

**System Note: The following ordinance will be modified in Clause:02 Municipal Planning Strategy, Sub-Clause:02.03 Strategic Directions**

**02.03-1**

C92gpla

**Settlement**

The Shire's population is dispersed, with the largest proportion of the population residing in Bannockburn, followed by Teesdale. All other townships have a population of less than 1000 people.

Each settlement performs important living, retail, service and community roles to residents and the rural community.

Settlement patterns are based on historic rural service centres and nineteenth century mining towns, which differ significantly between the north and south. The role of many towns has changed over time to one of commuting areas to the regional centres of Ballarat, Colac and Geelong.

The north-west has seen a proliferation of subdivisions and subsequent rural residential developments, many of which have developed into distinct communities. There is also a proliferation of rural living development in isolated areas devoid of appropriate infrastructure. All of the towns in the Central Highlands Water district are supplied with an interconnected, potable water supply. There is sufficient infrastructure capacity to cater for all anticipated growth over the next 20 years.

In the south-east, urban development is more focused around townships. All water is treated and the existing systems, with minor augmentations, are adequate to cater for the existing populations and anticipated growth in the immediate future.

The majority of growth has occurred in the settlements at the south-east and north-west as more people come from Melbourne and the regional cities looking for affordable housing and a country lifestyle, close to Ballarat and Geelong. In the south-east of the municipality, the population has increased rapidly by about 40 per cent between 2005 and 2015. In the north-west area, the population increased by approximately 6 per cent during the same period.

There is pressure for subdivision and development outside existing townships, particularly for subdivision and hobby farm development close to Geelong and Ballarat. Residential development is not supported outside existing township boundaries.

With sufficient land being set aside for the moderate growth forecast across the Shire, no significant new areas of land need to be provided for residential development, except in Bannockburn where rezoning continues to be required to accommodate expected future growth.

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.

Council seeks to:

- Encourage the consolidation of townships, including directing residential development to within township boundaries.
- Maintain a clear distinction between urban and rural areas.
- Avoid urban development in unserviced areas.
- Direct residential development primarily to Smythesdale in the north-west and Bannockburn in the south-east.

**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.

The south-east area is now within both the Geelong and the wider Melbourne metropolitan spheres. The completion of the Geelong bypass has increased the rate of change and the pressure to provide land for urban and rural residential development.

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.

The south-east area will be supported by:

- Protecting the open rural landscape values in the corridor between the towns outside the Gheringhap Precinct.
- Managing growth to avoid ad hoc development outside township boundaries.

### **North West Area**

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

A number of these settlements are strongly connected to the regional centre of Ballarat and provide an option for those seeking a different lifestyle and larger allotments. An opportunity exists to connect to services and infrastructure that are developing as a result of more intense development in the City of Ballarat, close to Golden Plains Shire.

Council intends to:

- Promote growth in Smythesdale.
- Support growth in Linton, Napoleons, Rokewood, Scarsdale and Meredith.
- Support growth in Ross Creek, Smythes Creek, Corindhap, Dereel, Cape Clear and Berringa in the form of infill development within existing Township, Low Density Residential or Rural Living Zones.
- Contain growth in Enfield, Garibaldi, Staffordshire Reef and Steiglitz.

### **Townships**

#### **Bannockburn**

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 have attributed to its strong growth in recent years. This growth, however, has also placed pressure on retaining the ambience that makes the town attractive.

Council seeks to support Bannockburn by:

- Accommodating all growth within Bannockburn's growth boundary.
- Protecting the natural and built environment including environmental assets, the Bruce Creek environs, town character and rural ambience.
- Providing an integrated and environmentally responsive open space network throughout Bannockburn township.

#### **Teesdale**

Teesdale is the second largest town within Golden Plains Shire, located 12km west of Bannockburn.

Settlement is characterised by low density residential properties with a strong connection to the natural environment and surrounding agricultural land. The town is largely reliant on Bannockburn and Geelong for both services and job access, and is experiencing considerable pressure for residential development.

Council seeks to:

- Accommodate future residential growth to areas within the existing town boundary and by encouraging infill development.

- Encourage additional commercial services locally.
- Protect the small town character, rural lifestyle, and natural environmental values that contribute to its appeal.

### **Smythesdale**

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

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. This is due to its distinct country-living character within commuting distance of the regional centre of Ballarat. However, the town lacks structure and is fragmented by Crown land.

The population of Smythesdale is expected to increase due to its strong relationship with Ballarat and residential growth resulting from improved services and the introduction of reticulated sewerage to the town. The community is keen to ensure that growth is managed and sustainable.

The Woody Yaloak Creek precinct is a potential asset offering many opportunities for Smythesdale, including linking key recreational assets throughout the town.

Council seeks to:

- Develop Smythesdale into a self-sufficient settlement and service hub for the north of the Shire.
- Enhance the town's heritage character by encouraging development within the Smythesdale Heritage Precinct to respect the heritage context.

### **Inverleigh**

Inverleigh is located approximately 30 kilometres west of Geelong and 10 kilometres south-west of Bannockburn, on the Hamilton Highway at the junction of the Leigh and Barwon Rivers.

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.

Inverleigh's proximity to Geelong, connection to the Geelong Ring Road and links to Melbourne have increased pressure for residential development. 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 outside of the floodplain to the west and the north of the town.

Council seeks to:

- Maintain the heritage characteristics and natural qualities that make the township attractive to residents and visitors.
- Encourage use and development that enhances the town centre's role as a community focus and meeting place.

### **Gheringhap**

Gheringhap is situated approximately 15 kilometres north-west of Geelong and 6 kilometres south-east of Bannockburn. Gheringhap is close 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 town is well-positioned for business opportunities and future development of the Gheringhap Employment Area.

The Midland Highway and rail infrastructure intersect the settlement. 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.

The town is valued for its open grasslands, the Moorabool River and its rural character consisting of agricultural land interspersed by clusters of dwellings that coexist with the surrounding agricultural activities.

Council seeks to:

- Facilitate commercial and industrial development in the Gheringhap Employment Area as shown on the Gheringhap Structure Plan at Clause 11.03-6L Gheringhap.
- Locate and design commercial and industrial development to protect the amenity of the existing clusters of dwellings.
- Protect the Moorabool River environs, open grasslands and existing rural character of Gheringhap.

### **Small Towns**

Golden Plains Shire consists of numerous small townships and settlements, including Teesdale, Haddon, Lethbridge, Linton, Meredith, Ross Creek and Scarsdale. Town structure plans have been prepared for most settlements and establish a basis for future strategic planning decisions in each town.

Settlement planning for the Shire's small towns will:

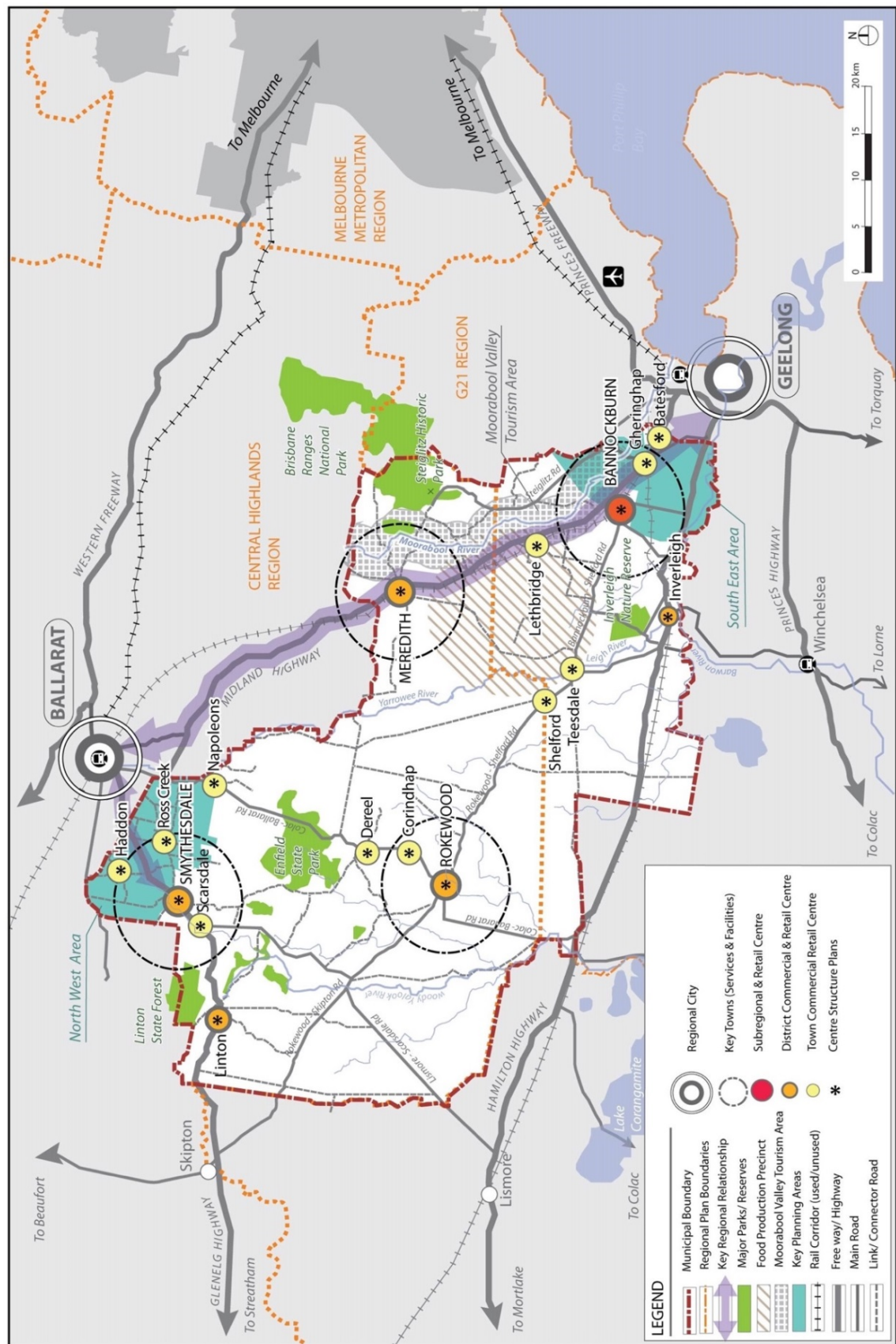
- Contain growth within existing settlement boundaries.
- Limit the rezoning of land to form new residential land.
- Facilitate infill development as shown on each township map at Clause 02.04.

**System Note: The following ordinance will be modified in Clause:02 Municipal Planning Strategy**

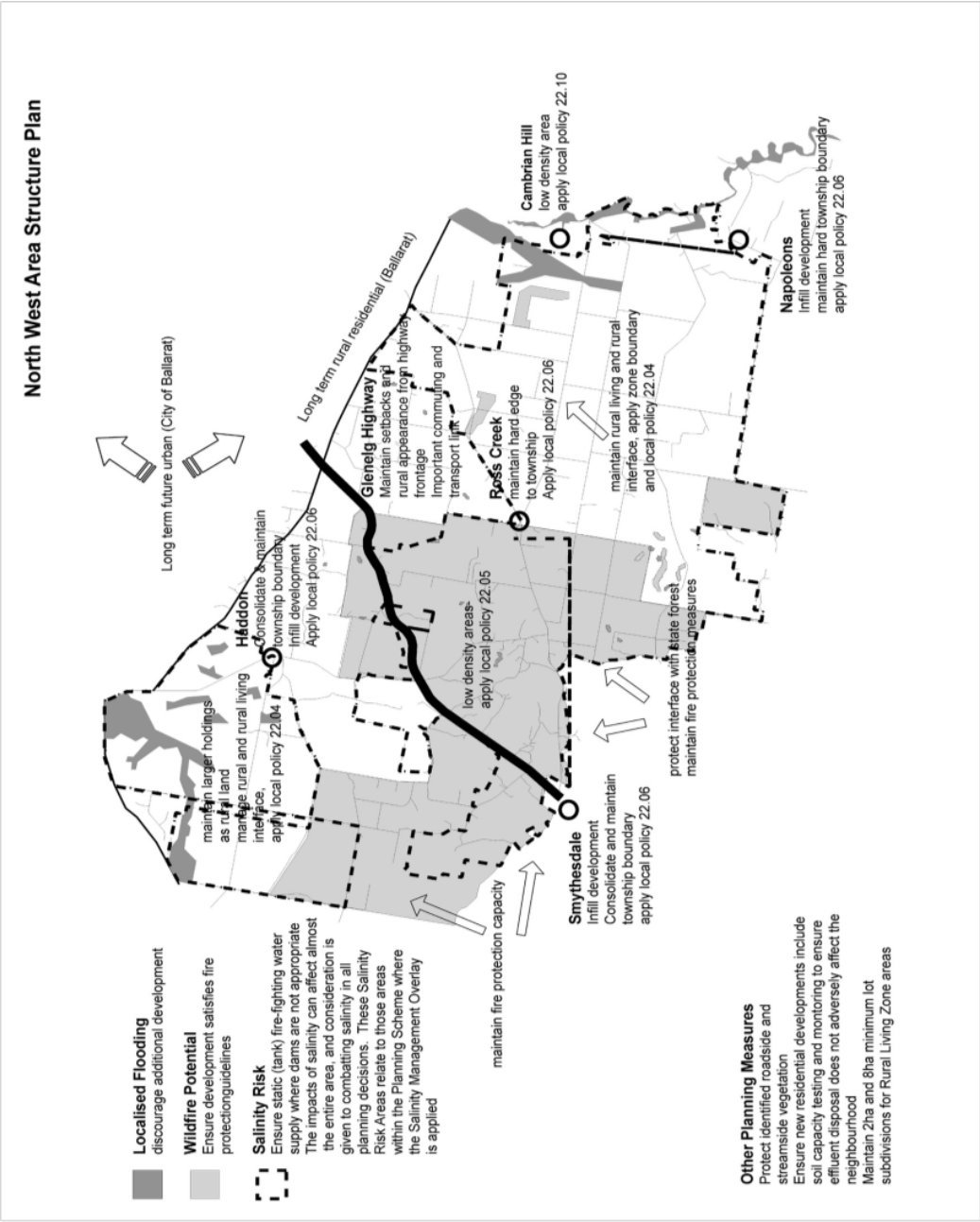


## STRATEGIC FRAMEWORK PLANS

## Golden Plains Strategic Framework Plan

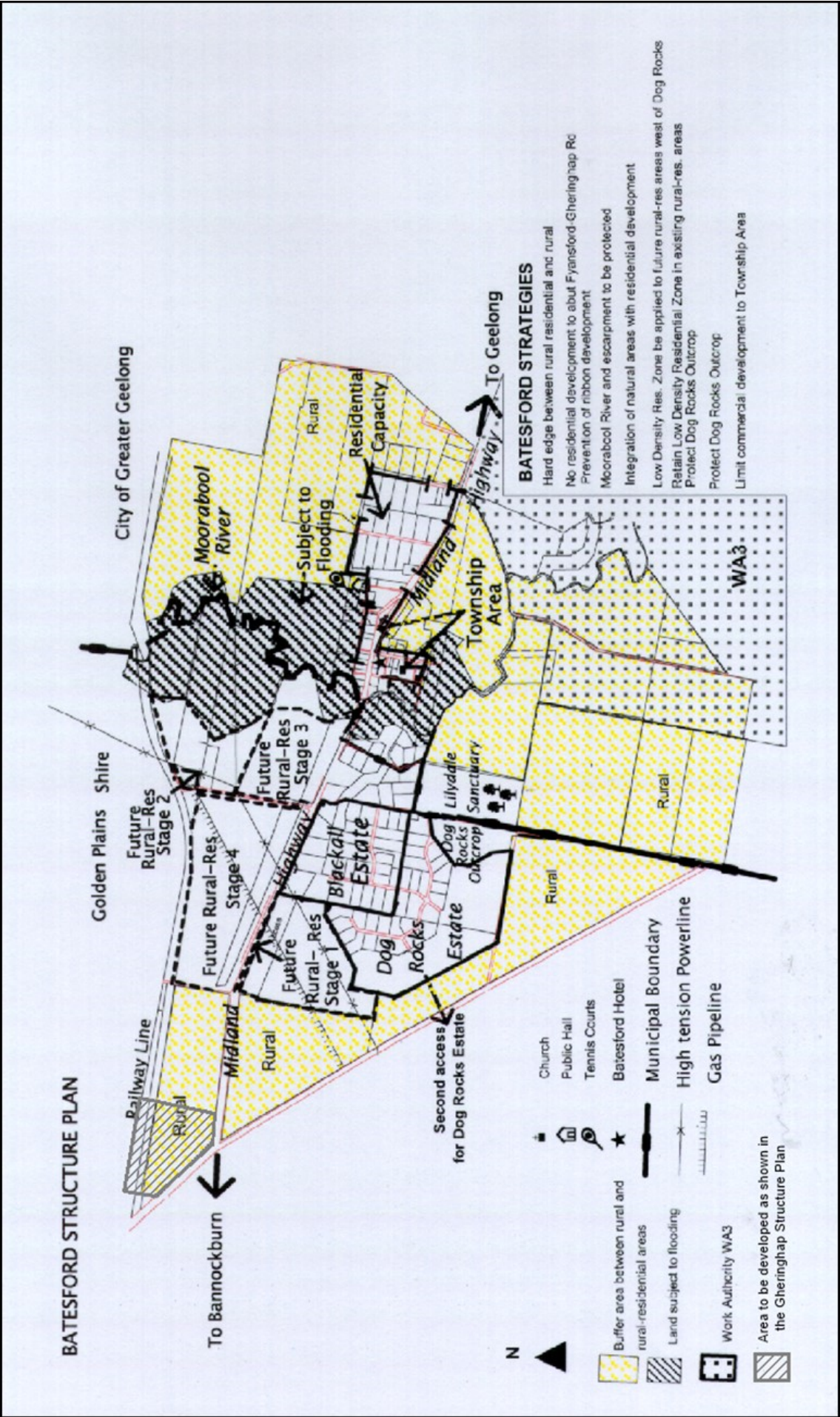


North West Area Structure Plan

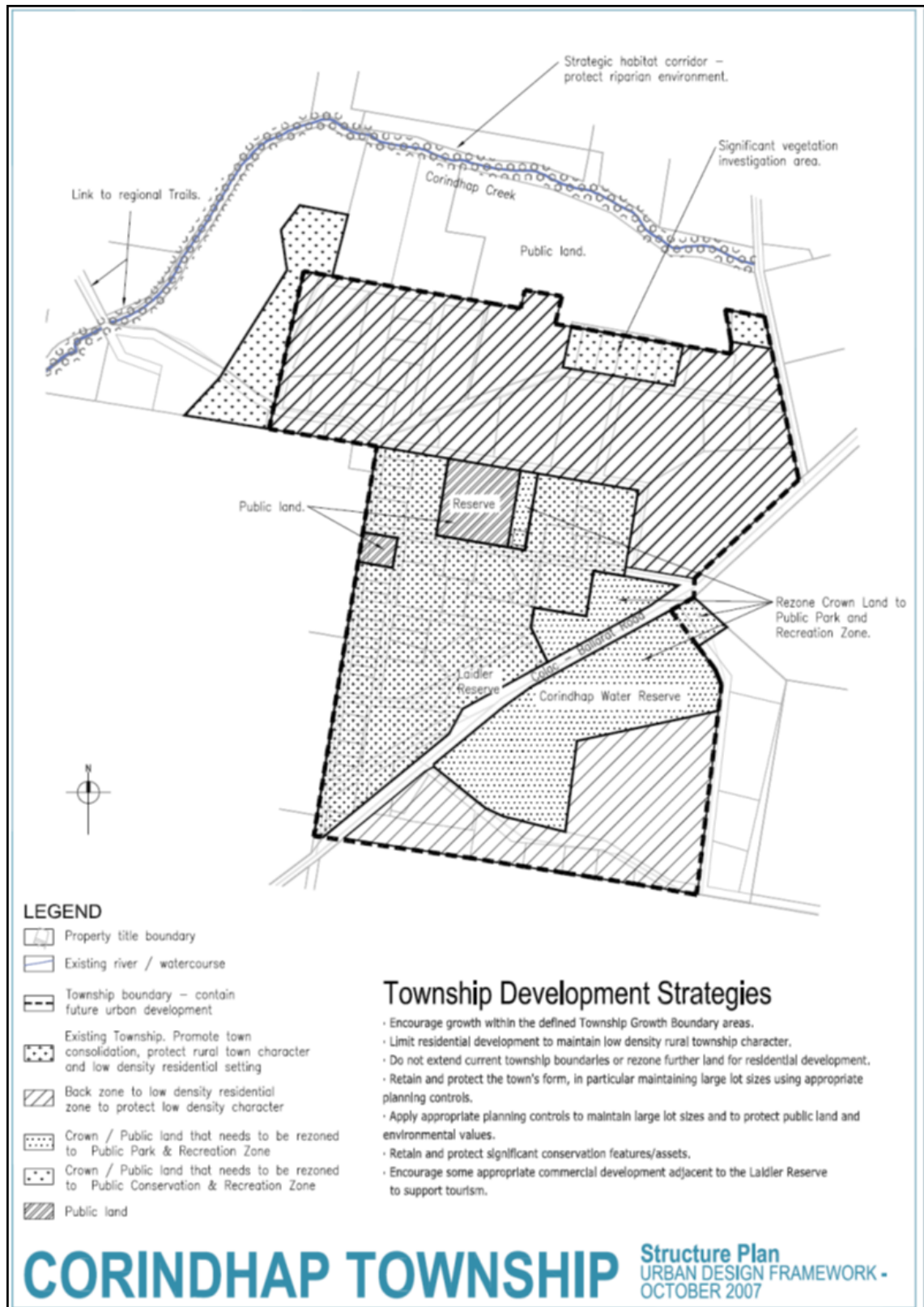




Batesford Structure Plan

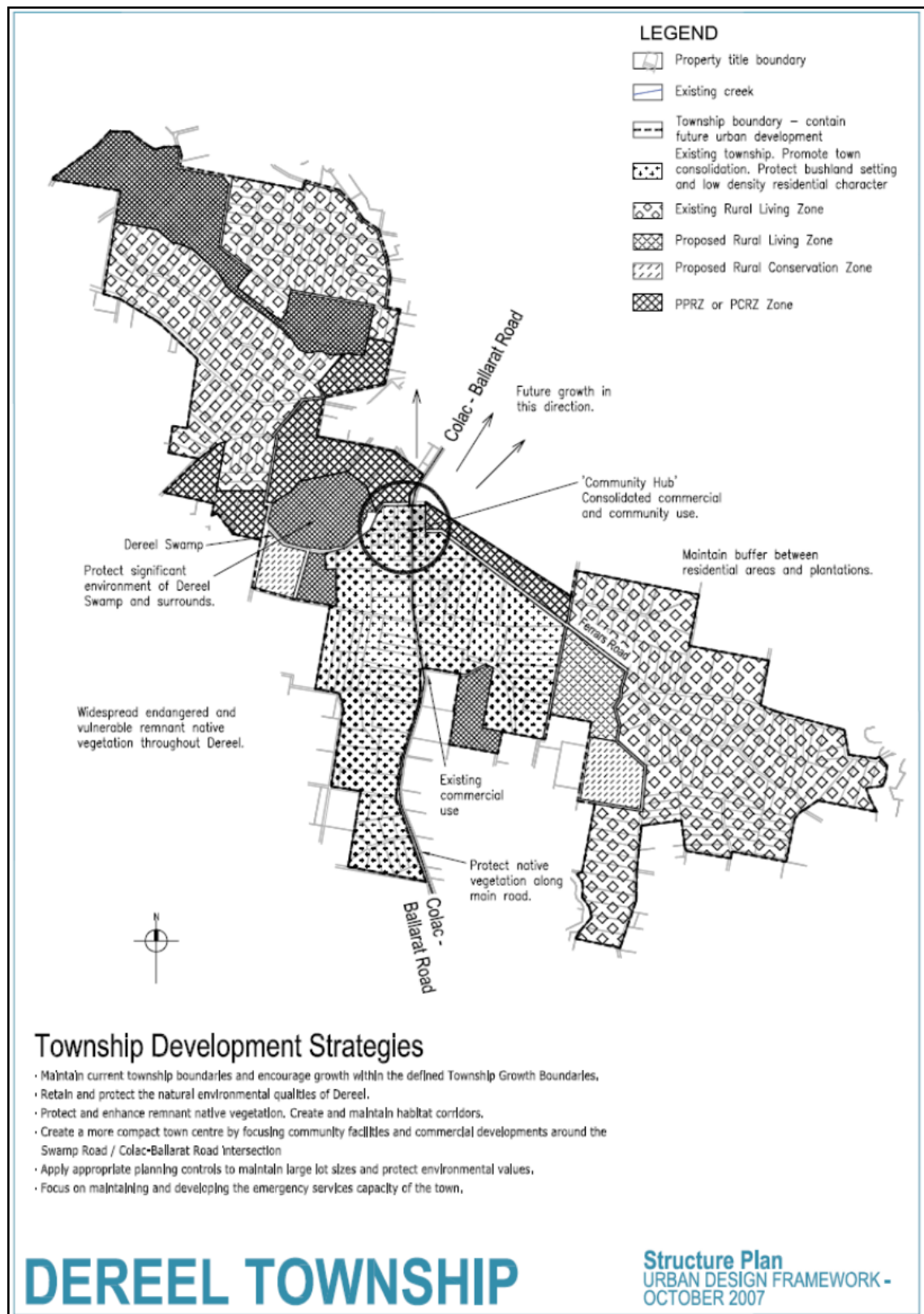


## Corindhap Structure Plan

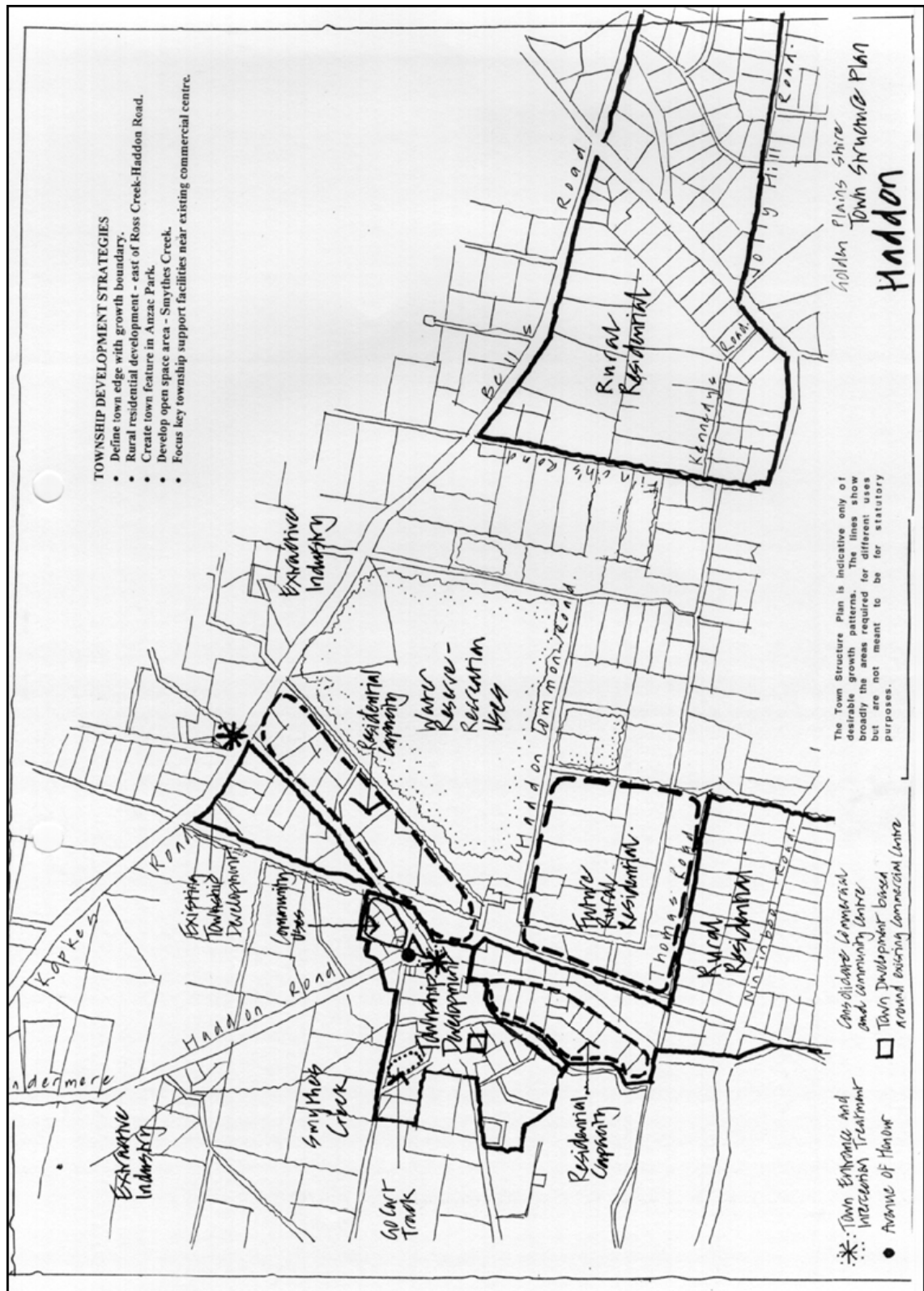




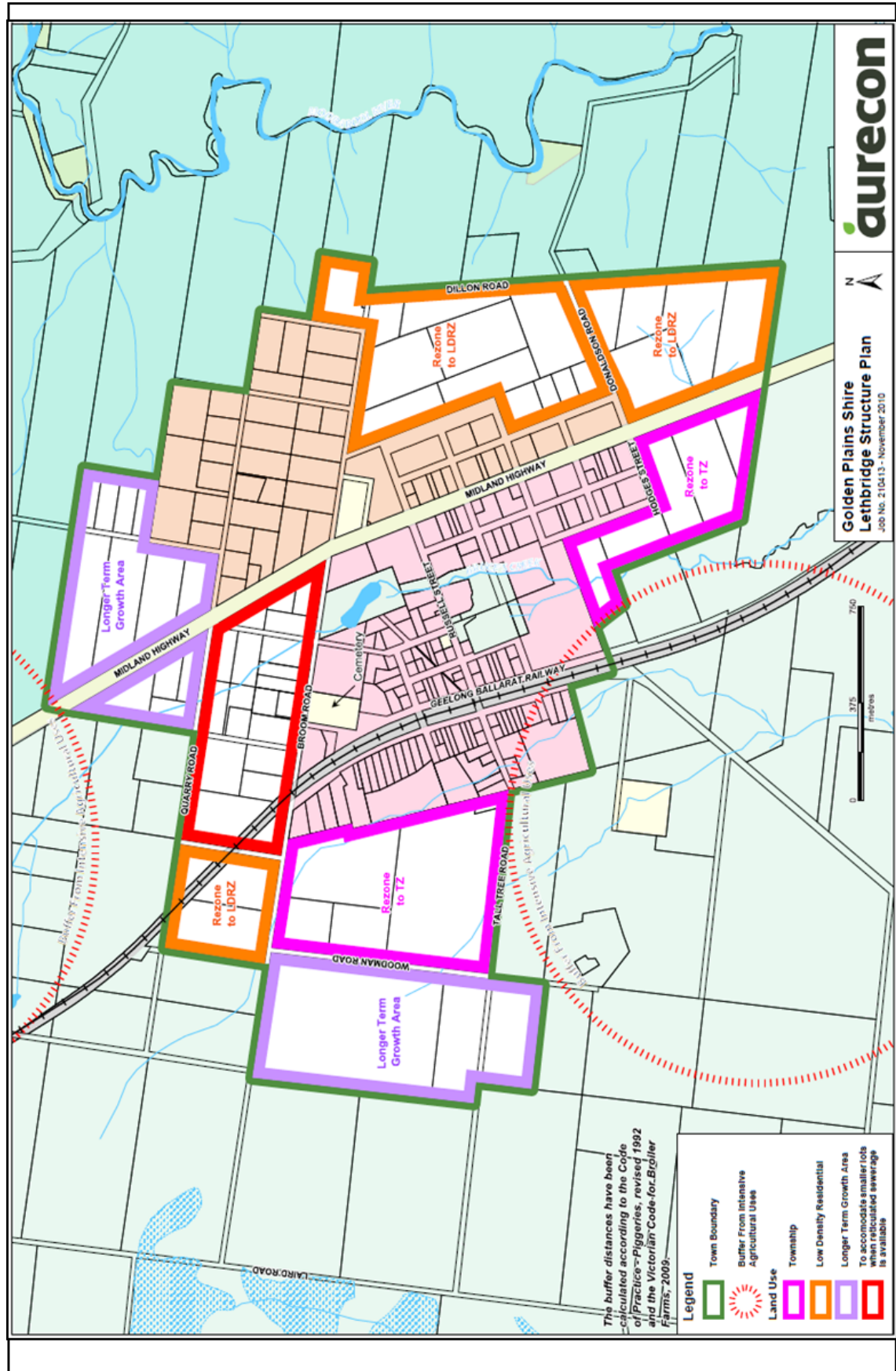
## Dereel Structure Plan



## Haddon Structure Plan

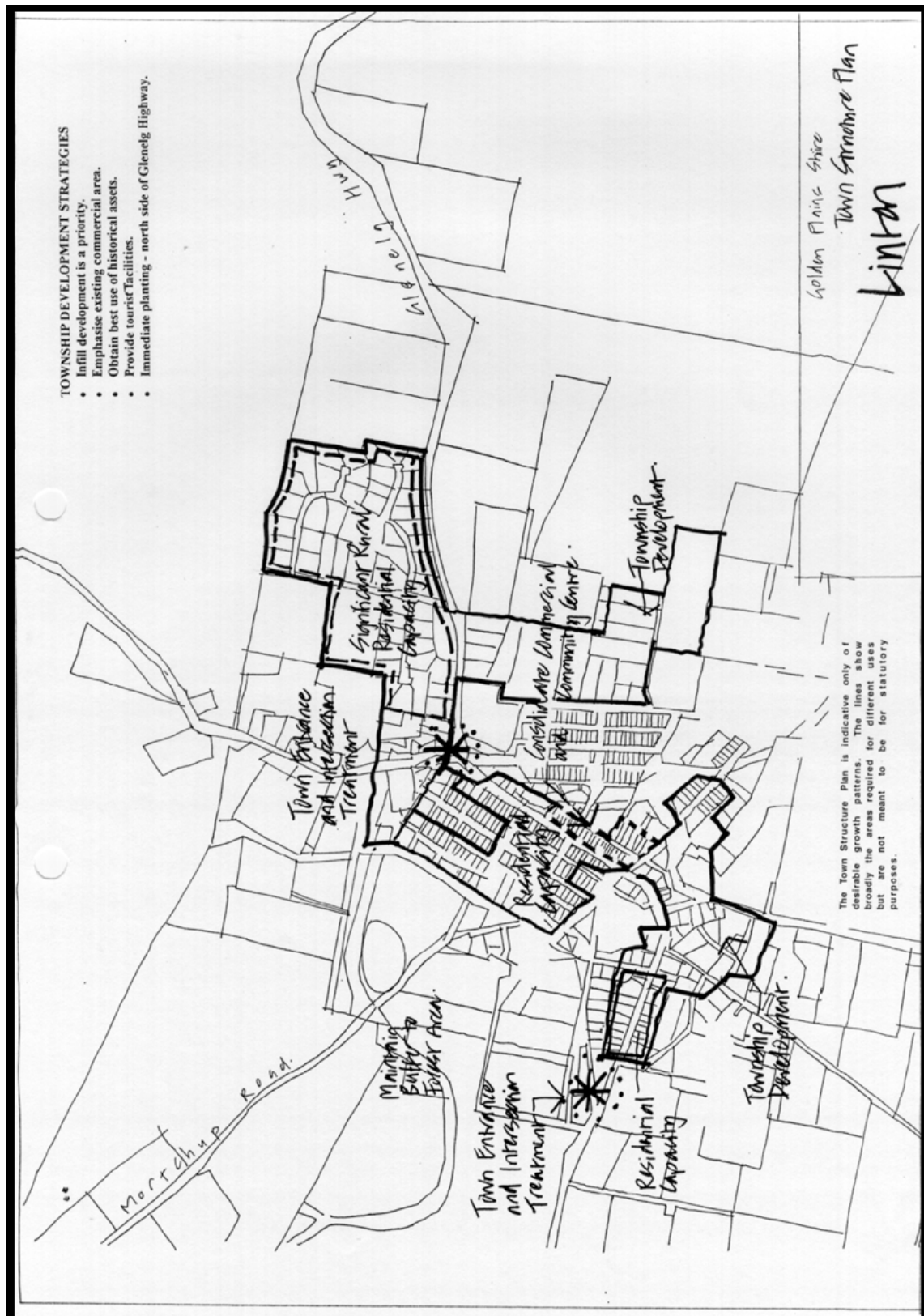


Lethbridge Structure Plan

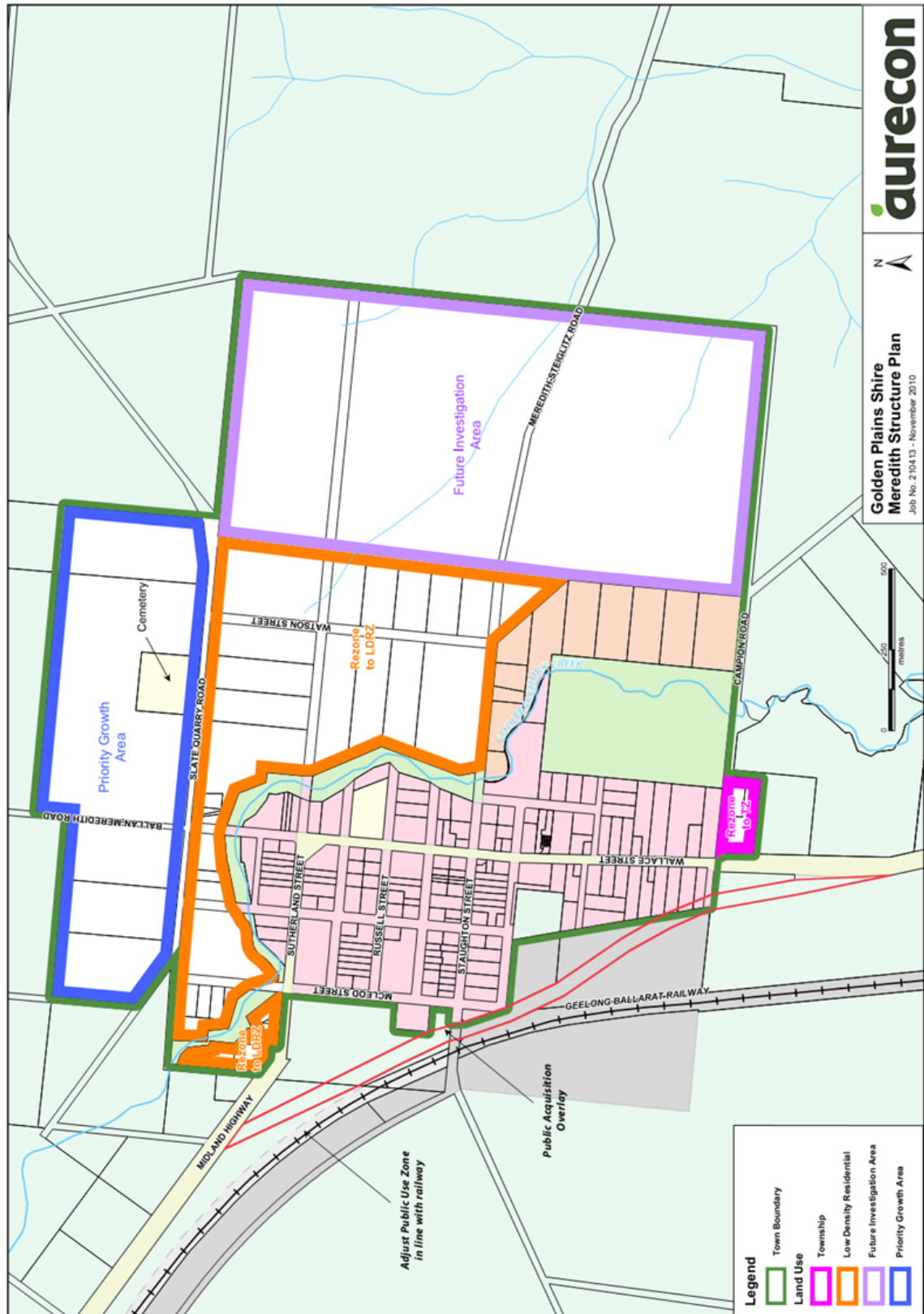




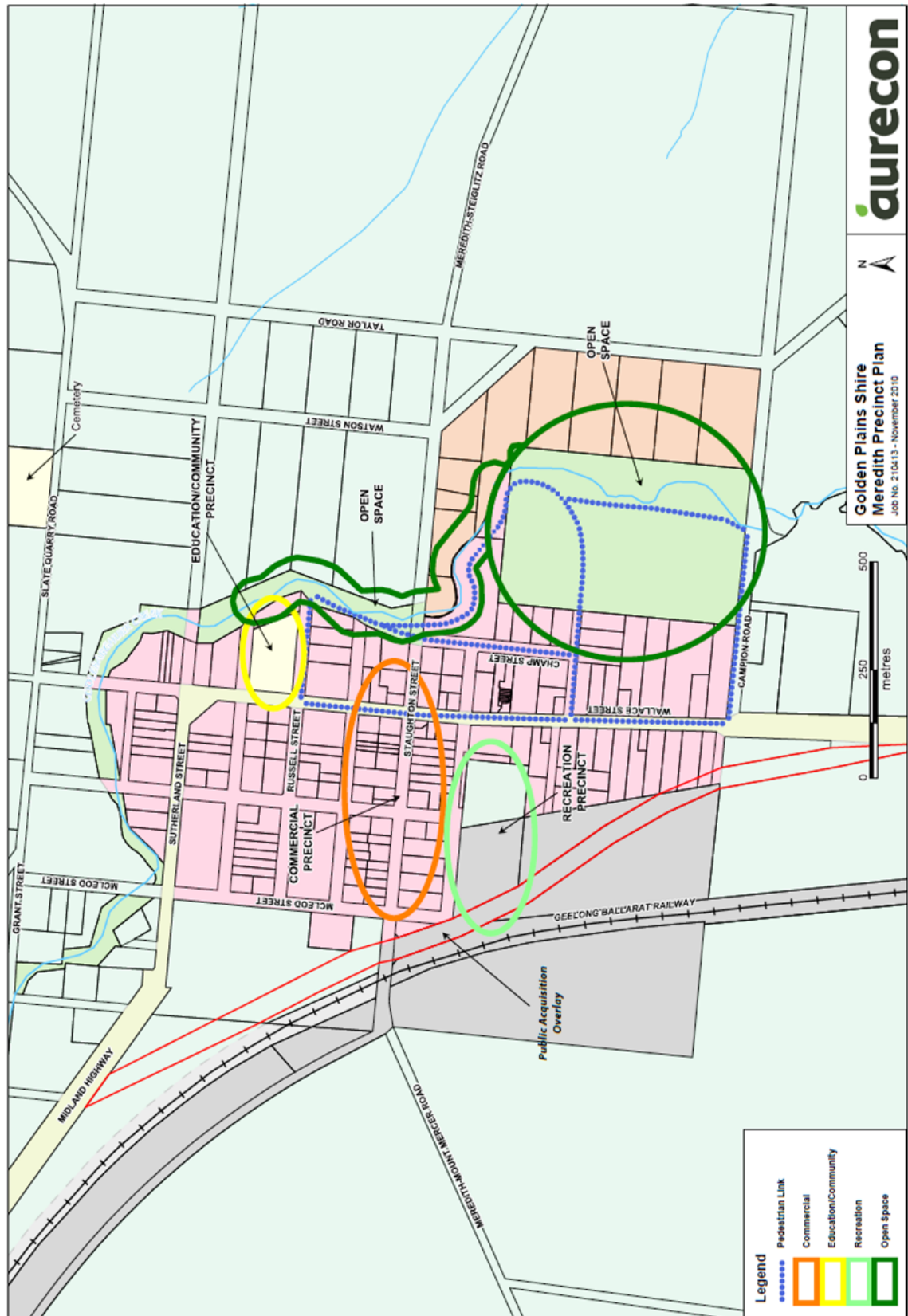
## Linton Structure Plan



Meredith Structure Plan

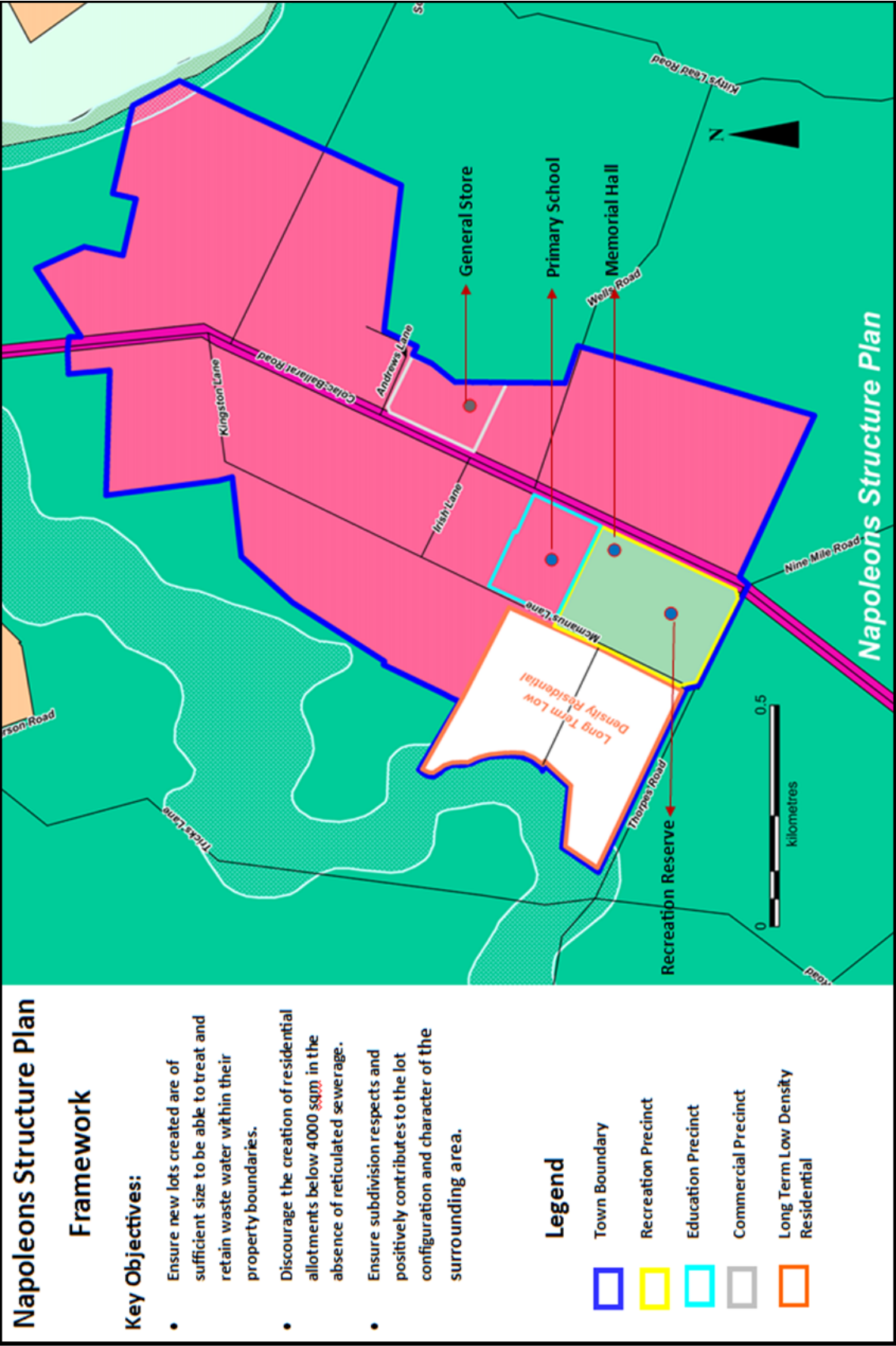


Meredith Precinct Plan

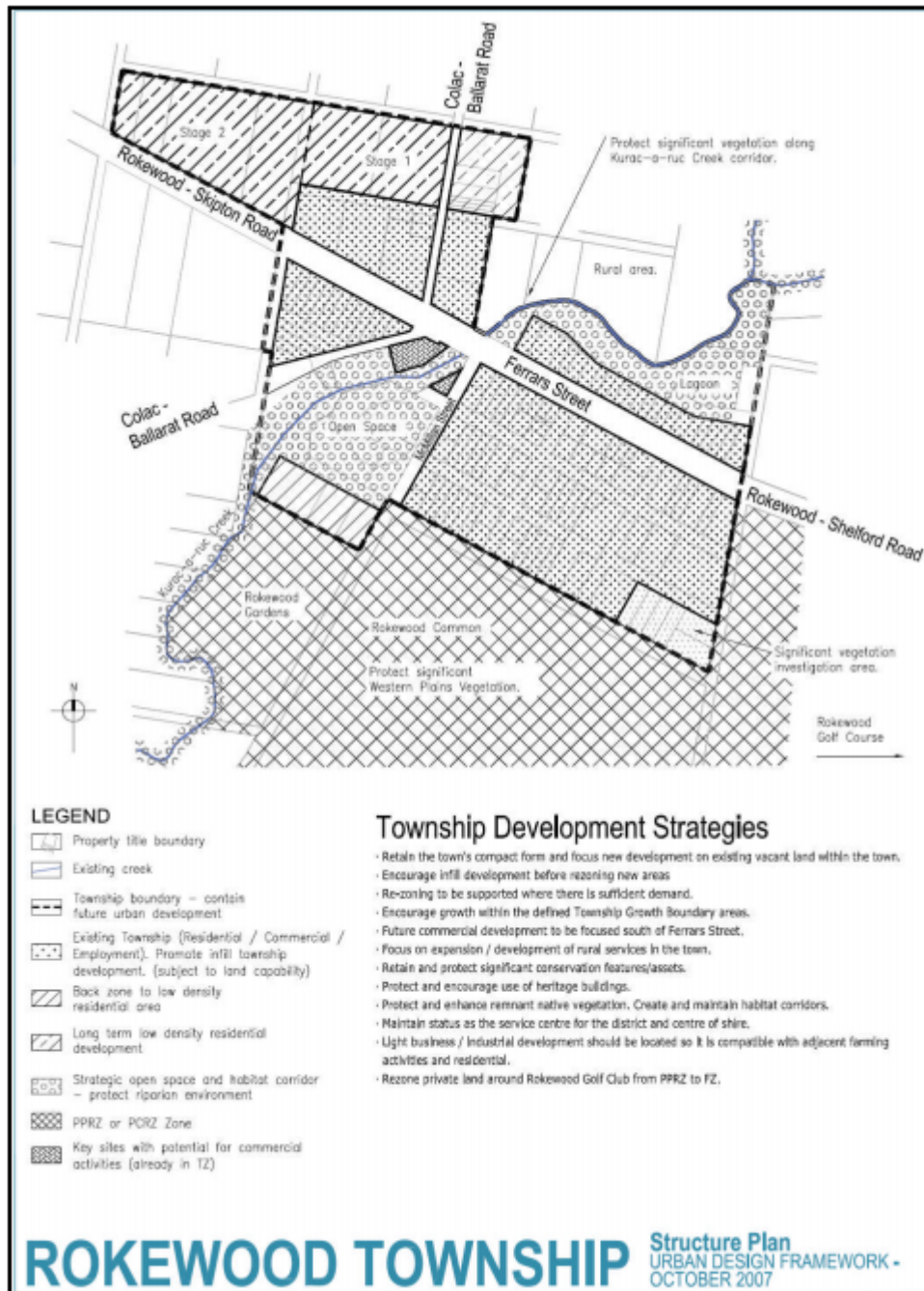




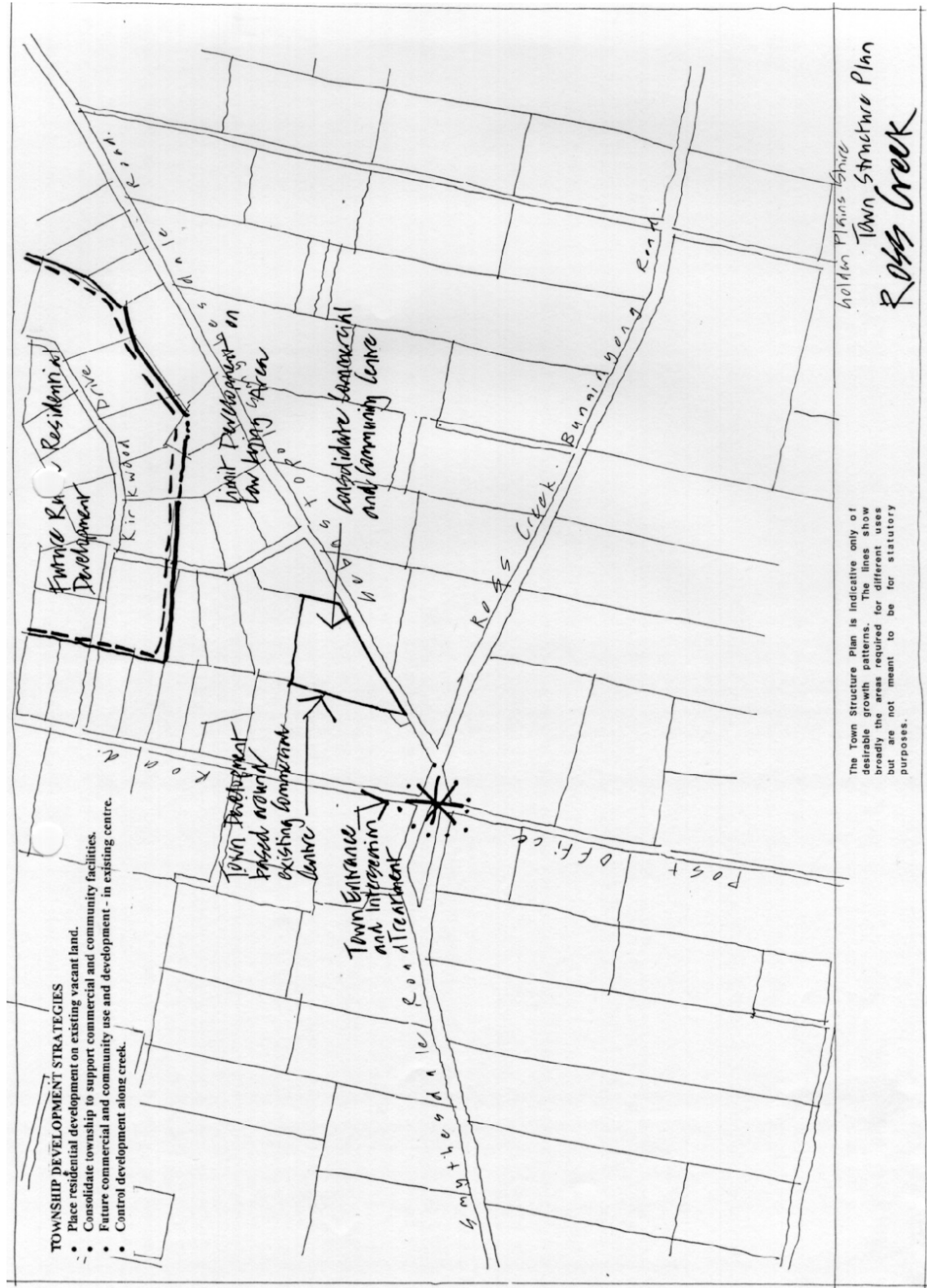
Napoleons Structure Plan



## Rokewood Structure Plan

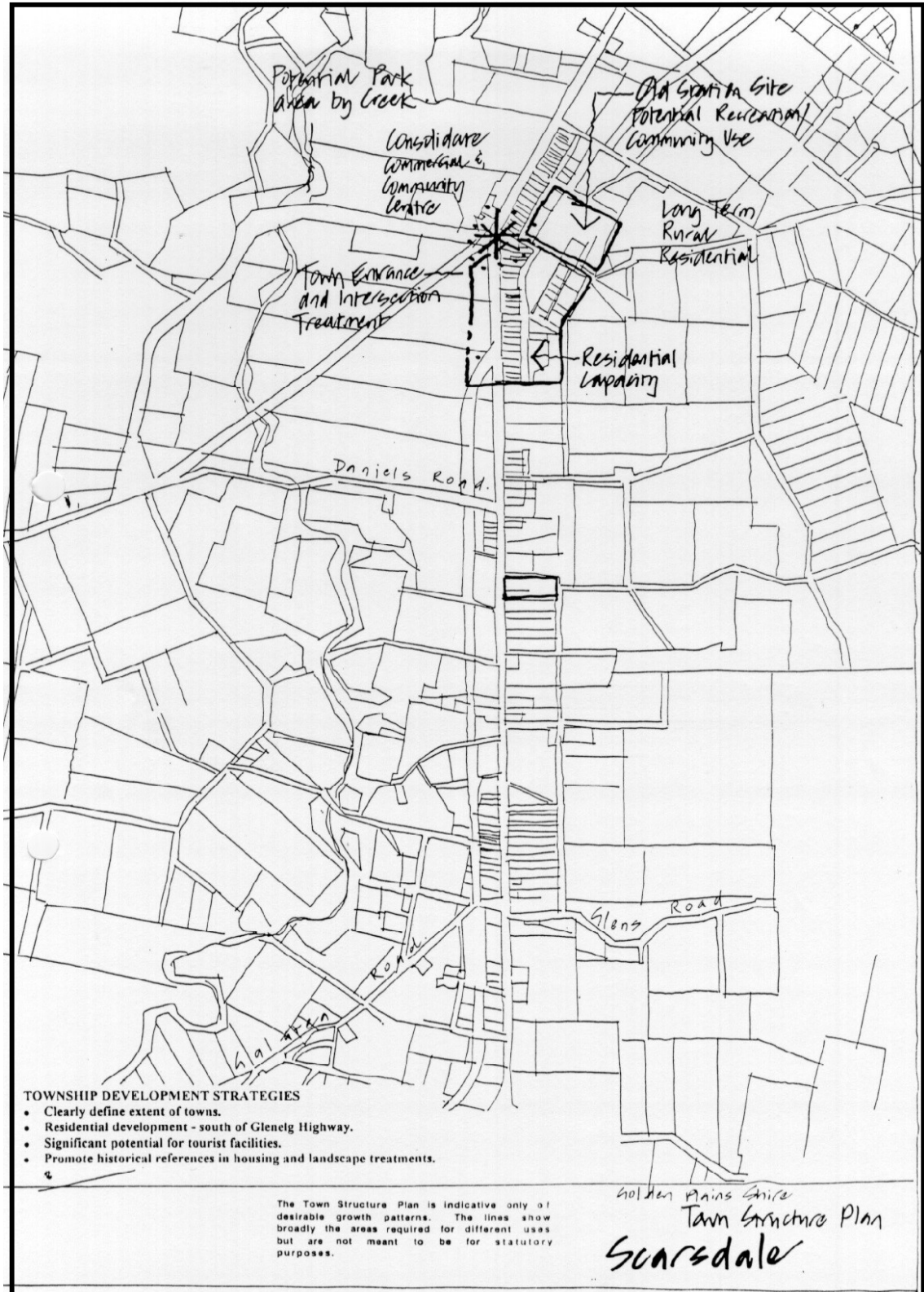


Ross Creek Structure Plan



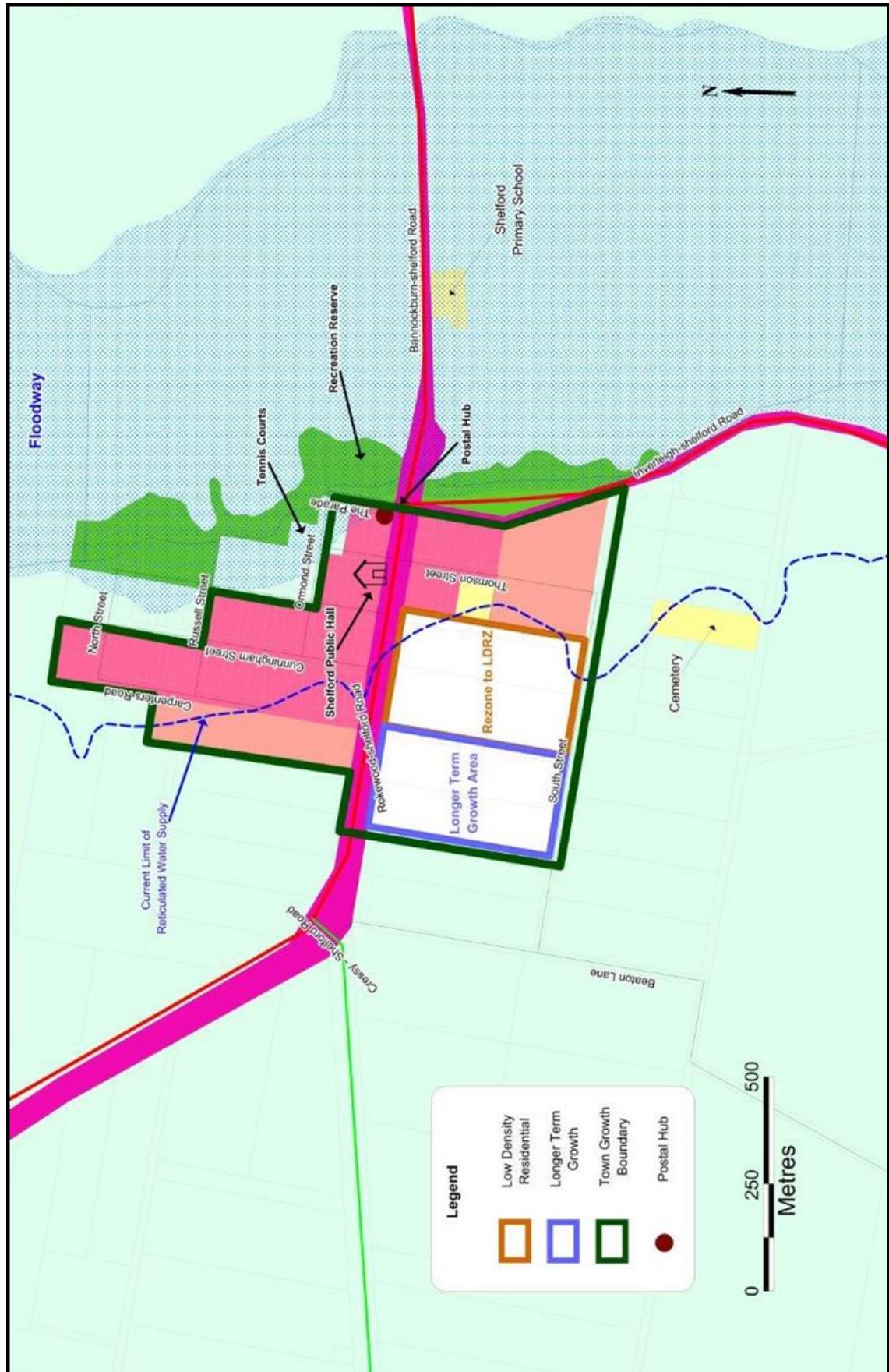


Scarsdale Structure Plan





## Shelford Structure Plan



## Expiry

This policy will expire three years from the date of gazettal of Amendment C90gpla.

**System Note: The following ordinance will be added after 11.03-6L Smythesdale**

**11.03-6L**

C92gpla

**Teesdale**

**Policy application**

This policy applies to the land identified in the Teesdale Structure Plan Strategic Framework Plan.

**Settlement Strategies**

Implement the Teesdale Strategic Framework Plan.

Ensure development contributes to the landscape, character and history of the town.

Encourage low density residential as the preferred form of settlement growth.

Encourage infill residential subdivision and development.

Avoid rezoning any greenfield residential development land outside of the Teesdale North East Precinct.

Ensure rezoning and development in the Teesdale North East Precinct considers constraints, roads, drainage, open space and community infrastructure, regardless of land ownership.

Ensure development within the Teesdale North East Precinct responds to topography, landscape, natural features and constraints including the former Teesdale landfill.

Ensure a suitable development contributions mechanism for the Teesdale North East Precinct.

**Land use and development strategies**

Encourage commercial services to be developed within the existing Township Zone.

Support commercial uses where the intensity, scale and landscaping respect the existing streetscape and character of the area.

**Open space strategies**

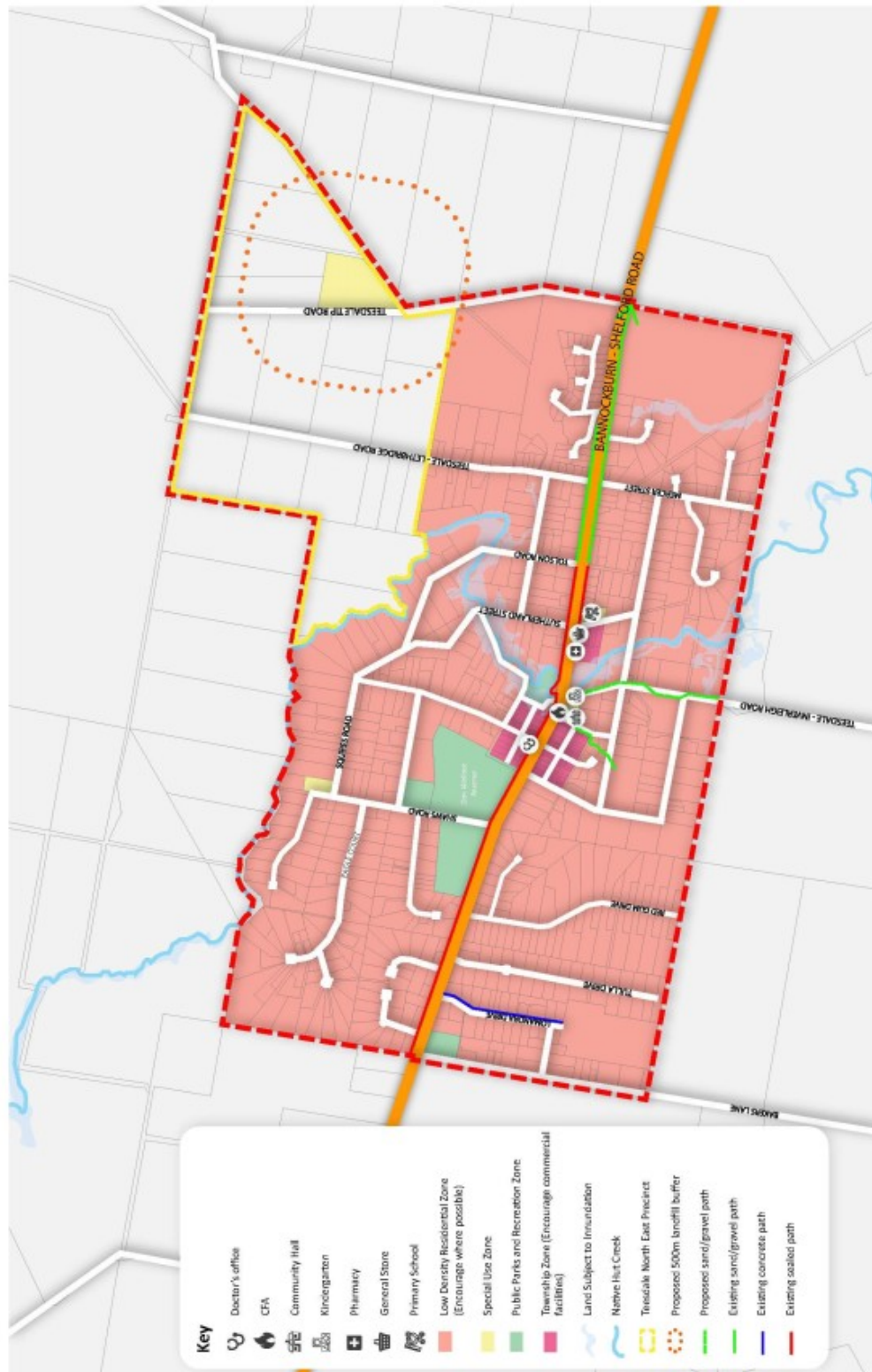
Utilise encumbered land within greenfield sites for open space purposes where possible, including buffers along Native Hut Creek where required by the Corangamite Catchment Management Authority.

Strengthen connectivity of new and existing development to the town centre core and recreation areas by enhancing pedestrian and cycling links.

**Policy documents**

Consider as relevant:

Teesdale Structure Plan (Golden Plains Shire, 2020)



**System Note: The following ordinance will be modified in Clause:72 ADMINISTRATION AND ENFORCEMENT OF THIS PLANNING SCHEME, Sub-Clause:72.08 BACKGROUND DOCUMENTS**



**SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS**

**System Note: The following ordinance will be modified in Sub-Clause:72.08 BACKGROUND DOCUMENTS, Schedule:SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS**

**1.0****Background documents**

<b>Name of background document</b>	<b>Amendment number - clause reference</b>
<i>Bannockburn Town Centre Investment Strategy</i> (Connell Wagner, 2008)	C46 Clauses 02 and 11
<i>Bannockburn Urban Design Framework</i> (Parsons Brinckerhoff, 2011)	C59 Clauses 02 and 11
<i>Bruce's Creek Master Plan</i> (Land Design Partnership, 2009)	C59 Clauses 02 and 11
<i>Corangamite Catchment Management Authority Floodplain Management Strategy</i> (Corangamite Catchment Management Authority, April 2002)	Clauses 02, 12, 13 and 19
<i>Corangamite Regional Catchment Strategy 2013-2019</i> (Corangamite Catchment Management Authority, 2013)	Clauses 02, 12, 13 and 19
<i>Corangamite Waterway Strategy</i> (Corangamite Catchment Management Authority, 2014)	Clauses 02, 12, 13 and 19
<i>Gheringhap Structure Plan</i> (Parsons Brinckerhoff, December 2012)	C62 Clauses 02 and 11
<i>Golden Plains Heritage Study Stage 1</i> (Lorraine Huddle, 2004)	C55 Clauses 02 and 15
<i>Golden Plains Heritage Study Stage 2</i> (Heritage Matters, 2009)	C55 Clauses 02 and 15
<i>Golden Plains Shire Background Issues Paper: North West Area Study- For Community Consultation</i> (Research Planning Design Group, 1999)	C3 Clause 02
<i>Golden Plains Rural Land Use Strategy</i> (Parsons Brinckerhoff, 2008)	C40 Clauses 02 and 14
<i>Infrastructure Design Manual</i> (Local Government Infrastructure Design Association, 2018)	Clauses 02 and 19
<i>Inverleigh Structure Plan Review</i> (Connell Wagner, 2005)	C37 Clauses 02 and 11
<i>Review of south east area Golden Plains Shire</i> (Parsons Brinckerhoff, 2007)	C45 Clauses 02 and 11
<i>Smythesdale Urban Design Framework</i> (Michael Smith and Associates, March 2006)	C36 Clauses 02 and 11
<i>Golden Plains Shire Strategic Directions Plan for the North-West Area</i> (Research Planning Design Group, 2000)	C3 Clause 02
<i>Teesdale Structure Plan</i> (Golden Plains Shire, 2020)	C92gpla Clause 02