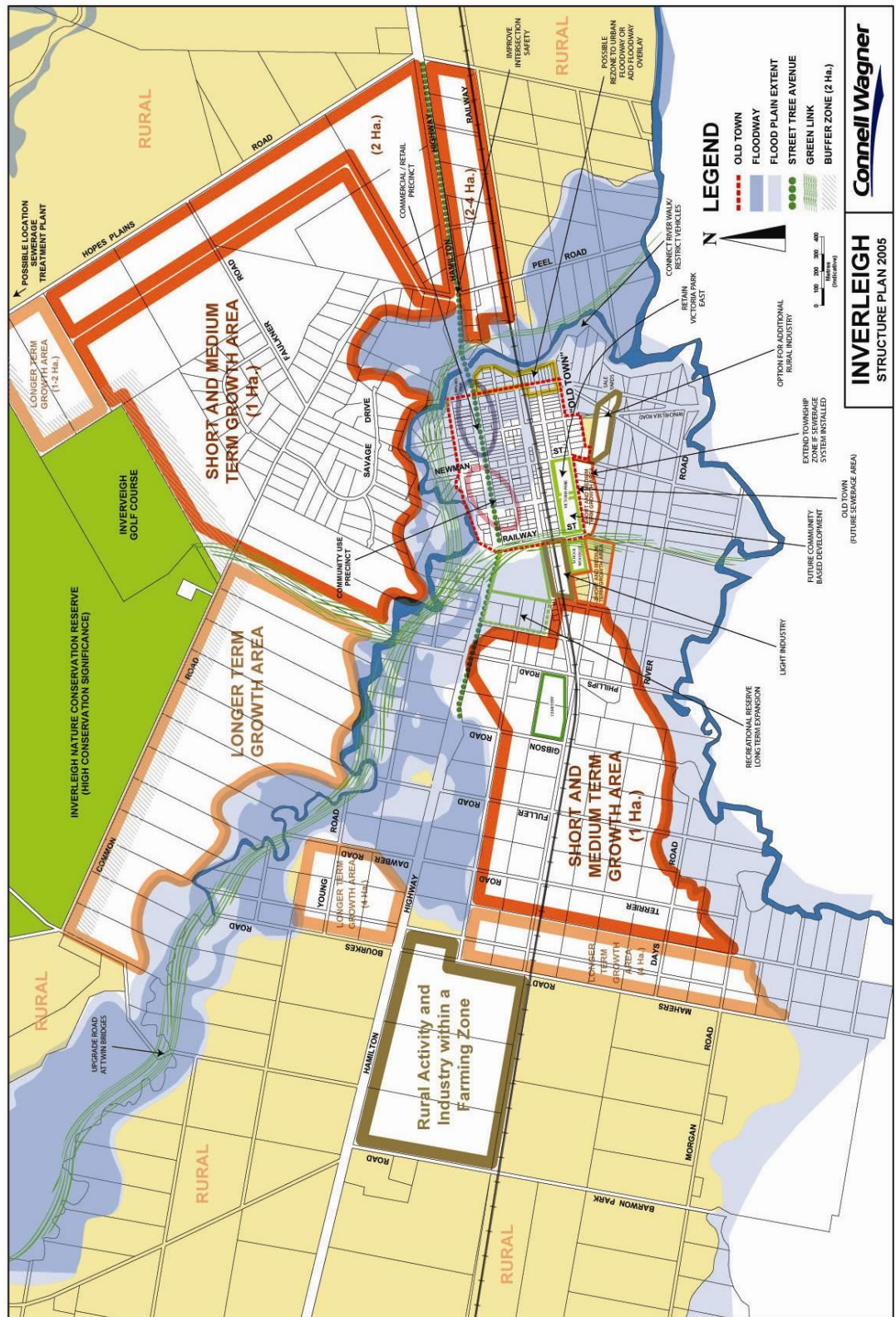
- Secure land along the Green Bio-Link as identified in the Inverleigh Structure Plan to provide a pedestrian and wildlife link between the Flora and Fauna Reserve (Common), the town and the river environs and apply a Public Park and Recreation Zone.
- Continue developing the environs of the Leigh and Barwon Rivers as a substantial linear open space with linkages into the township and new residential areas utilising walking tracks, open space corridors and the Green-Bio-Link as identified in the Inverleigh Structure Plan.
- Secure public access along the Leigh and Barwon Rivers to create a continuous looped walking trail along the rivers' edge.
- Develop a vegetation belt at the town boundaries to define the edges of the township.
- Prepare a Traffic Impact Assessment Report and Overall Access Strategy to address additional traffic movements on the Hamilton Highway and the Inverleigh-Winchelsea Raod, to determine road work contributions required to be funded by developers.
- Prepare a River Frontage Masterplan.
- Prepare a Design and Development Overlay or other appropriate overlay to the 'old town' area to retain the historic and rural "village" character of Inverleigh upon implementation of a sewerage scheme.
- Rezone the East Street precinct as identified in the Inverleigh Structure Plan.
- Investigate the provision of sewer development within the 'old town' area.
- Investigate traffic calming to ensure pedestrian, cyclist and motorist safety.
- Investigate and support the re-establishment of a passenger rail service to Geelong.
- Investigate upgrading the Teesdale Road at the twin bridges and the intersection of Peel and Common Road and the Hamilton Highway when residential rezoning is considered at the eastern end of Common Road.
- Determine the feasibility of providing a third road link from Common Road to the Hamilton Highway and also for additional access for lots on the south east of the township, south of Hamilton Highway and east of the Leigh River, when substantial residential expansion is proposed.

- Undertake a detailed parking and access study of the commercial precinct at the eastern end of Inverleigh when population exceeds 2000 persons or when a substantial expansion of commercial development is proposed.
- Prepare an “overall access strategy” for the land on the west approach to Inverleigh on the south side of the Highway, proposed for Low Density Residential zoning addressing intersection improvements and restriction of access to the Highway, in preference for use of existing roads, such as Phillips Road and Gibson Road.
- Prepare a masterplan for the Leigh River and Barwon River to ensure these important riverine environments are appropriately managed. Special attention should be paid to controlling vehicular access, management of weeds and erosion and reinstatement of riparian environments.

Reference Document

- Inverleigh Structure Plan Review, Connell Wagner 2005

Figure 21.07-5A Inverleigh Structure Plan



21.07-6 GHERINGHAP04/12/2014
C65

Gheringhap is situated approximately 15 kilometres north-west of Geelong and 6 kilometres south-east of Bannockburn. Gheringhap is located in close proximity to major infrastructure including the Port of Geelong, Geelong Ring Road and the Midland and Hamilton Highways which provide access between Geelong, Ballarat and the rest of Victoria.

The Midland Highway and rail infrastructure intersects the settlement. A number of other significant infrastructure assets are also located in the Gheringhap locality including a high pressure gas pipeline, high voltage power lines and rail infrastructure.

Land south of the Midland Highway is relatively flat with much of the land previously cleared of vegetation. The flat open plains are a defining feature of Gheringhap and the wider Golden Plains south-east region.

Appropriate development is an integral component of economic growth and viability in the Golden Plains Shire. Future development in the Gheringhap locality must consider a range of issues such as existing residential uses, low lying areas prone to flooding and the existing animal husbandry enterprises such as broiler farms.

The Gheringhap Structure Plan identifies land suitable as an employment area. Development of this area must consider Gheringhap's rural character while providing for future business opportunities that are appropriately located, sited and designed to protect the rural amenity of the locality.

Key Issues

- Conflict between development and the existing amenity experienced by residents.
- Safety concerns of the existing road network particularly access to the Midland Highway from Ryan Road.
- Potential visual impact of development on the landscape and existing residential areas.
- Recognition of drainage issues on land subject to flooding.

Objectives and strategies

Objective 1 To facilitate commercial, industrial and agricultural development in the Gheringhap Structure Plan Employment Area.

Strategy 1.1 Encourage development which is well-designed, safe and functional in its layout and responds to the existing and preferred environments as identified in the Gheringhap Structure Plan.

Strategy 1.2 Encourage investment and job creation by supporting appropriate rezoning of land.

Strategy 1.3 Encourage development which takes advantage of the locality's proximity to infrastructure, such as State Highways, railways, high pressure gas pipeline, high voltage electricity transmission line and water pipelines.

Strategy 1.4 Discourage residential development within the Employment Area unless it is directly associated with and required to support a significant commercial, industrial or agricultural activity.

Strategy 1.5 Ensure development costs are met by those landowners and developers that directly benefit from new development infrastructure, where appropriate.

Objective 2 To ensure that new commercial and industrial development responds to and protect the amenity of existing residential development identified in the Gheringhap Structure Plan.

Strategy 2.1 Ensure new development provides an appropriate landscaped buffer and setback from road frontages. This is particularly important where development shares an interface with existing residential development.

Strategy 2.2 Encourage appropriate development on land that abuts existing residential development along McCurdy Road.

Objective 3 To improve the safety of the road network.

Strategy 3.1 Ensure new development improves the road network as required.

Strategy 3.2 Ensure any application to rezone land is accompanied by a detailed Traffic Impact Assessment which considers the wider road network.

Strategy 3.3 Support new development which allows for safe vehicle movement, adequate well-presented car parking and improved access in the Gheringhap Employment Area.

Objective 4 To protect the natural environment and existing rural character of the Gheringhap locality.

Strategy 4.1 Ensure landscaping is undertaken using local indigenous plant species or other native plant species and achieves a high level of amenity.

Strategy 4.2 Ensure that new development is appropriately sited and zoned in order to minimise any potential off site impact to the Moorabool River environs.

Strategy 4.3 Ensure new development is appropriately setback from the Midland Highway and the Fyansford-Gheringhap Road.

Implementation

These strategies will be implemented by:

- Encourage rezoning and planning permit applications concurrently under Section 96A of the *Planning and Environment Act 1987*
- Developing the Gheringhap Employment Area in accordance with Figure 21.07-6A Gheringhap Framework Plan
- Supporting applications for the establishment of commercial/industrial development on land identified within the Gheringhap Employment Area
- Ensuring applications for rezoning and use and development address the following criteria as appropriate:
 - Stormwater
 - Drainage
 - Land Capability
 - Impact on the Moorabool River environs
 - Landscaping
 - Traffic Impact
 - Built form and siting
 - Loading and service areas
 - Details of staging and timing of development
 - Visual Impact

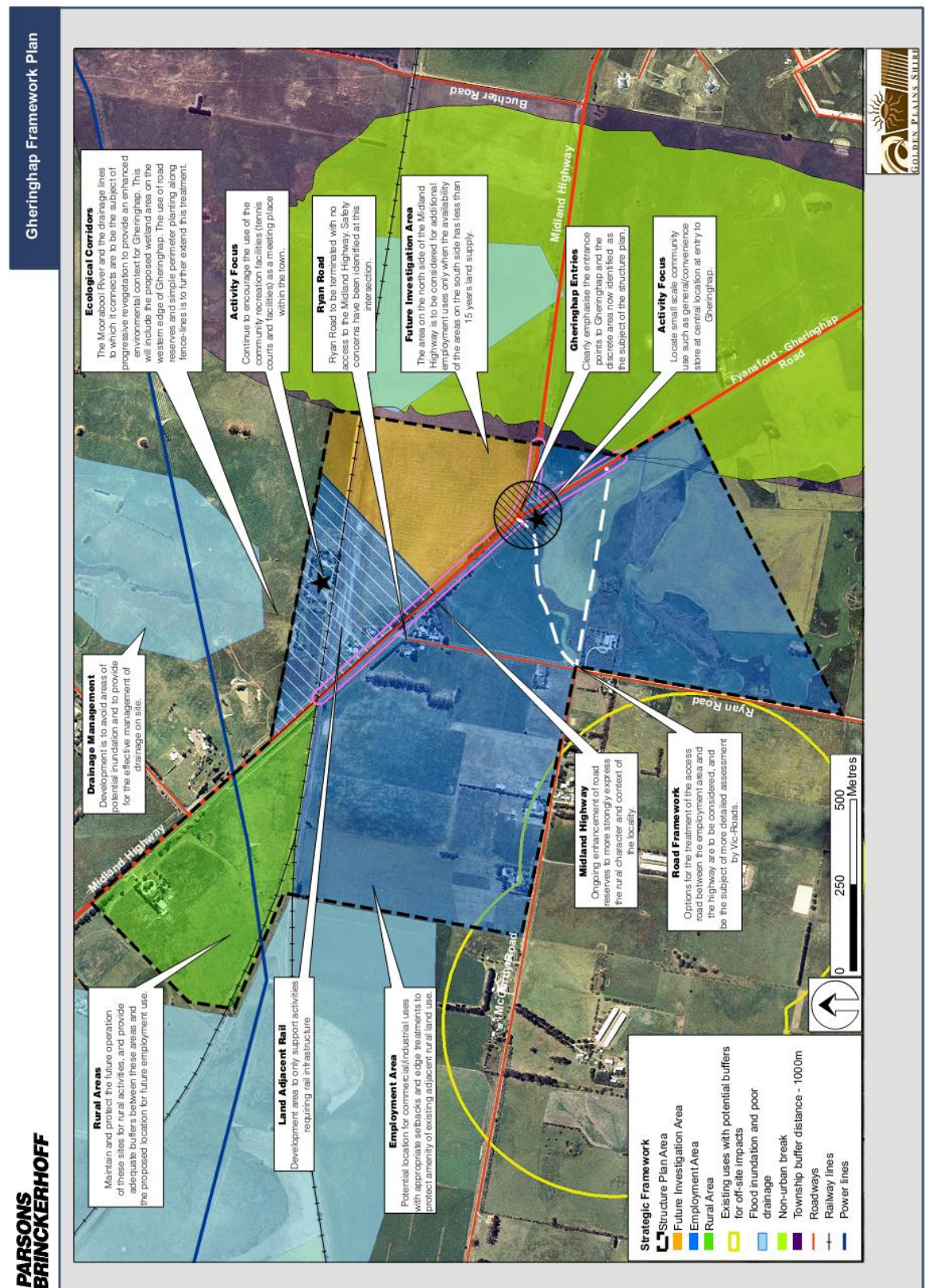
- Interface treatments with rural areas
- Amenity impact on existing residential land uses

Further Strategic Work

- Council will consider the introduction of mechanisms to secure developer contributions for the provision of infrastructure within the Gheringhap precinct.
- Develop design guidelines for the Gheringhap Structure Plan Area.

Reference Document

- Gheringhap Structure Plan, Parsons Brinckerhoff December 2012.

Figure 21.07-6A Gheringhap Framework Plan**22.02****ANIMAL KEEPING**

441

This policy applies to all land in the Shire.

Policy Basis

Many animal keeping facilities are located in the Golden Plains Shire and represent an important local industry. The proper siting and design of this form of use and development is needed to ensure residential amenity and environmental quality is protected identified in the MSS.

Objectives

- To ensure the use and development of land for Animal Keeping (Animal Boarding, Dog Breeding and Greyhound Keeping) and Greyhound Training does not impact on the environment.
- To ensure residential amenity is maintained and protected.
- To promote quality design and appropriate siting of Animal Keeping and Greyhound Training developments.

Policy

It is local policy that:

The responsible authority takes into account the “Code for Keeping of Dogs (Golden Plains Shire) February 2005” in its assessment of applications for animal keeping and greyhound training. Where the Code is not met, the applicant should demonstrate that an equivalent or better outcome is achieved having regard to the objectives.

Each application for the use or development of land for any of the specified uses should be accompanied by a plan showing the following:

- the location, layout, type and design of buildings and works
- the location of existing dwellings on the site and adjacent properties
- the existing use of all other lands within 0.5 kilometres of the site
- facilities proposed for the treatment and disposal of all liquid and solid wastes

Reference documents

Code for Keeping of Dogs (Golden Plains Shire) February 2005

22.03

441

INTENSIVE ANIMAL HUSBANDRY

This policy applies to applications for the use and development of land for intensive animal husbandry, except for cattle feedlots, piggeries or broiler farms.

Policy Basis

Many intensive animal husbandry uses are located in the Golden Plains Shire and represent an important local industry. The proper siting and design of this form of use and development is needed to ensure residential amenity and environmental quality is protected.

Objectives

- To ensure intensive animal husbandry uses are suitably located.

- To ensure the use and development of land for intensive animal husbandry does not impact on the environment.
- To protect and maintain residential amenity in Residential Zones through the use of buffer areas and setbacks.
- To encourage quality design and appropriate siting of intensive animal husbandry developments.
- To achieve consistency with State policy.

Policy

It is local policy that:

The following design guidelines are to be considered for the siting of such developments:-

- that part of the site area which is developed with enclosures, yards or buildings used for the holding of animals should be suitably located and fenced.
- no enclosures, yards or buildings in which animals are raised on an intensive raising system should be located within 200 metres of any river, creek, water course or pondage, within 500 metres of a dwelling on any other property, or within 30 metres of any road (whether or not such road forms the frontage).
- the site used should have an area of not less than 4 hectares, and the total area for buildings, yards, or enclosures used for the enclosure of animals should not exceed 10 percent of the area of the site.
- buffer areas should be contained wholly on the property where practical.
- landscaping of the site should be undertaken so as to remove any adverse visual impact of the development on the surrounding area.
- all manure and polluted run-off water from any enclosures, yards or buildings used in conjunction with any intensive animal husbandry, or any water otherwise contaminated as a result of such use, shall be treated and disposed of either within the boundaries of the site or in an alternative manner to the satisfaction of the responsible authority.
- measures should be taken to the satisfaction of the responsible authority to ensure that the use and development proposed does not prejudicially affect the amenity of the locality by reason of appearance or emission of noise, smell, fumes, waste water, waste products or otherwise.
- infrastructure (such as roads and water supply) should be paid for and provided for by the proponent.

Where these guidelines are not met, the applicant should demonstrate that an equivalent or better outcome is achieved.

Plans required

Each application should be accompanied by (in addition to any other information which the responsible authority may require) a plan at a minimum scale of 1:200 showing:

- the dimensions and locations in relation to the boundaries of all existing and proposed new buildings and works, extensions or alterations on the site;
- drainage lines through or for run-off water originating on the site through or along which water may be discharged from the site;
- the location of existing dwellings on the site and adjacent properties and the existing use of all other lands within 0.5 kilometres of the site;

- areas used or to be used for intensive animal raising, grazing or for dry sows, manure disposal and drainage disposal;
- buffer distances to surrounding properties, dwellings, roads, watercourses and water bodies;
- method of waste disposal; and
- source and capacity of water supply to the site.

The boundaries of the site and of proposed buildings and works should be properly pegged on the ground to permit inspection by the responsible authority.

22.08

11/06/2009
C40(Part 1)

WATER SUPPLY CATCHMENT

This policy applies to the area covered by Schedule 1 to the Environmental Significance Overlay shown on the planning scheme maps as ESO1.

Policy Basis

A policy is required to guide assessment of applications for the use of land in the Moorabool River (Sheoaks) and Stony Creek Special Water Supply Catchment Areas considering that the Overlay deals with development as identified in the MSS. Sustainable land use if integral to the protection of water quantity and quality.

Objectives

- To ensure the protection and maintenance of water quality and water quantity within the Moorabool River (Sheoaks) and Stony Creek Special Water Supply Catchment Areas.
- To encourage best practice land and water management in areas within the Moorabool River (Sheoaks) and Stony Creek Special Water Supply Catchment Areas.
- To prevent erosion of banks, streambeds and adjoining land and the siltation of watercourses, drains and other features.
- To prevent pollution, increased nutrient loads and increased turbidity of water in watercourses, drains and other features.
- To prevent increased surface water runoff, or concentration of surface water runoff, leading to erosion, siltation, and pollution of watercourses, drains and other features.
- To protect agricultural land with existing or potential access to secure sources of water to maximise agricultural production.

Policy

It is local policy that:

Where a permit is required for the use or development of a cattle feedlot which is located within a special water supply catchment area under the Catchment and Land Protection Act 1994 pursuant to Clause 52.26 the application will be referred to the relevant water board or water supply authority.

Management of Point Sources of Pollution

- The responsible authority should seek to avoid the creation of new point source discharges and will support the rationalisation of existing discharge points.

- Waste water discharges to the environment should be reduced to the maximum extent that is reasonable and practicable, and in accordance with the following hierarchy of waste management, arranged in decreasing order of desirability:
 - waste avoidance;
 - recycling and reclamation;
 - waste re-use;
 - waste treatment to reduce potentially degrading impacts; and
 - waste disposal.
- The responsible authority should consider the need for a management plan to be prepared as part of an application to prevent the pollution of waterways and groundwater, and manage the consequences of any pollution which does occur for uses which use, produce, convey or store significant quantities of materials which could cause substantial pollution of waters if released through accidents, malfunctions or spillage.

Management of Diffuse Sources of Pollution

- Diffuse sources of pollution should be reduced and managed through the development and implementation of best practice land and water management.
- Uses with the potential to give rise to off-site polluted runoff should include, or be required to include as a condition of approval, stormwater management strategies, including appropriate safeguards to reduce the transport of pollutants off-site.
- Storm water management strategies should address both the construction phase and continued use of developments.
- Use of land should be consistent with the physical capability of the land so that the potential for erosion and subsequent water quality degradation is minimised.

Decision guidelines

In assessing an application for the use of land the responsible authority should consider:

- The potential for the proposed use to degrade water quality or quantity.
- The intensity of the use.
- Appropriate measures to prevent erosion of banks, streambeds and adjoining land and the siltation of watercourses, drains and other features.
- Appropriate measures to prevent pollution, increased nutrient loads and increased turbidity of water in watercourses, drains and other features.
- Appropriate measures to prevent increased surface water runoff or concentration of surface water runoff leading to erosion, siltation, pollution of watercourses, drains and other features.
- Any management plan prepared by the relevant water board or water supply authority.
- The comments of the relevant water board or water supply authority.

22.09

LOW DENSITY RESIDENTIAL SUBDIVISION POLICY

21/11
12013

This policy applies to subdivisions in the Low Density Residential Zone.

Policy Basis

This policy seeks to ensure the elements of land capability and character are addressed when considering subdivision applications. These issues are identified in Clauses 21.01, 21.02 and 21.04-1 as key considerations relevant to managing residential growth in the Shire.

The first issue stems from poor soil conditions across many parts of the Shire which are not conducive to effective disposal of treated septic tank effluent. Whilst a minimum lot size of 0.4 hectares is provided within the Low Density Residential Zone provisions, the diversity of soil conditions across the Shire requires particular consideration of soil capacity for onsite wastewater management to determine an appropriate lot size.

The second issue relates to the established character of existing low density residential areas, valued by communities across the Golden Plains Shire. Golden Plains and its community is keen to ensure that Low Density Residential Zones across the municipality are not indiscriminately subdivided without due regard to the existing lot sizes, the surrounding lot configurations and the immediate amenity of neighbourhood areas.

Council acknowledges that whilst not all low density residential areas look the same, the amenity is generally characterised by expansive open areas surrounding dwellings and outbuildings. The presence of large old trees with extending canopies is a strong feature of low density residential areas. Buildings are generally setback from road frontages and boundaries with wide spacing between houses set within established landscaping and separated by rural type fencing. Drainage is managed with open spoon drains, creating a distinct difference in appearance to the typical kerb and channel drainage infrastructure in suburban sewered residential areas. Road reserves are wide and open.

Objectives

- To ensure new lots created in the Low Density Residential Zone are of sufficient size to be capable of treating and retaining wastewater within their property boundaries.
- To maintain an open and spacious character for low density residential areas across the Shire through encouraging:
 - Design that provides for open space and landscaping.
 - Retention of existing vegetation.
 - Minimal use of narrow battleaxe access.
 - The provision of wide driveways/ access ways with sufficient areas available for landscaping.
 - Lot sizes with sufficient area to accommodate setbacks required by the Design and Development Overlay Schedule 5.

Policy

It is policy that:

- Support for subdivision in the Low Density Residential Zone will be considered only where rigorous testing of soil capacity has been undertaken by suitably qualified practitioners and demonstrated that the lot can contain on site effluent disposal and the surrounding area will not be adversely affected or impacted by the additional development.
- Subdivision within established low density residential areas respects and positively contributes to the lot configuration and character elements of the surrounding area.

Application Requirements

An application for subdivision in the Low Density Residential Zone must be accompanied by the following information, as appropriate:

- Evidence that demonstrates the allotments proposed to be created are capable of treating and retaining wastewater within their property boundaries.
- A site analysis of the land and surrounding area including:
 - Soil capability details and indicative envelopes on each proposed lot identifying sufficient areas for appropriate effluent disposal fields.
 - A design response which demonstrates how the subdivision will respond to existing character including the identification of large old trees and any significant vegetation to be retained and protected. The response should also demonstrate that a sufficient area is provided for building envelopes with appropriate setbacks.

Decision Guidelines

Before deciding on an application, in addition to the decision guidelines in the Low Density Residential Zone, the responsible authority will consider whether lots within the proposed subdivision achieve the following:

- are capable of treating and retaining wastewater within their boundaries and;
- respects the character of the existing low density residential area.

22.10

11/06/2009
C40(Part 1)

SALINITY

This policy applies to land within the Salinity Management Overlay as shown on the Planning Scheme Maps.

Policy Basis

Salinity is recognised under the MSS in Clauses 21.01, 21.02 and 21.04. Salinity usually refers to a significant concentration of mineral salts in soil or water as a result of hydrological processes. Salinity accumulates through salinisation, which is the process by which land or water becomes affected by salt. Land salinisation occurs through the accumulation of salts in the root zone and on the soil surface, usually by the evaporation of saline groundwater from shallow watertables. Water salinisation occurs through an increase in the concentration of salt in the water, usually by the removal of fresh water through evaporation, harvesting or diversion.

In some landscapes the processes that cause salinity have been present for many hundreds or thousands of years, resulting in the formation of salt lakes and salt pans that are considered primary salinity sites. However, in many landscapes salinity processes have been induced as a result of changed land-use or water-use, resulting in the emergence of secondary salinity. The distinction between primary and secondary salinity is important. Primary salinity sites may include semi-permanent or permanent saline wetlands, many of which are highly valued ecosystems or environmental assets. By contrast, secondary salinity is rarely regarded as an asset and is generally seen as a threatening process. Is this relevant to GPS?

Both primary and secondary salinity can be a threat to a variety of assets. Salinity can restrict the growth of plants in agricultural production, parks and gardens; it can destroy building foundations, sewer pipes and road materials; and salinity can corrode water pipes and telecommunication cables. The quality of urban water supplies can be degraded by salinity and remediation requires expensive treatment. Environmental and recreational values of waterways, lakes and native vegetation can also be lost through salinisation.

There are 399 mapped salinity sites in the Golden Plains Shire, ranging in size from 158 hectares to 10 square metres. The average size is 5 hectares. The vast majority of the salinity is induced by hydrologic changes resulting from the land-use changes over the past 200 years. This secondary salinity accounts for 88% of the total of 1923 hectares. The remainder is naturally occurring primary salinity, with Wingeel Swamp, the only mapped saline wetland, as the largest primary site. The area around Wingeel Swamp and a section of Mia Mia Creek upstream of Lake Murdeduke are sites where salinity has been identified as primary in origin and which may retain some environmental value, such as halophytic plants and associated rare or threatened species.

Areas of the shire are affected by salinity, which can present potential for impact on developments and associated infrastructure. Development activity can also have an impact by aggravating areas of existing salinity or impacting on the potential for salinity to occur elsewhere in the catchment. Consideration of these issues is important to ensure that development is not impacted upon or does not impact on salinity.

Objectives

To avoid and minimise the impacts of salinity on development, subdivision and infrastructure assets.

To ensure that development and subdivision does not aggravate or result in the expansion of existing areas effected by salinity or the creation of new areas affected by salinity.

To protect and maintain the environmental values and ecosystem function of natural saline waterways such as Wingeel Swamp and Mia Mia Creek.

To protect and maintain agricultural productivity of land from the effects of salinity and prevent agricultural activity increasing or creating salinity impacts.

Policy

It is policy that the responsible authority considers, as appropriate:

- Development avoiding, where practical, areas affected by salinity.
- The benefit of protective measures to mitigate the impacts of salinity including:
 - The careful siting of development and infrastructure to avoid saline affected soils;
 - The selection of appropriate construction materials which are safe or impervious from the corrosive effects of saline soil and water;
 - Site landscaping to ensure groundwater levels can be reduced or that includes species capable of surviving saline conditions;
 - Appropriate watering and irrigations systems which can minimise excessive water flows and groundwater injection;
 - The management of surface water runoff to reduce groundwater infiltration, so as not to aggravate saline conditions.
- The maintenance of natural levels of salinity and water quality characteristics of saline waterways such as Wingeel Swamp and Mia Mia Creek.
- The benefits which may accrue from development which may contribute to the protection and enhancement of the environmental values of saline waterways such as Wingeel Swamp and Mia Mia Creek.
- The condition of the land exhibiting any effects of salinity such as:
 - Poor plant growth;
 - Salt deposits or efflorescence on the ground;

- Erosion of bricks and mortar joints;
 - Water discharge from the ground;
 - Corrosion of pipes;
 - Damp brickwork;
 - Bubbling of paint surfaces; and
 - Erosion of concrete drain surfaces.
- The location of the land particularly if it is low lying, close to wetlands or occurs in the break of slope at higher elevations.

22.11

11/06/2009
C40(Part 1)

FLOODPLAIN MANAGEMENT

This policy applies to all land affected by the Floodway Overlay (FO) or the Land Subject to Inundation Overlay (LSIO).

22.11-1 Policy Basis

11/06/2009
C40(Part 1)

The catchments of the various rivers and streams within Golden Plains Shire include areas of flood prone land where flooding has historically caused substantial damage to the natural and built environment. The town of Inverleigh is most affected by flooding due to the confluence of the Leigh and Barwon Rivers. The Woady Yaloak River is another key floodplain affecting the north of the Shire. Floods are naturally occurring events and the inherent functions of the floodplains to convey and store floodwater should be recognised and preserved to minimise the long term flood risk to floodplain production assets and communities. Natural flooding, long term productivity of flood prone land, river and wetland health are all closely linked. Inappropriate development on the floodplain can lead to the deterioration of environmental values and reduced agricultural production.

It is evident that the impact of floods is increasing due to land use and vegetation changes. In particular:

- Urban expansion has occurred in many of the Shire's towns, increasing the speed and quantity of flood runoff while at the same time reducing natural flood storage and obstructing flood flows leading to an increase in the risk to life, health and safety of occupants of the floodplain.
- Raised earthworks (including but not limited to roadworks, levees and farm channels) have reduced natural flood storage, obstructed and/or redistributed flood flows, and increased flow velocities and levels.
- Clearing of land for rural and urban development.

Sound floodplain management in the municipality is the critical means by which the economic, social and environmental risks associated with floodplain use and development can be minimised.

This policy:

- Applies the floodplain management State Planning Policy Framework objective in clause 15.02 to local circumstances;
- Builds on the Municipal Strategic Statement objectives and strategies in clause 21.04 relating to managing residential growth and the natural and built environment; and
- Implements the objectives of the Corangamite Catchment Management Authority's *Regional Floodplain Management Strategy* 2002.

Objectives

- To minimise flood risk and promote sustainable use and development of the floodplain.
- To ensure land use and development on the floodplain is compatible with flood risk.
- To ensure that where permitted, development in the floodplain:
 - Maintains the free passage and temporary storage of floodwaters;
 - Minimises flood damage;
 - Will not cause any significant rise in flood level or flow velocity; and
 - Will not cause any impact on adjacent property.
- To discourage the intensification of land use and development in the floodplains of watercourses.
- To recognise the natural flood carrying capacity of rivers, streams and wetlands and the flood storage function of floodplains.
- To protect surface and ground water quality, and preserve important wetlands and areas of environmental significance.
- To minimise risk associated with overland flow of storm water.

Policy

It is policy to:

- Discourage any new buildings and works, including land filling, in the Floodway Overlay and the Land Subject to Inundation Overlay, areas along water courses in the Shire.
- Discourage new dwellings in the Land Subject to Inundation Overlay.
- Discourage any new subdivision on land affected by the Floodway Overlay or the Land Subject to Inundation Overlay.
- Discourage landfill in all areas subject to flooding other than for building envelopes in flood fringe areas. Flood fringe areas are usually within the Land Subject to Inundation Overlay towards the limit of inundation extent and depth of flooding is less than 0.5 metres.
- Discourage levees in Floodway Overlay areas, except to protect existing dwellings and their immediate curtilage where this does not enclose an area of more than 200m². Discourage earthworks that obstruct natural flow paths or drainage lines.
- Align non habitable buildings so that their longitudinal axis is parallel to the predicted direction of the flood flow.
- Encourage new buildings and extensions to be designed so that flooding will cause minimal damage to the structure and its contents, including raising floor levels, using water resistant materials and raising electrical fittings and wiring above the nominal flood protection level.
- Discourage large building extensions that will be below the nominal flood protection level.
- Replacement dwellings should be sited on the highest available land where it cannot be sited outside the boundary of land affected by the Floodway Overlay or Land Subject to Inundation Overlay, unless the applicant can demonstrate to the satisfaction of the responsible authority that an alternative site is more suitable.
- Encourage replacement fences to be of an open type, eg. Post and wire.
- Require that where a dwelling extension (or multiple extensions) is greater than 20m² and below the nominal flood protection level the owner must:

- Enter into an agreement with Council under Section 173 of the Planning and Environment Act 1987, stating that the floor level is below nominal flood protection level and the owner takes full responsibility for any damage caused by flooding. This agreement must be registered on title; and
- Use water resistant materials that are designed for flood proofing and any possible flow velocity impacts.

Reference Documents

“Corangamite Catchment Management Authority Floodplain Management Strategy”
Floodplain Management Team Corangamite Catchment Management Authority, April
2002