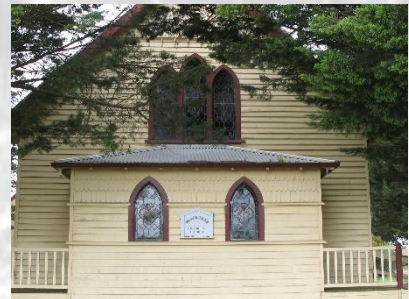


AREA PROFILE

Cambrian Hill Napoleons Enfield Garibaldi & Durham Lead

**Golden Plains Shire Council
Northern Settlement Strategy Community Consultation
May-June 2016**





INTRODUCTION

The Northern Settlement Strategy aims to guide Council in determining sustainable areas in the northern half of the Shire to accommodate population growth to 2030.

The project study area covers approximately 1,928 square kilometres in the northern part of the Golden Plains Shire. The study area is bordered by the City of Ballarat, City of Greater Geelong and the Shires of Pyrenees, Moorabool and Corangamite. The strategy will incorporate a Residential Land Supply Review that includes an inventory of vacant land and considers variable factors influencing land use, a Typology of Settlements that recognises different categories of settlement from towns to rural communities and a Strategic Framework to guide future planning decision linked to growth areas and infrastructure investment.

ROLE OF THE AREAS

CAMBRIAN HILL

The area of Cambrian Hill is located 8km south of Ballarat and 6km from Napoleons on the Colac-Ballarat Road. The area is characterised by dispersed rural dwelling development. The role of the area is that of a rural residential community within close proximity to Ballarat.

NAPOLEONS

Napoleons is located 15km south of Ballarat on the Colac-Ballarat Road and within 6 kilometres of Sebastopol and Buninyong, which are significant residential areas forming part of Ballarat's suburbs. The town is bisected by the Colac-Ballarat Road, a transport route connecting the Princes, Hamilton and Midland Highways.

ENFIELD

Enfield is located 22km south of Ballarat on the Colac-Ballarat Road. The area is predominantly characterised by rural lifestyle development on small acreage within commuting distance to Ballarat.

GARIBALDI & DURHAM LEAD

The localities of Garibaldi and Durham Lead are located approximately 20km south of Ballarat. These localities are predominantly rural areas where land is mainly used for farming or agricultural purposes.



TOWNSHIP AND LOCALITY CHARACTER

Townships and localities in the northern part of the Golden Plains Shire are characterised by their strong commuting linkages to Ballarat and the generally dispersed rural residential development based on communities of interest.

The townships and localities of Cambrian Hill, Enfield, Napoleons, Garibaldi and Durham Lead boarder the eastern part of the study area with the main access to Ballarat via the Colac-Ballarat Road.

CAMBRIAN HILL

The residential area of Cambrian Hill is bisected by the Colac-Ballarat Road. Services such as banking and medical amongst others are primarily accessed in Sebastopol given Cambrian Hill's close proximity to Ballarat. A community hall, playground, skate park and undercover BBQ facility are located at the Harrison Reserve in Briardale Avenue (Woodlands Estate). A tennis court located on the northern end of the township can be accessed off the Colac-Ballarat Road.

ENFIELD

Enfield's location is characterised by the surrounding bushland and proximity to State Forests which present land management and safety issues. The Colac-Ballarat Road is the spine of Enfield, linking 4 residential areas including:

- Clarkes Rd and Incolts Rd this includes residents from Hansons Rd
- Incolts Rd and the Little Hard Hills Hotel on the Colac Ballarat Rd
- The Farm Estate at Melaleuca Drive and;
- The Woodlands Estate at Clarkes Rd and Woodlands Rd.

NAPOLEONS

The township of Napoleons is situated in a pleasant rural setting surrounded by undulating land mostly used for grazing. Napoleons offers a country lifestyle environment close to services and facilities of the regional City of Ballarat. The community has a strong sense of connectivity between population and healthy lifestyle activities. Napoleons is particularly attractive for residents seeking properties with views and a quiet, rural atmosphere.

GARIBALDI & DURHAM LEAD

The localities of Garibaldi and Durham Lead are situated close to Garibaldi Creek a tributary of the Leigh River. The area offers a country lifestyle within close proximity to the regional city of Ballarat.



HISTORY AND HERITAGE

The gold rushes were the catalyst for many towns in the northern part of the Golden Plains Shire which saw an influx of people and money that often lasted only a few years.

Steeped in gold history these towns and localities commenced their origins as canvas towns and later vibrant communities with an individual history explicitly linked to gold heritage.

CAMBRIAN HILL

Cambrian Hill was named by the Welsh miners who settled there. Welsh settlers were drawn to the area naming it Cambrian Hill which was thought to be derived from the word 'Cambria' which is the Welsh name for Wales. In the mid-1860's Cambrian Hill was described as a hamlet with agriculture, grazing alluvial mining and three hotels. A school was opened in 1867. After 1890 the population fell from 1163 in 1871 to 207 in 1891. Because Cambrian Hill is so close to Napoleons it didn't grow as a town.

ENFIELD

Enfield was first recorded as a geographical area in the late 1860's and was the site of a number of many alluvial diggings which can still be found extensively throughout the area. The hamlet of Enfield is nestled between the Enfield State Park and the Enfield State Forest. The area was also known as Whim Holes and Little Hard Hills. A memorial to the Chinese gold miners can be found at the intersection of the Colac-Ballararat and Hanson roads. The remains of a Eucalyptus Oil Distillery and cooling pond can be found east of the Incolls and the Colac-Ballararat Roads.

The Woodlands Estate and Enfield Farm Estate was originally owned by Jack Clark. Sheep grazing, apple and pear orchards have been a part of Enfields agricultural history. Enfield has had several hotels, a post office and a school in years gone by. The only existing business is the Little Hard Hills Hotel.

NAPOLEONS

The Napoleons area was one of the first in the Ballarat district to be settled by European's in 1837. Gold was discovered in 1857 and by the early 1900's was a thriving town. Napoleons was first known as 'Napoleon's Lead' and later was called Napoleon and then eventually Napoleons.

By the late 19th century Napoleons (whose name originated from a miner nicknamed because of the hat he wore) had developed into a thriving township comprising four hotels, a grocer, butcher, blacksmith, post office, three churches and two denominational schools (Napoleons & District. The First 150 Years).

Remnants of Napoleons heritage are still visible today including Nelson's Water Hole where miners camped to water their horses, mullock heaps indicating the site of former mines and the heritage listed former police station and residence located on the Colac-Ballararat Road.

The former Napoleons Police Station and residence is of historical significance for serving as a teacher residence for the Napoleons State School from 1916 until the 1960s.

GARIBALDI & DURHAM LEAD

The township of Garibaldi grew around mines along the gold lead. Durham Lead also known as Durham in the 1870's was at the centre of one of the main mining lead running south of Ballarat along the valley formed by the Yarowee River. In the early 1900's Durham Lead boasted having two churches and a store, but by 1960 its description was limited to being an agricultural district.

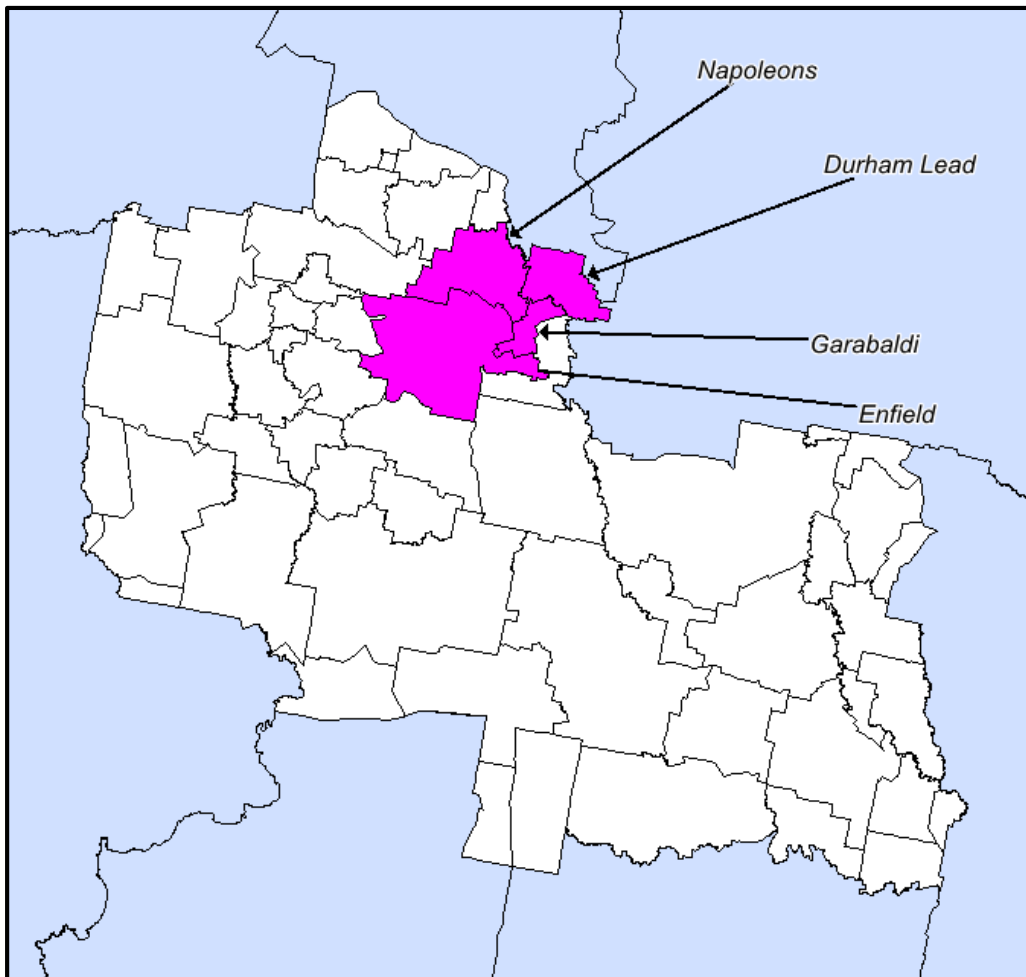
LOCALITY MAPS AND RESIDENTIAL LIVING ZONES

Zones enable communities to direct the scale of development in different residential areas. A short descriptor of the Residential Zones is provided below.

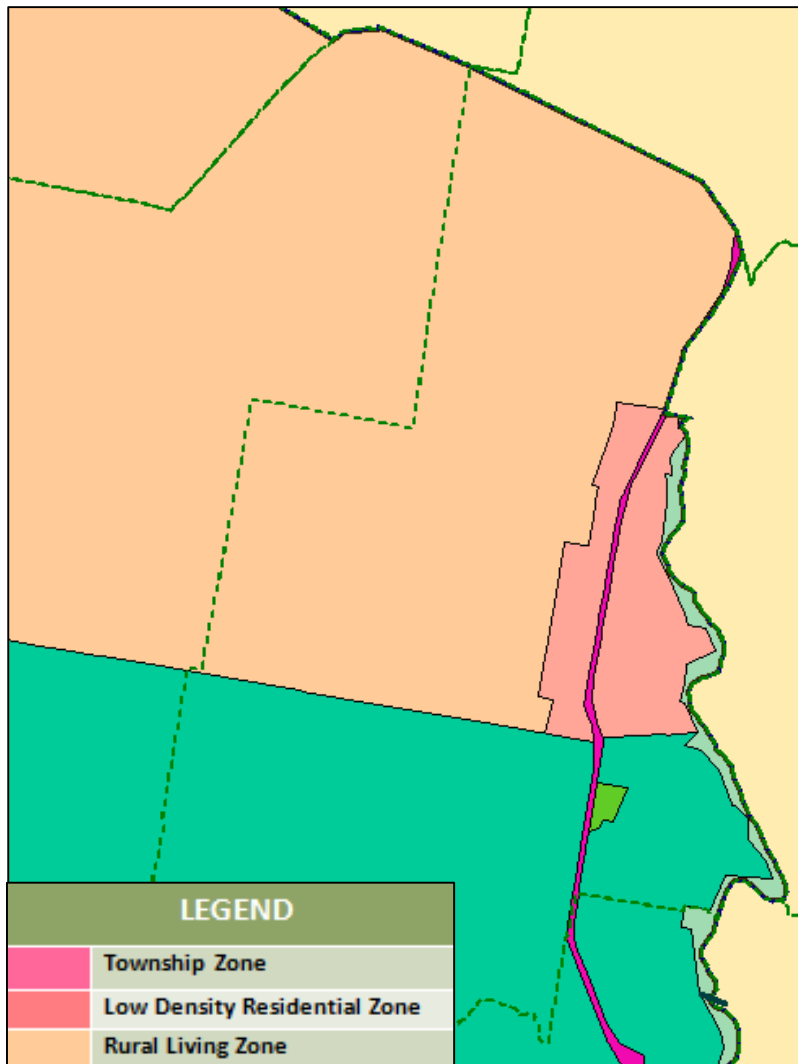
The Township Zone provides for residential and other uses in small towns and enables modest housing growth. Low Density Residential Zone usually refers to low-density development on lots of 0.4 ha which can treat and retain wastewater where sewerage is not connected and subdivided to a minimum of 0.2 hectares where reticulated sewerage is connected.

The Rural Living Zone provides for residential living in a rural environment and therefore generally restricts residential change. The 2 hectare Schedule to the Rural Living Zone was introduced to enable high quality rural living development within commuting distance to Ballarat and along the Glenelg Highway.

GOLDEN PLAINS SHIRE LOCALITIES



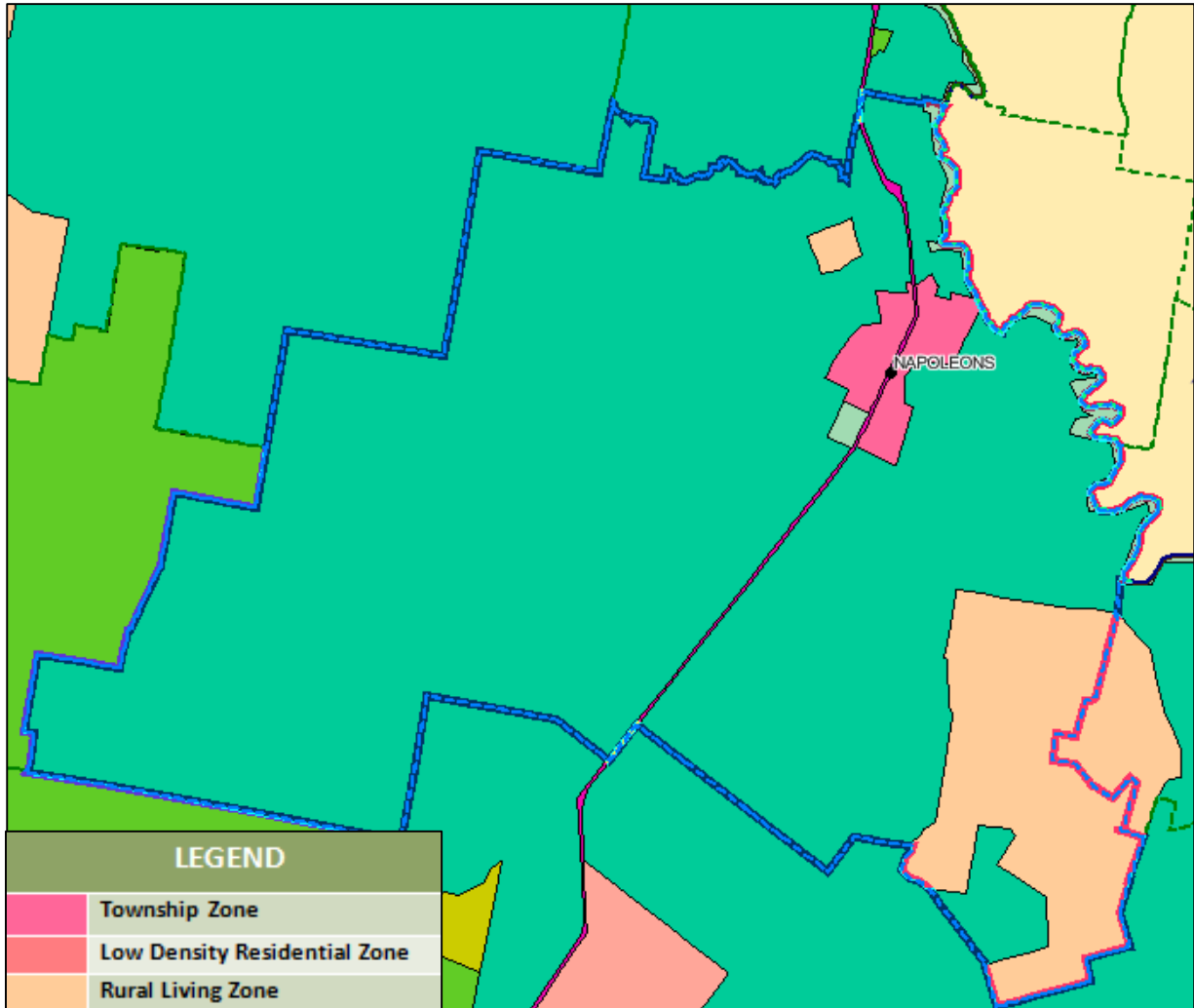
CAMBRIAN HILL



Total Locality (Hectares) – 1,057

	Township Zone	Low Density Residential Zone	Rural Living Zone 8 HA Overlay
Total Zone Area (Hectares)	N/A	94.01	474.68
Total Dwellings	N/A	24	35
Average Dwelling Age (Years)	N/A	30.9	16
Vacant Parcels	N/A	33	34
Total Vacant (Hectares)	N/A	55.25	345.06
Dwellings built last 10 years	N/A	3	22

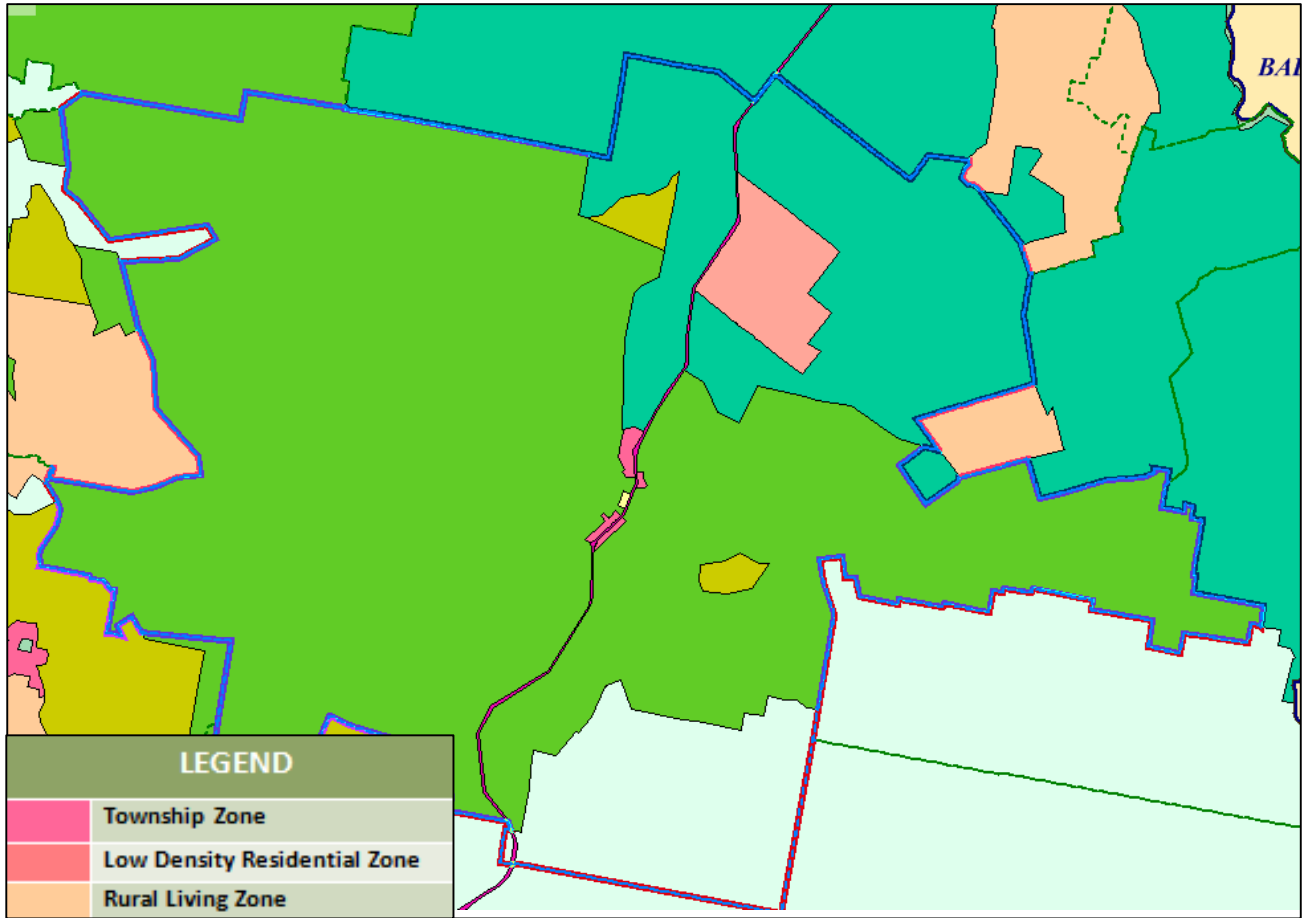
NAPOLEONS



Total Locality (Hectares) – 4,621

	Township Zone	Low Density Residential Zone	Rural Living Zone 8 HA Overlay
Total Zone Area (Hectares)	95.37	N/A	446.64
Total Dwellings	53	N/A	48
Average Dwelling Age (Years)	33.4	N/A	28.5
Vacant Parcels	28	N/A	22
Total Vacant (Hectares)	49.66	N/A	202.77
Dwellings built last 10 years	11	N/A	4

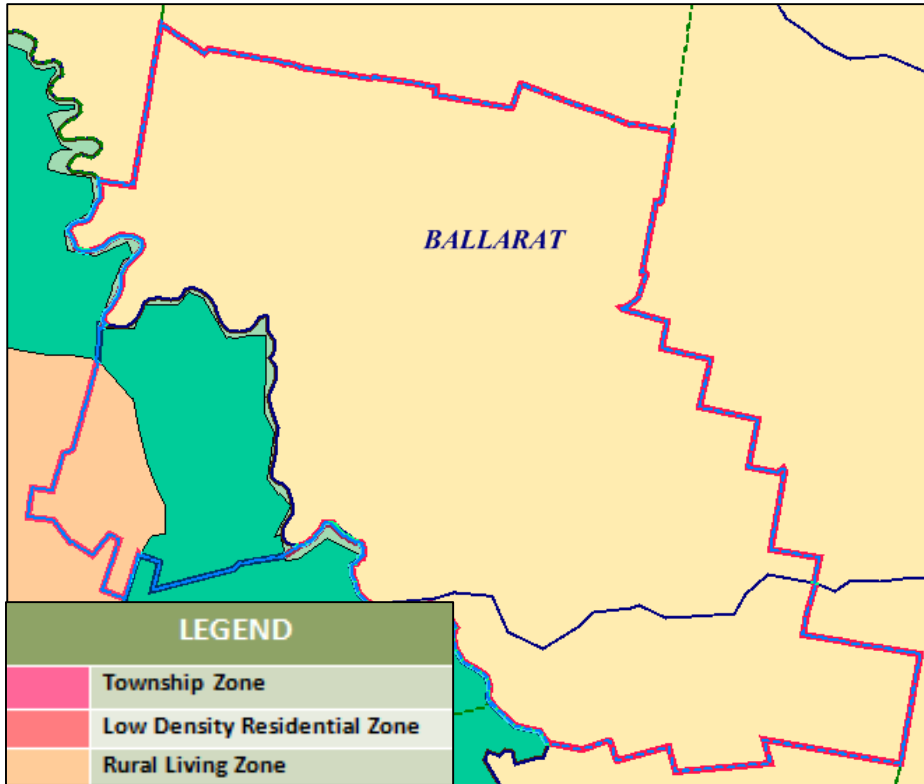
ENFIELD



Total Locality (Hectares) – 9,866

	Township Zone	Low Density Residential Zone	Rural Living Zone 8 HA Overlay
Total Zone Area (Hectares)	21.72	219.15	0.19
Total Dwellings	20	168	0
Average Dwelling Age (Years)	56.95	21.4	0
Vacant Parcels	10	44	1
Total Vacant (Hectares)	4.02	43.92	0.19
Dwellings built last 10 years	1	46	0

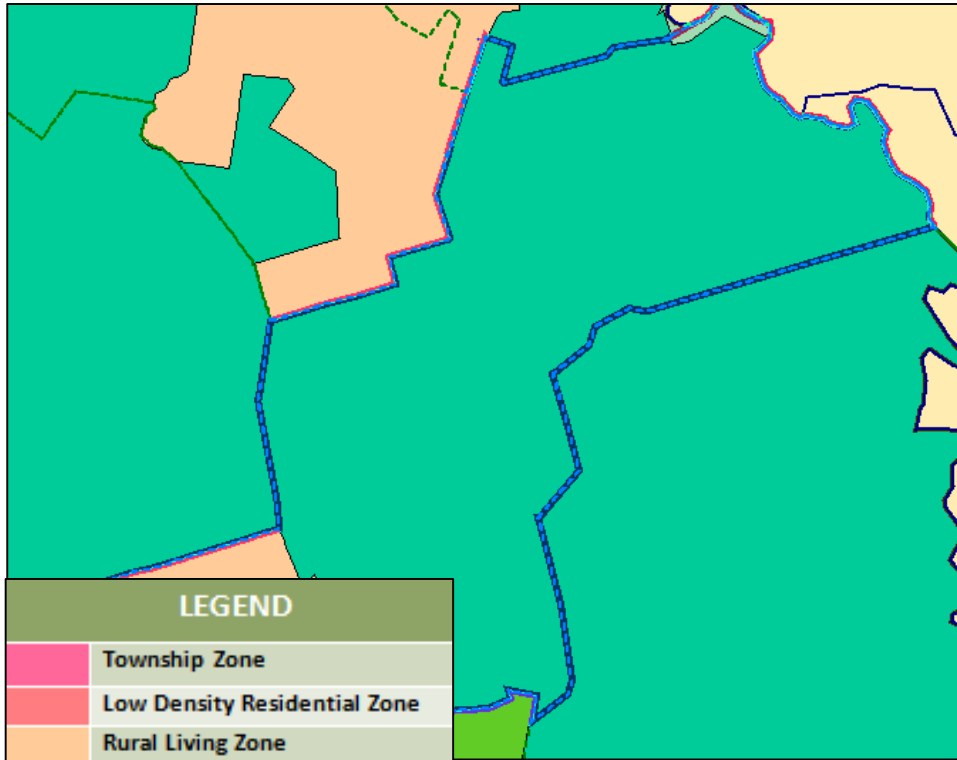
DURHAM LEAD



Total Locality (Hectares) - 387

	Township Zone	Low Density Residential Zone	Rural Living Zone 8 HA Overlay
Total Zone Area (Hectares)	N/A	N/A	102.91
Total Dwellings	N/A	N/A	1
Average Dwelling Age (Years)	N/A	N/A	8
Vacant Parcels	N/A	N/A	12
Total Vacant (Hectares)	N/A	N/A	94.94
Dwellings built last 10 years	N/A	N/A	1

GARIBALDI



Total Locality (Hectares) – 1,175

	Township Zone	Low Density Residential Zone	Rural Living Zone 8 HA Overlay
Total Zone Area (Hectares)	N/A	N/A	128.55
Total Dwellings	N/A	N/A	20
Average Dwelling Age (Years)	N/A	N/A	23.55
Vacant Parcels	N/A	N/A	30
Total Vacant (Hectares)	N/A	N/A	69.12
Dwellings built last 10 years	N/A	N/A	5

UTILITIES AND SERVICES

For this project Utilities and Services have been grouped into three main themes: Utilities, Telecommunications and Transport.

This section identifies critical utilities and services available in each locality.

Township	Utilities	Telecommunications	Transport
<p>Cambrian Hill</p>	<p>Potable Water Supply Cambrian Hill has treated drinking water supplied by CHW. The main distribution network is mostly located along the main road. Reticulated water supply can be extended to service new development, however reliance on tank water is more likely to continue in the low density living area.</p> <p>Not available:</p> <ul style="list-style-type: none"> • Reticulated sewerage • Recycled Water • Natural Gas <p>Power 22kV HV lines run along the Ballarat-Colac Road. Areas of Cambrian Hill are serviced by SWER (Single Phase above ground power lines)</p>	<p>Wireless internet Telstra provides Cambrian Hill with NBN via a main tower located in Sebastopol. Telstra provides ADSL broadband availability and continues to be the main carrier for mobile connection.</p>	<p>Public Transport There is no V/Line coach/bus service to the Cambrian Hill.</p> <p>Bus Service The Gold Bus provides a limited service from Rokewood to Ballarat stopping at Napoleons as the closest stop to Cambrian Hill.</p>
<p>Napoleons</p>	<p>Potable Water Supply Napoleons is supplied with treated drinking water by CHW along the Colac-Ballarat Road and adjacent properties are supplied from this main pipeline.</p> <p>Not available:</p> <ul style="list-style-type: none"> • Reticulated sewerage • Recycle Water • Natural Gas <p>Power 22kV HV lines run along Colac-Ballarat Road as the primary supply of electricity. Areas to the south of the township have restricted supply.</p>	<p>Wireless Internet Napoleons NBN wireless internet coverage from Telstra provides Cambrian Hill with NBN via a main tower located in Sebastopol. Telstra provides ADSL broadband availability and continues to be the main carrier for mobile connection.</p>	<p>Public Transport There are no public or private transport services stopping at Napoleons.</p> <p>Bus Service The Gold Bus provides a limited service from Rokewood to Ballarat stopping at Napoleons on Tuesdays and Thursdays.</p>

<p>Garibaldi & Durham Lead</p>	<p>Potable Water Supply Garibaldi and Durham Lead is supplied with treated drinking water by CHW along the Colac-Ballarat Road and adjacent properties are supplied from this main pipeline.</p> <p>Not available:</p> <ul style="list-style-type: none"> • Reticulated sewerage • Recycle Water • Natural Gas <p>Power 22kV lines along Mount Mercer Road are the primary supply of electricity. Areas off the main road township have single phase above ground power lines, with limited capacity for customer connections.</p>	<p>Wireless Internet Garibaldi and Durham Lead NBN wireless internet coverage is provided by Telstra via a main tower located in Sebastopol. Telstra provides ADSL broadband availability and continues to be the main carrier for mobile connection.</p>	<p>Public Transport There are no public or private transport services stopping at Garibaldi or Durham Lead.</p> <p>Bus Service No bus service.</p>
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INFRASTRUCTURE

For this project infrastructure has been grouped into six main themes: Early Years, Education, Medical, Other Services, Recreation and Retail.

This section identifies currently known infrastructure for each locality.

	CAMBRIAN HILL	NAPOLEONS	ENFIELD	DURHAM LEAD	GARIBALDI
Early Years:					
Education:		✓			
Medical:					
Other Services:		✓	✓		
Recreation		✓	✓		✓
Retail		✓	✓		

ENVIRONMENTAL RISK

There are a number of areas in the northern half of the Shire that are particularly susceptible to flood, bushfire and salinity risks, creating potential hazards for development. These areas are mapped and represented in the Golden Plains Planning Scheme through land use controls (overlays).

This section identifies mapped hazards in the Golden Plains Planning Scheme for localities in the northern part of the Shire.

PLANNING SCHEME OVERLAY OBJECTIVES

Bushfire Management Overlay BMO	The objective of the BMO is to ensure that development of land prioritises the protection of human life and strengthens community resilience to bushfire.
Land Subject to Inundation LSIO	The objective of the LSIO is to ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
Salinity Management Overlay SMO	The objective of the SMO is to facilitate the stabilisation of areas affected by salinity, revegetate areas which contribute to salinity, encourage development to be undertaken in a manner which brings about a reduction in salinity recharge and prevent damage to buildings and infrastructure from saline discharge and high water tables.

CAMBRIAN HILL

RISKS	HECTARES COVERED	PERCENTAGE OF LOCALITY COVERED
Bushfire Management Overlay	0.00001	0.000001%
Land Subject to Inundation Overlay	40.19	3.80%
Salinity Management Overlay	1.12	0.11%

NAPOLEONS

RISKS	HECTARES COVERED	PERCENTAGE OF LOCALITY COVERED
Bushfire Management Overlay	2011.12	43.52%
Land Subject to Inundation Overlay	475.21	10.28%
Salinity Management Overlay	246.34	5.33%

ENFIELD

RISKS	HECTARES COVERED	PERCENTAGE OF LOCALITY COVERED
Bushfire Management Overlay	8986.32	91.08%
Land Subject to Inundation Overlay	326.58	3.31%
Salinity Management Overlay	319.62	3.24%

GARIBALDI

RISKS	HECTARES COVERED	PERCENTAGE OF LOCALITY COVERED
Bushfire Management Overlay	710.75	60.49%
Land Subject to Inundation Overlay	212.57	18.09%
Salinity Management Overlay	17.79	1.51%

DURHAM LEAD

RISKS	HECTARES COVERED	PERCENTAGE OF LOCALITY COVERED
Bushfire Management Overlay	169.64	43.83%
Land Subject to Inundation Overlay	71.57	18.49%
Salinity Management Overlay	N/A	N/A

To view maps that display the overlays contained within the scheme please visit, <http://planningschemes.dpcd.vic.gov.au/schemes/goldenplains/maps> and follow the steps or contact Golden Plains Planning Department (03) 5220 7111.

ENVIRONMENTAL & LANDSCAPE ASSETS

The Golden Plains Shire features rich and diverse environmental landscapes and heritage assets. Balancing rural residential development along with natural hazards associated with the northern part of the Shire is a key challenge for this strategy.

Areas identified in the Golden Plains Planning Scheme as social assets protected through land use controls (overlays) are listed below.

This section identifies environmental assets mapped in the Golden Plains Planning Scheme for localities in the northern part of the Shire.

PLANNING SCHEME OVERLAY OBJECTIVES

Environment Significance Overlay ESO2	The object of the ESO2 is to prevent the degradation of water quality and erosion and protect habitat and vegetation.
Environmental Significance Overlay ESO3	The objective of the ESO3 is to protect environmental attributes in the area which vary from remnant vegetation, unspoiled habitats, scientific importance, natural beauty, natural heritage and unique geological formations
Heritage Overlay HO	The objective of the HO is to conserve and enhance heritages place of natural or cultural significance.
Vegetation Protection Overlay VPO2	The objective of the VPO2 is to contain significant remnant vegetation located within bushland reserves and government road reserves.

CAMBRIAN HILL

OVERLAYS	HECTARES COVERED	PERCENTAGE OF LOCALITY COVERED
Environmental Significance Overlay Schedule 3	20.20	1.91%
Heritage Overlays	0.18	0.02%

NAPOLEONS

OVERLAYS	HECTARES COVERED	PERCENTAGE OF LOCALITY COVERED
Environmental Significance Overlay Schedule 2	47.12	1.02%
Heritage Overlays	0.64	0.01%
Vegetation Protection Overlay Schedule 2	48.16	1.04%

ENFIELD

OVERLAYS	HECTARES COVERED	PERCENTAGE OF LOCALITY COVERED
Environmental Significance Overlay Schedule 2	0.18	0.0018%
Vegetation Protection Overlay Schedule 2	14.66	0.15%

GARIBALDI

OVERLAYS	HECTARES COVERED	PERCENTAGE OF LOCALITY COVERED
Environmental Significance Overlay Schedule 3	6.77	0.58%
Heritage Overlays	1.89	0.16%
Vegetation Protection Overlay Schedule 2	2.45	0.21%

DURHAM LEAD

OVERLAYS	HECTARES COVERED	PERCENTAGE OF LOCALITY COVERED
Environmental Significance Overlay Schedule 3	19.42	5.02%
Vegetation Protection Overlay Schedule 2	7.74	2%

To view maps that display the overlays contained within the scheme please visit, <http://planningschemes.dpcd.vic.gov.au/schemes/goldenplains/maps> and follow the steps or contact Golden Plains Planning Department (03) 5220 7111.

NATURAL ENVIRONMENT



CAMBRIAN HILL: Yarrowee River runs alongside the eastern boundary of the residential area.

NAPOLEONS: The Napoleons township is located on a plateau bounded by Dog Trap Creek to the west and the Yarrowee River to the east. These tributaries feed into the Leigh River and characterise a local landscape that is undulating and consists of farmland, bushland, numerous gullies and many water bodies. These streams flow through the rural landscape which presents differing threats to water quality and quantity and each of these environments require different solutions to reduce negative impacts on waterways.

The mean annual rainfall for Napoleons is 693 millimetres (Australian Bureau of Metrology). The area experiences heavy rainfall and flooding of the Yarrowee catchment occurs occasionally. Stormwater in the Napoleons area leaves each property via a discharge point into a drain that runs along the roadside. These vegetated drains provide some environmental benefits in that they slow water movement and filter silt and pollutants from stormwater prior to it entering Dog Trap Creek or the Yarrowee River.

Landscapes in the Napoleons area are dominated by the Central Victorian Uplands which consists of very old, loose, gravelly or sandy soils that are poor in nutrients. Areas of open eucalypt forests on the outskirts of the Napoleons township were once extensively mined for gold with much of the timber cut for firewood and mine supports; vegetation in this area has since regenerated. The issue of weeds features strongly as an environment issue and is a concern to residents in the Napoleons area. Gorse continues to be of greatest concern in the Napoleons region. Council has a responsibility to control declared weeds on the land it owns or manages.

ENFIELD: The Enfield State Park was used extensively as a gold mining area for nearly 150 years. Despite this history the Park retains many natural values having 251 native plant species (including 61 orchids) and 170 fauna species some of which are significant.

Extensive clay deposits occur in the Ballarat, Bunninyong and Enfield areas and host a number of quarries (McHaffie & Buckley 1995). Residual clays from weathering of Paleozoic age sediments used to make bricks, pavers, tiles and earthenware pipes are extracted at Enfield.

KEY POLICY REFERENCE

Regional Context: Central Highlands Regional Growth Plan: The Central Highland Regional Growth Plan provides a regional approach to land use planning in the Central Highlands. It covers the north-west section of the Golden Plains Shire as well as a number of neighbouring municipalities. The plan seeks to accommodate growth and manage change over the next 30 years. It promotes a number of measures to protect the rural landscape character including using planning provisions to create clear urban boundaries and maintain development to locations with minimal landscape impact. The plan recognizes a number of key influences that need to be managed within the context of significant environmental and economic assets and risks from natural hazards (especially flood and bushfire). The plan promotes the development of sustainable and vibrant communities and encourages the Golden Plains Shire to capitalise on its close links with Ballarat.

Golden Plains Municipal Strategic Statement: Clause 21.03-2 Historic subdivisions have left a legacy of fragmented landholding in the north-west of the Shire and there is a proliferation of low density residential development in isolated areas devoid of appropriate infrastructure. Future planning of the north west area must take into account the timely provision of servicing and infrastructure for more dispersed communities, the disposal of effluent on-site where reticulated services are unavailable and meeting the need for planned rural residential development according to demand and supply projections to provide for sustainable long term land and environmental management.

Napoleons Structure Plan: The Napoleons Structure Plan encourages growth within the existing town boundary and promotes a low density rural town character that encourages in-fill where land capability assessment proves sites are suitable.

Cambrian Hill, Enfield, Garibaldi and Durham Lead: These localities are not specifically listed in the current Golden Plains Planning Scheme Township Hierarchy Framework. Infrastructure in these localities is designed to service immediate residents.