



# **Residential Land Supply Review**



**ADOPTED MAY 2009**



## **Executive Summary**

Strong residential growth in the south eastern and northern regions of the Shire within close proximity to the regional centres of Geelong and Ballarat respectively, places additional pressure on surrounding areas for development. It is the responsibility of Golden Plains Shire to monitor growth and supply of residential land to ensure opportunities for development are provided.

A review has been undertaken to ensure that the towns within our municipality provide sufficient land supply to accommodate residential growth or in contrast, to ensure there is not an oversupply of residential land. While major town centres have more recent structure plans and urban design frameworks in place, it is important to ensure their respective plans are being successfully implemented.

This document provides an overall view of residential land supply for the key towns within Golden Plains Shire. An action plan is also included for the next five years identifying the locations where strategic planning needs to be focused and guides Council's future budgeting for strategic planning work related to residential land supply in the coming financial years.

### **Residential Land: at a glance**

Golden Plains Shire is made up of approximately 19 townships containing residential land. Some communities such as Staffordshire Reef, Enfield and Garibaldi are simply small areas of residential land where growth is very slow, however Bannockburn in the south of the municipality and Smythesdale in the north play a larger role in providing not only residential land but also commercial and civic type services. Other towns such as Inverleigh, Lethbridge, Teesdale and Meredith play a particularly important role within the south of the municipality. These towns will experience growth as Bannockburn expands and as a result of the recent Geelong Ring Road opening.

A large portion of the land in the north west of the municipality is Rural Living Zone, this area has been analysed in three different localities being Ross Creek, Haddon / Smythes Creek and Smythesdale / Scarsdale / Newtown.



## Literature Review

The Residential Land Supply Review is necessary to establish a clear vision and direction for Council to assist in prioritising future structure plan reviews. Ultimately the towns will be prioritised in relation to the need for additional residential land to become available or alternatively to reduce the amount of residential land available.

One of the processes involved in identifying those towns in need of a new Structure Plan or Structure Plan review is to undertake a literature review of existing information in relation to land supply.

More recent strategic work undertaken and identified to be reviewed includes:

- Bannockburn Urban Design Framework 2005
- Rokewood/Corindhap/Dereel Urban Design Framework 2007
- Smythesdale Urban Design Framework 2005
- Inverleigh Structure Plan Review 2005
- Batesford Structure Plan 2001

There are also towns which have existing structure plans (diagrams only) within Clause 21.03 of the Golden Plains Planning Scheme. These structure plans were adopted in 1996 and have some accompanying written strategic information which is not incorporated directly into the Golden Plains Shire Planning Scheme. These towns include:

- Haddon
- Lethbridge
- Linton
- Meredith
- Napoleons
- Ross Creek
- Scarsdale/Newtown
- Shelford
- Teesdale

The 1996 structure plans for these towns indicate a preferred layout of residential, commercial, community and other land uses based on a ten (10) year outlook. As ten years has now passed it is time that the structure plans are progressively reviewed where necessary to accommodate land use changes and the growth of the Shire. Whilst the general layout of the towns continues to be effective in supporting their communities, some structure plans do not provide for the next ten years and expected growth.

The Residential Land Supply Review provides some basis for determining whether these towns require a Structure Plan however it is not the only factor to consider. External elements such as the Geelong Ring Road, economic conditions, demographic and social trends direct growth and development also. The need for more commercial or industrial type land may be a driving factor in nominating a town for a structure plan review; however the analysis associated with this report provides information regarding residential land supply only.



## **Bannockburn Urban Design Framework 2005**

The Bannockburn Urban Design Framework (UDF) overall principles figure is provided at Appendix 1. The UDF area is bounded by:

- Midland Highway to the north
- Extent of existing rural residential development to the south
- Extent of existing Structure Plan boundary to the east
- Bannockburn Bush to the west.

Due to reticulated sewerage being available to parts of Bannockburn there is a greater capacity for growth which is reflected in Appendix 1. Since the revision of the Bannockburn UDF in 2005 some of the land identified for residential development has been zoned accordingly.

The recent development of the Bannockburn Town Centre Investment Strategy plays an important part in increasing the retail and commercial sectors of the township ensuring long term economic viability of Bannockburn. The proposal to relocate and increase the capacity of the primary school and new middle school is another factor which contributes to the continuing growth and popularity of the town.

Barwon Water has in the past confirmed that areas outside those already connected can be connected as required and that it approves extensions of the sewerage system, in consultation with Golden Plains Shire. Barwon Water has also confirmed that the capacity of the existing system is not an issue in terms of growth in the town and agreed that additional pumping systems (paid for by developers) may be required in areas adjacent to Bruce's Creek. Barwon Water is aware of current plans for development along Bruce's Creek.

The Bannockburn UDF identifies two residential precincts being, consolidated township and rural living such as Low Density Residential Zone (LDRZ). The area nominated for consolidated township takes advantage of the reticulated sewerage while LDRZ is an option for unsewered residential land.

The Framework recommends a growth boundary in order to protect and conserve the natural attributes of the town, to define the town as an entity, to limit infrastructure demand, and to clearly define land use, particularly urban land and non-urban rural land.

The boundary represented in the Framework responds to expected growth demands, current development patterns, existing features, and infrastructure constraints. Consideration has been given to areas currently nominated by the Structure Plan.

Considering the factors outlined above the current strategic framework for Bannockburn remains adequate and current as it clearly defines the town boundary and is able to accommodate growth for a number of years into the future.

A review of the Bannockburn UDF is schedule for the 2009/2010 Financial year. This is required to be undertaken as a recommendation of the current Bannockburn UDF which was the outcome of Panel Hearing C19.



### **Rokewood, Corindhap and Dereel Integrated Urban Design Framework 2007**

The Rokewood, Corindhap and Dereel Integrated Urban Design Framework (RCD UDF) is currently being implemented into the Golden Plains Planning Scheme through Amendment C47. The RCD UDF revised Structure Plans for Rokewood and Dereel and a new Structure Plan for Corindhap, these are provided at Appendix 1.

As part of the RCD UDF process land supply in the three towns was considered. The proposed zoning changes are as follows:

- Rokewood: back zoning three parcels from Township Zone (TZ) to Low Density Residential Zone (LDRZ) to provide for larger lots in order to protect the Kurac-a-ruc Creek environs.
- Corindhap: back zoning selected land from the Township Zone (TZ) to the Low Density Residential Zone (LDRZ). Corindhap does not have the necessary physical and social infrastructure, in particular reticulated sewerage facilities to support high density development that could possibly occur in the configuration of the Township Zone as it currently exists. There is also some land to be back zoned from TZ to Farming Zone (FZ) at the request of the land owner.
- Dereel: rezoning of land applies to a number of parcels currently in the Farming Zone (FZ) to the Rural Living Zone (RLZ). This creates a consistent link of Rural Living Zoned land around the Township of Dereel. Similarly the lot sizes and use are consistent with that of the Rural Living Zone that adjoins these areas.

The Rokewood, Corindhap and Dereel UDF is a recent report and therefore a review of these three towns with regards to residential land supply is not necessary. The land available is adequate and the surplus land is proposed to be back zoned so as not to allow an over supply.

### **Smythesdale Urban Design Framework 2005**

The Smythesdale UDF was adopted by Golden Plains Shire Council in March 2006, the Strategic Framework Plan is provided at Appendix 1.

The Strategic Framework Plan identifies land within the Smythesdale area for future Low Density Residential Zone (LDRZ) and Rural Living Zone (RLZ). The plan also identifies the Yellowglenn precinct as possible future residential development when lots within the town have been exhausted. There is also capacity to expand the Business Zone. The initial focus for the Smythesdale UDF is to focus on infill development within the town.

The land identified in the Strategic Framework Plan is sufficient to accommodate projected population growth for at least a 10 year period. The Smythesdale UDF including the Framework Plan is relatively recent and therefore it is not necessary to consider a revision due to many of the land use planning principles having yet to be implemented. The proposed reticulated sewerage connection will also play a part in the development of Smythesdale however the current framework plan does consider this potential.



### **Inverleigh Structure Plan Review 2005**

The Inverleigh Structure Plan Review was undertaken in 2005 and is currently in the process of being incorporated into the Golden Plains Planning Scheme as part of Amendment C37 as at Appendix 1.

The structure plan aims to reflect the community's vision for Inverleigh and cater for expected growth within the town. It highlights areas for future low density residential growth and outlines several precincts for development within the 'old town' of Inverleigh, such as commercial or community uses. Low Density Residential Development has been identified for land to the north of the Leigh River some of which has been zoned accordingly. Low Density Residential is also identified for land to the west of the town centre. There are also flooding constraints in Inverleigh that need to be considered as part of any development.

The Inverleigh Structure Plan Review was recently completed and land identified for future residential development will be sufficient for many years to come. It is therefore not necessary to consider a revision.

### **Batesford Structure Plan**

The Batesford Structure Plan was completed in 2001 and was incorporated into the Golden Plains Planning Scheme in 2002 through Amendment C9. The Structure Plan is provided at Appendix 1.

The area identified in the Structure Plan is triangular in shape and is bound by the railway line to the north, the extent of residential development to the east (including parts of the City of Greater Geelong) and the Fyansford-Gheringhap Road to the south-west. The Plan identifies four sites for future rural residential development. Stage 1 of the proposed 4 stage development is already completed and many of the blocks have been developed. Stages 2 and 3 are currently going through an amendment process (C44) to be rezoned to Low Density Residential Zone.

The Structure Plan aims to:

- Provide a hard edge between rural residential and rural development;
- Avoid ribbon development around Batesford;
- Avoid residential development abutting Fyansford-Gheringhap Road;
- Protect the Moorabool River escarpment;
- Integrate natural areas with residential development;
- Limit commercial development to the Township Area; and
- Retain Low Density Residential Zone in existing rural residential areas.

The Batesford Structure Plan continues to be an effective planning tool for Batesford. The residential land identified by the Structure Plan is sufficient for several years. It will not be necessary to revise the structure plan at this time.



## Local Planning Policy Framework

There are four main issues affecting the municipalities land use planning and development:

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

All of these factors should be considered when preparing structure plans as they contribute to potential development.

The Golden Plains Planning Scheme talks about managing residential growth considering the number of small townships within the municipality. Ensuring clear boundaries established through structure plans, aids in avoiding pressure for subdivision and development outside the townships. Clear boundaries also aid in protecting viable agricultural land as it precludes these areas from development, encouraging this type of land use to be retained. Lack of reticulated sewerage systems and, in some places, poor soil conditions for disposal of septic tank effluent also provide constraints to development which must be considered when preparing structure plans for various towns. Other factors also influencing development and growth, particularly in Bannockburn, is the proximity to regional centres such as Geelong and Ballarat.

## Residential Maps & Analysis

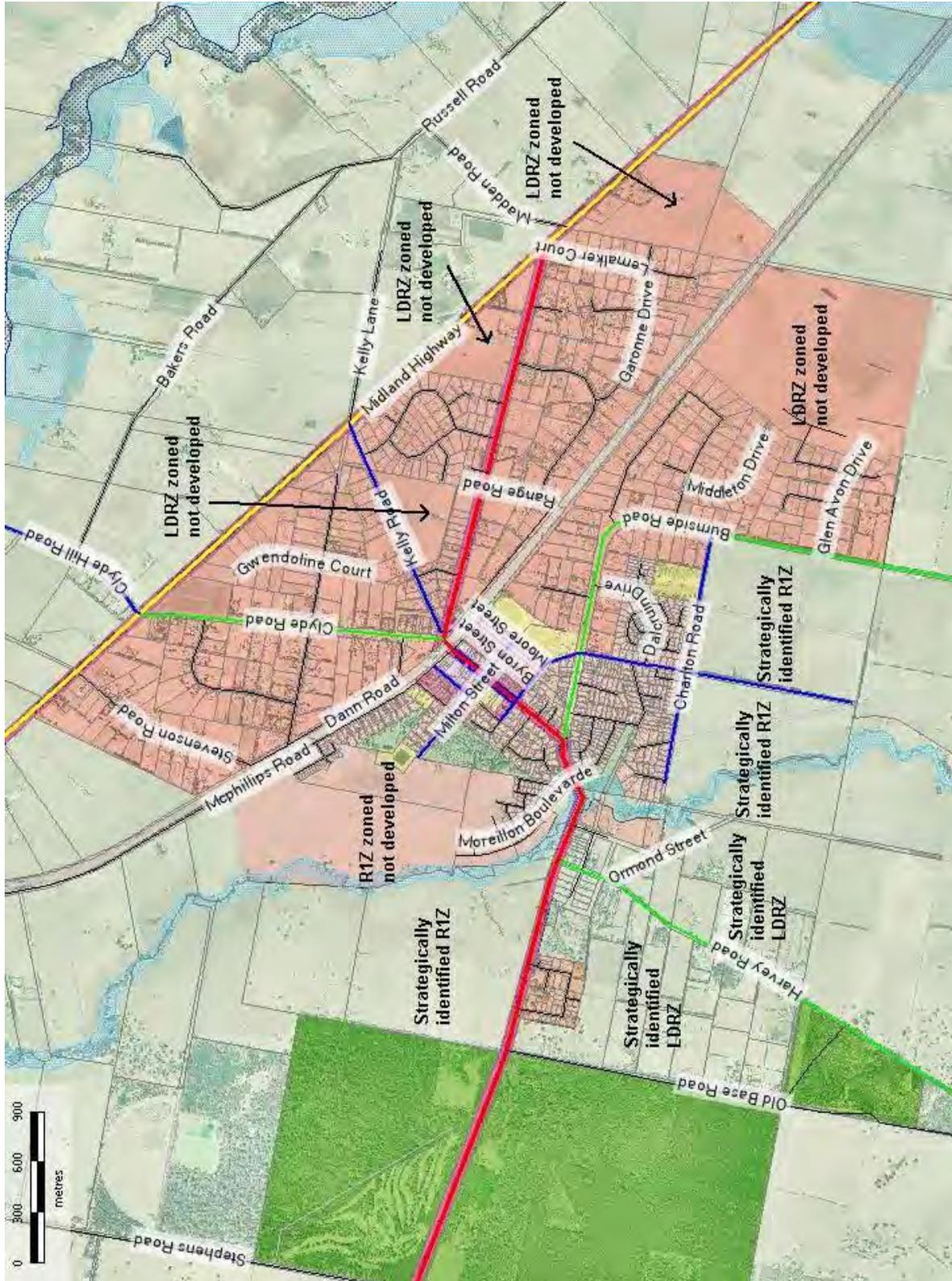
The maps included within the discussion below identify the current residential land in each town, as well as residential land identified in a strategic context for future residential development and land which has been zoned but is yet to be developed.

In order to determine the supply of residential land for each town it was necessary to use the building data from the SynergySoft program to determine how many new dwellings have been constructed from 2002 through to June 2008. From this figure it is possible to identify the average number of new dwellings for each town per year. The average number of new dwellings for the locality is then divided by the number of vacant lots or potential lots to calculate the available supply.

In reviewing the mapping it was necessary to consider factors which may restrict the development of land such as Flooding or Salinity. Similarly it is necessary to consider a portion of the land which may be developed would be required for roads and other infrastructure rather than being transformed into residential lots only. Infrastructure is only factored into large development sites which may have been rezoned, not in areas of infill development where roads are already be provided. The information below outlines the figures used to determine the areas for development in the various zones.

- Township Zone(TZ) – 1 acre (4,000 square metres)
- Low Density Residential Zone (LDRZ) – 0.8 ha (8,000 square metres)
  - ❖ This assumption has been developed using the lot size schedule, taking into account also the 0.75 ha two lot subdivision size minimum.
- Rural Living Zone (RLZ1) – 2 ha schedule area (20,000 square metres)
- Rural Living Zone (RLZ2) – 8 ha (80,000 square metres)

**BANNOCKBURN**





<b>No. of new dwellings Jan 2002-June 2008</b>	<b>Average annual number of new dwellings per year</b>
390	71

### **Zoned R1Z Land**

	<b>Potential dwellings</b>	<b>No. of years supply</b>
<b>Vacant Lots (including Somerset Estate up to Stage 8)</b>	240	3
<b>Not developed</b>	550	8
<b>Total</b>	<b>892</b>	<b>11</b>

### **Zoned LDRZ Land**

	<b>Potential dwellings</b>	<b>No. of years supply</b>
<b>Vacant Lots</b>	249	4
<b>Not developed</b>	207	3
<b>Total</b>	<b>456</b>	<b>7</b>

### **Strategically Identified Land**

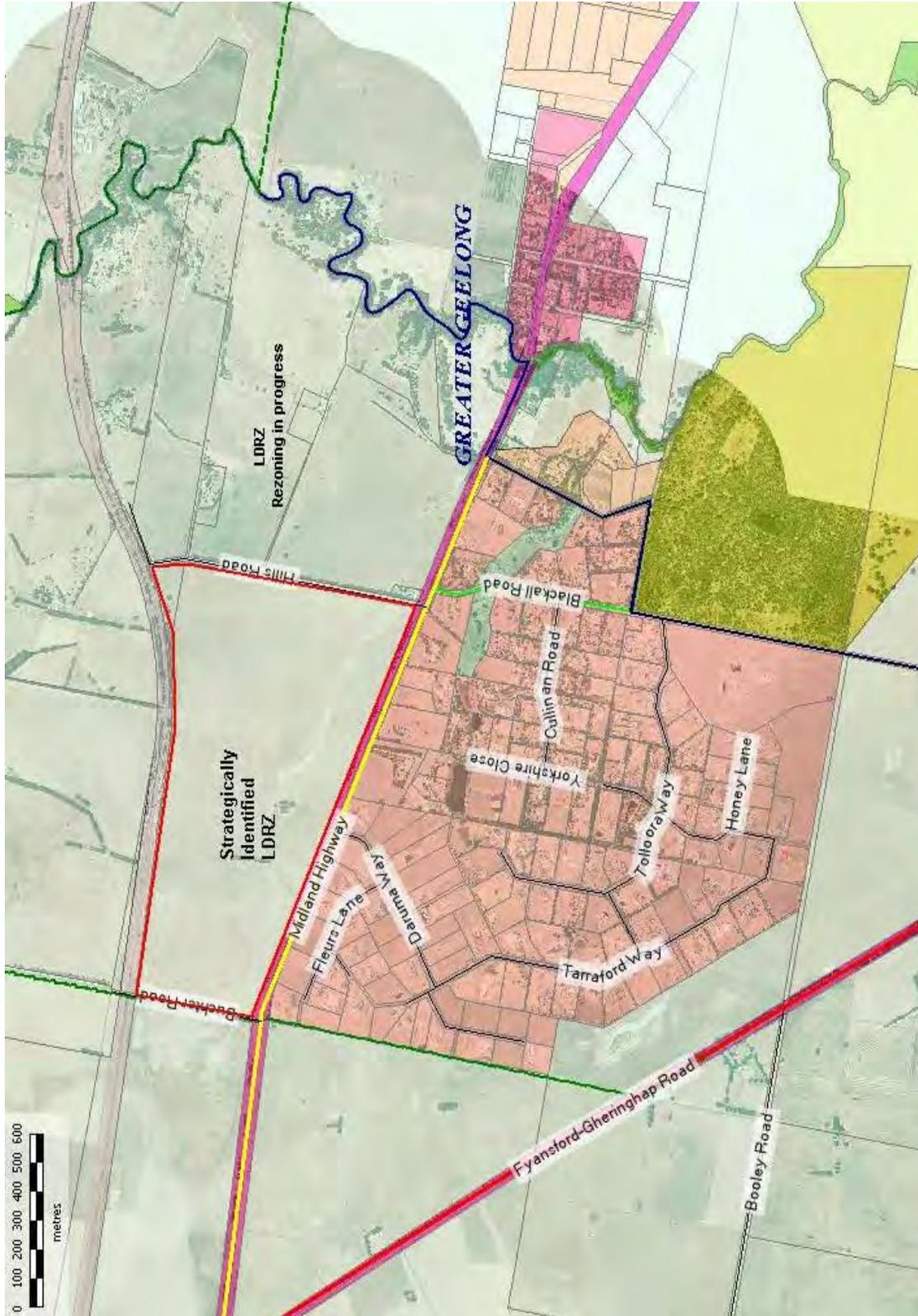
	<b>Potential dwellings</b>	<b>No. of years supply</b>
<b>Strategically Identified R1Z</b>	3160	44.5
<b>Strategically Identified LDRZ</b>	201	2.8

As shown on the map, Bannockburn has a significant amount of land which has already been developed, and land which has been identified for residential development as recommended through the Bannockburn UDF.

A review of the Bannockburn Urban Design Framework will be undertaken in the 2009/2010 financial year. The review will consider the land availability as summarised above and determine if any further action is required. The figures indicate that Bannockburn has sufficient land available and a significant amount of land identified to accommodate future growth.

NB: There is potentially a shortage of Industrial Land in Bannockburn. The existing Business Estate (IN1Z) has been taken up at a significant rate indicating the popularity of this type of land. The Bannockburn Urban Design Framework review will look at the potential for an increase in Industrial land in more detail.

# BATESFORD





<b>No. of new dwellings Jan 2002-June 2008</b>	<b>Average annual number of new dwellings per year</b>
56	10

### **Land available for residential development (LDRZ)**

	<b>Potential dwellings</b>	<b>No. of years supply</b>
<b>Vacant Lots</b>	43	4

### **Strategically Identified Land**

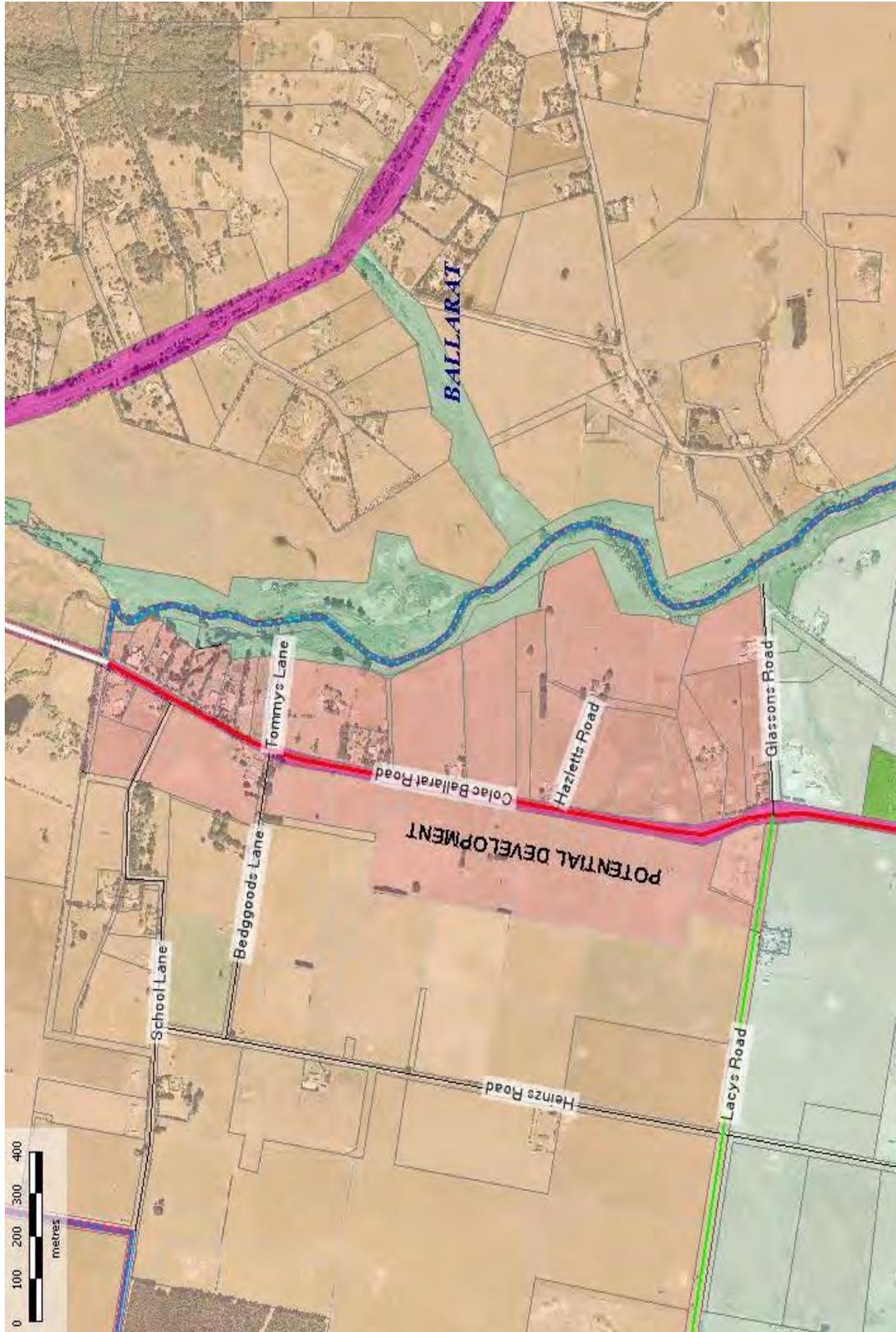
	<b>Potential dwellings</b>	<b>No. of years supply</b>
<b>LDRZ rezoning in progress</b>	140	14
<b>Strategically Identified LDRZ</b>	96	10
<b>Total</b>	<b>236</b>	<b>24</b>

There is a significant portion of land identified in the Batesford Structure Plan for future residential development as outlined in red on the above map.

Amendment C44 currently in progress proposes to rezone stages two (2) and three (3) of the current Batesford structure plan from Farming Zone (FZ) to Low Density Residential Zone (LDRZ). The amendment provides the opportunity for development of approximately 140 lots which equates to 14 years of residential land supply.

The Batesford structure plan provides for at least 10-15 years supply of residential land and therefore the need to review the structure plan based on this information is not necessary in the near future.

# CAMBRIAN HILL





<b>No. of new dwellings Jan 2002-June 2008</b>	<b>Average annual number of new dwellings per year</b>
16	3

### **Land available for residential development (LDRZ)**

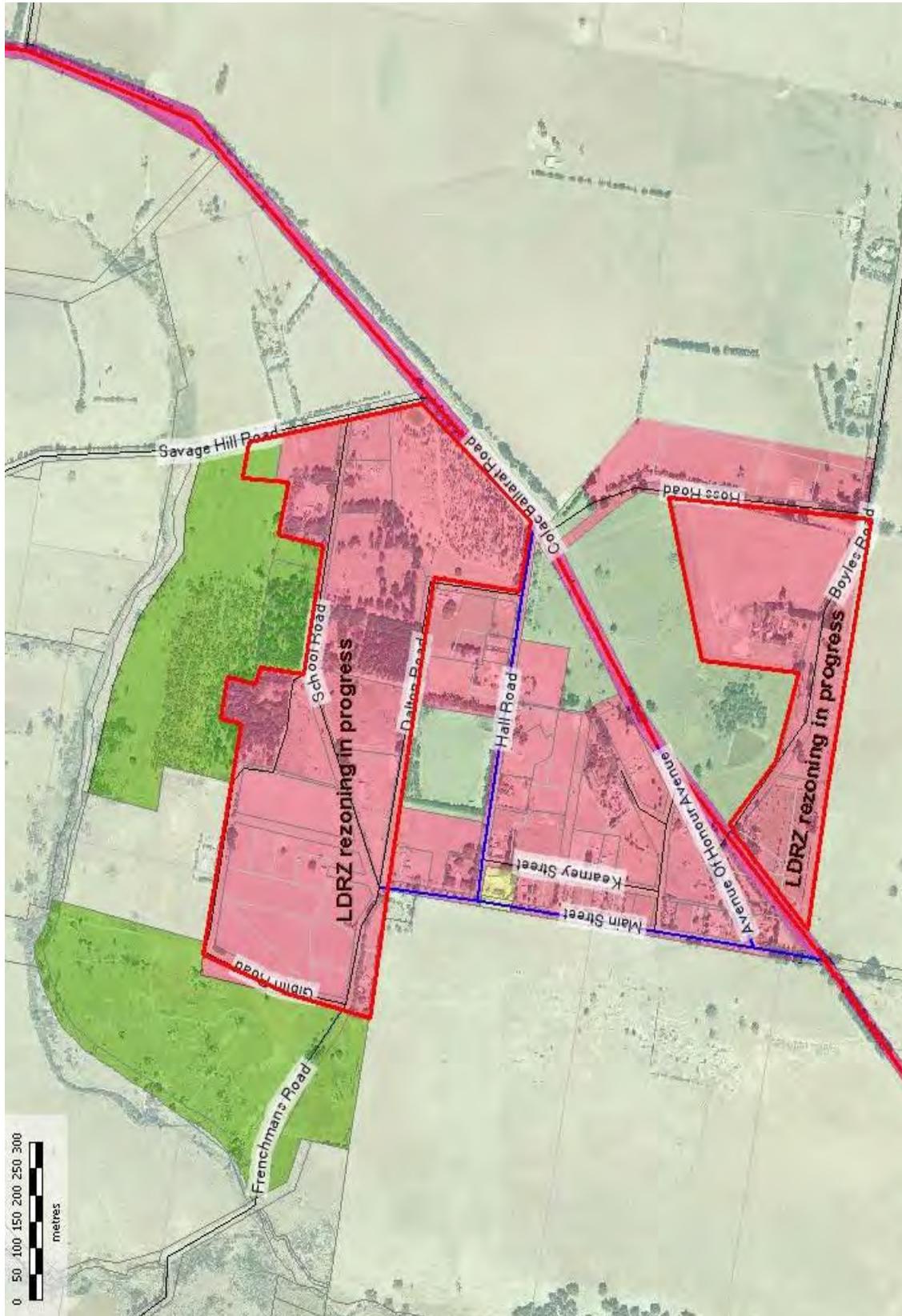
	<b>Potential dwellings</b>	<b>No. of years supply</b>
<b>Vacant Lots</b>	8	3
<b>Potential Lots</b>	66	22
<b>Total</b>	<b>74</b>	<b>25</b>

There is quite a significant amount of land west of the Colac-Ballarat Road in Cambrian Hill zoned Low Density Residential which has the potential for further development as identified on the map above.

Cambrian Hill is also surrounded to the north, east and west by Rural Living Zoned land. Whilst the potential for subdivision is limited with a minimum lot size of 8 hectares there are some vacant lots that subject to planning approval would be suitable for a dwelling. This Rural Living Zoned land is considered further in the report as part of the Ross Creek locality analysis.

Due to the current supply of zoned land not yet developed to its potential in Cambrian Hill there is no further strategic work that needs to be undertaken with regards to land supply in the near future.

# CORINDHAP





<b>No. of new dwellings Jan 2002-June 2008</b>	<b>Average annual number of new dwellings per year</b>
8	1.5

### **Land available for residential development (TZ & LDRZ)**

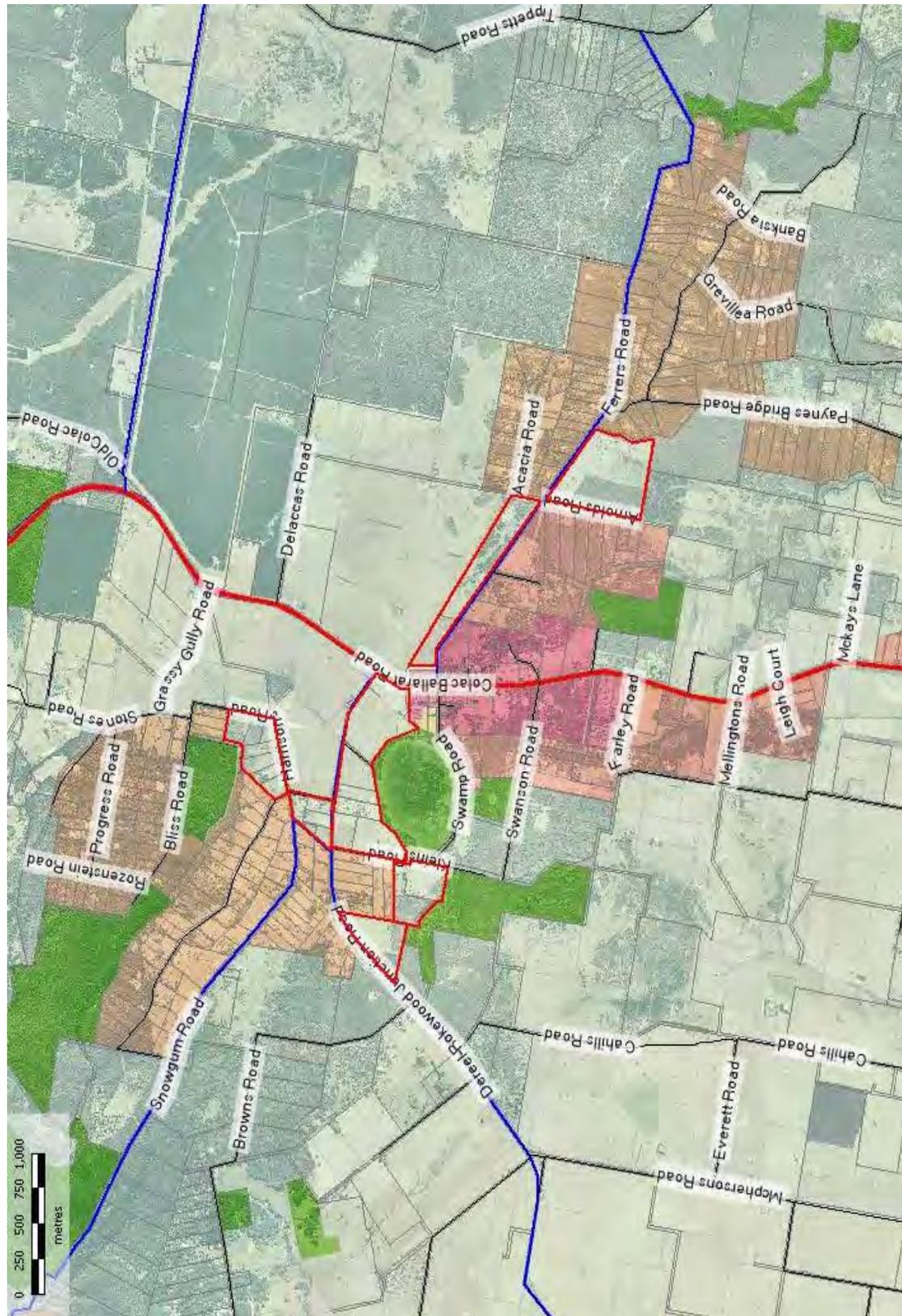
	<b>Potential dwellings</b>	<b>No. of years supply</b>
<b>Vacant Lots</b>	29	19
<b>Potential Lots</b>	20	13
<b>Total</b>	<b>49</b>	<b>32</b>

Amendment C47, adopted by Council on the 26<sup>th</sup> of February 2009 implements a Structure Plan for Corindhap which identified the need for a large portion of the Township Zoned land to be back zoned to Low Density Residential Zone (LDRZ). The growth rate in Corindhap is considerably low with an average of 1.5 new dwellings being constructed per year.

The supply outlined in the table above has been calculated on the soon to be rezoned Low Density Residential Zone. Had the Township Zone been used as is currently shown on the map, the supply would be significantly increased.

Due to the current supply of land identified in Corindhap and the recent revision of the structure plan there is no further strategic work that needs to be undertaken with regards to land supply in Corindhap in the near future.

DEREEL





No. of new dwellings Jan 2002-June 2008	Average annual number of new dwellings per year
27	5

### Land available for residential development (TZ, LDRZ & RLZ)

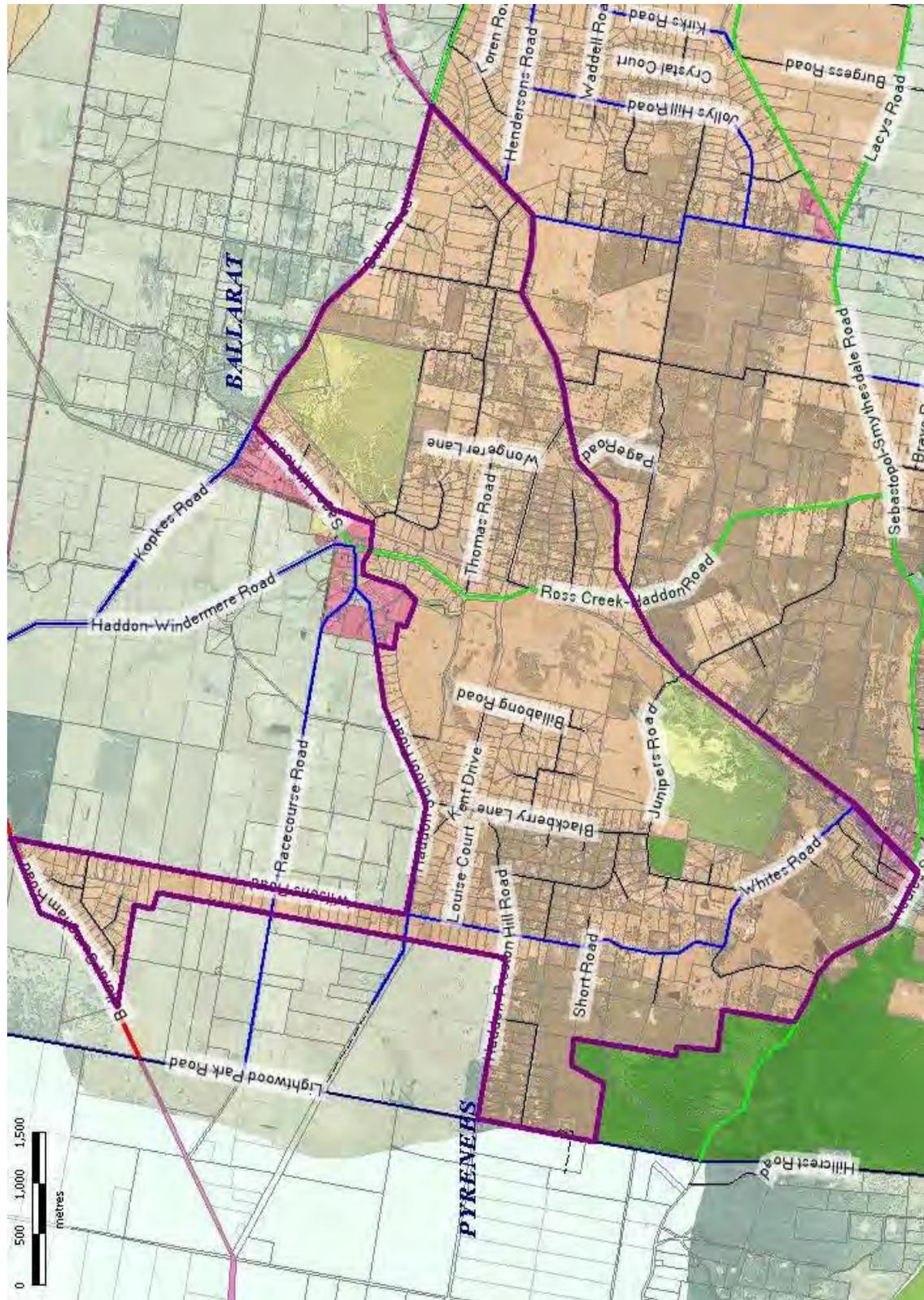
	Potential dwellings	No. of years supply
Vacant Lots	140	28
RLZ rezoning in progress	11	2
<b>Total</b>	<b>151</b>	<b>30</b>

A significant amount of the land in Dereel is Rural Living Zoned which does not allow any subdivision potential. There are however a number of parcels of land in both the Low Density Residential Zone and Rural Living Zone that have not been developed allowing some potential for growth. A new structure plan has recently been developed for Dereel as part of Amendment C47, adopted by Council on the 26<sup>th</sup> of February 2009 identifying land to be rezoned to Rural Living Zone, this land is outlined in red on the map.

There are some limitations for development as a result of native vegetation coverage, however there is a precedent in Dereel that subject to planning approval the vacant lots are suitable for a single dwelling.

Due to the current supply of land identified in Dereel and the recent revision of the structure plan there is no further strategic work that needs to be undertaken with regards to land supply in Dereel the near future.

**HADDON / SMYTHES CREEK**





<b>No. of new dwellings Jan 2002-June 2008</b>	<b>Average annual number of new dwellings per year</b>
52	9

### **Land available for residential development (TZ)**

	<b>Potential dwellings</b>	<b>No. of years supply</b>
<b>Vacant Lots</b>	11	1
<b>Potential Lots</b>	115	13
<b>Total</b>	<b>126</b>	<b>14</b>

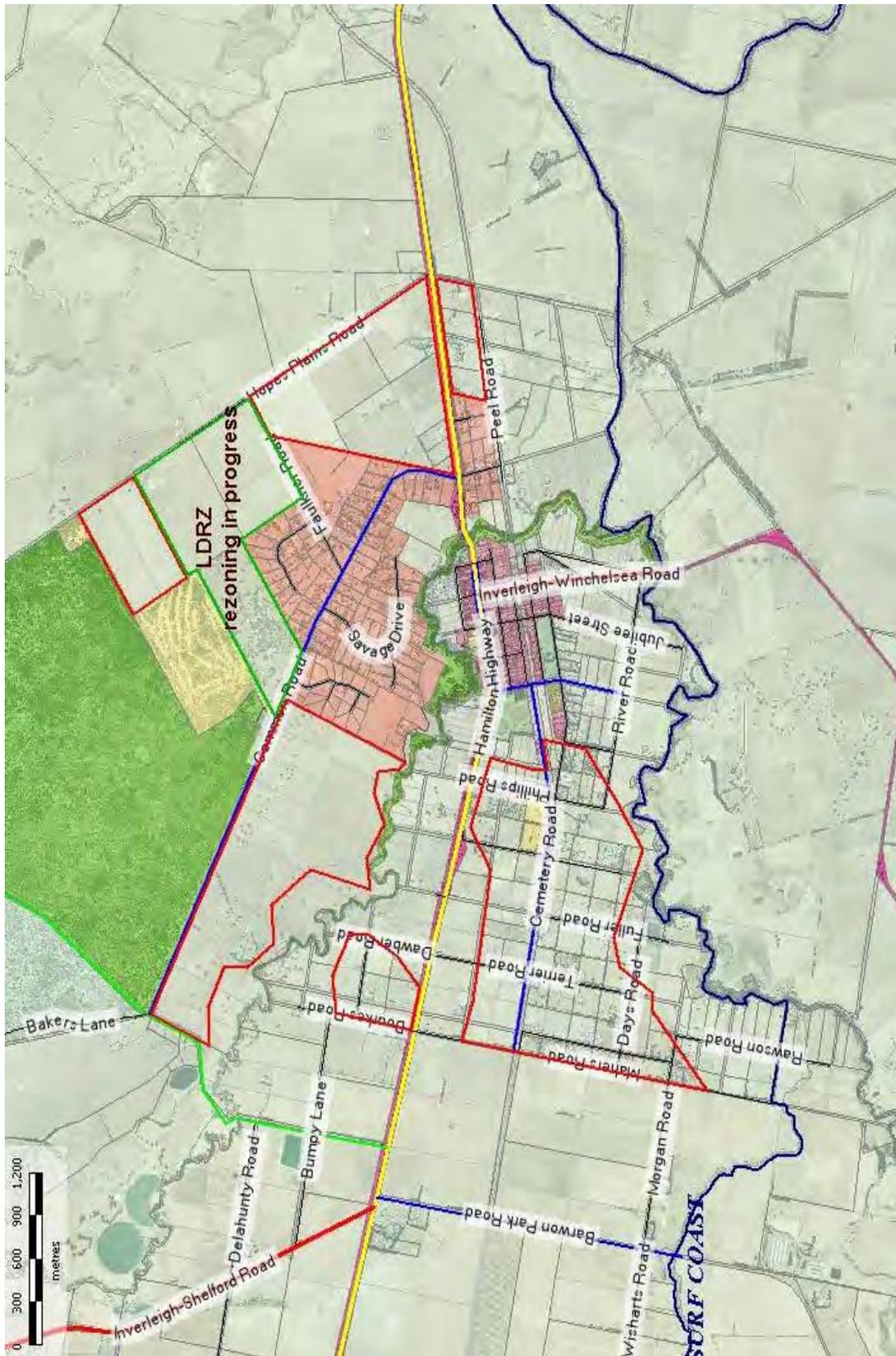
Haddon can be separated into two parts, the township area (TZ) and the surrounding Rural Living Zone. The first table provided above looks at the availability of residential land in the township area only. The results of the mapping analysis identifies that there is an acceptable amount of land available within the township however this is mostly based on existing lots being subdivided where appropriate.

### **Land available for residential development (RLZ)**

	<b>Potential dwellings</b>	<b>No. of years supply</b>
<b>Vacant Lots</b>	141	16
<b>Potential Lots</b>	247	27
<b>Total</b>	<b>388</b>	<b>43</b>

A separate mapping analysis has been undertaken for the Rural Living Zoned land around Haddon including Smythes Creek. This area is outlined in purple on the map above. Haddon is surrounded by Rural Living Zoned land to the east and south which contributes to the supply of residential land.

**INVERLEIGH**





<b>No. of new dwellings Jan 2002-June 2008</b>	<b>Average annual number of new dwellings per year</b>
60	11

### **Land available for residential development (TZ & LDRZ)**

	<b>Potential dwellings</b>	<b>No. of years supply</b>
<b>Vacant Lots</b>	24	2
<b>Potential Lots</b>	17	2
<b>Zoned land yet to be developed</b>	49	4
<b>Total</b>	<b>90</b>	<b>8</b>

### **Strategically Identified**

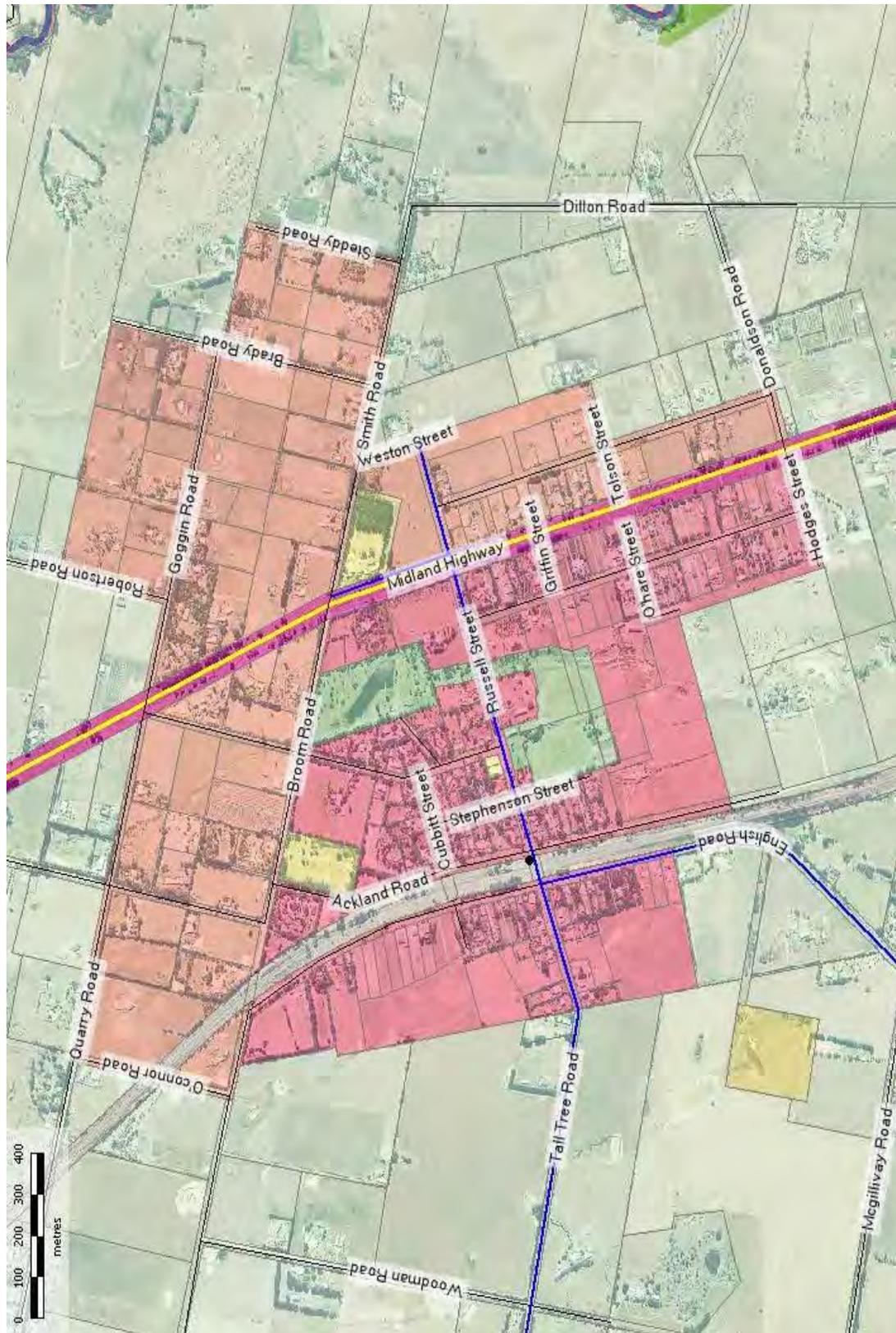
	<b>Potential dwellings</b>	<b>No. of years supply</b>
<b>Strategically Identified</b>	518	47

The information provided for Inverleigh in the table above is based on the revised structure plan soon to be incorporated into the Golden Plains Planning Scheme (Amendment C37). The revised structure plan allows for a considerable amount of growth which is outlined in red on the map.

A recent Panel Hearing in relation to the Inverleigh Structure Plan (Amendment C37) recommended a minimum lot size of 1 hectare for all lots in the Low Density Residential Zone. This differs to the approach taken in other parts of the municipality where the Low Density Residential Zone Lot Size Schedule applies. Therefore when calculating the potential number of lots in Inverleigh the minimum lots size of 1 hectare was used rather than 0.8 hectares.

Due to the significant amount of residential land identified in Inverleigh and the recent revision of the structure plan there is no further strategic work that needs to be undertaken with regards to land supply in Inverleigh in the near future.

# LETHBRIDGE





<b>No. of new dwellings Jan 2002-June 2008</b>	<b>Average annual number of new dwellings per year</b>
75	13

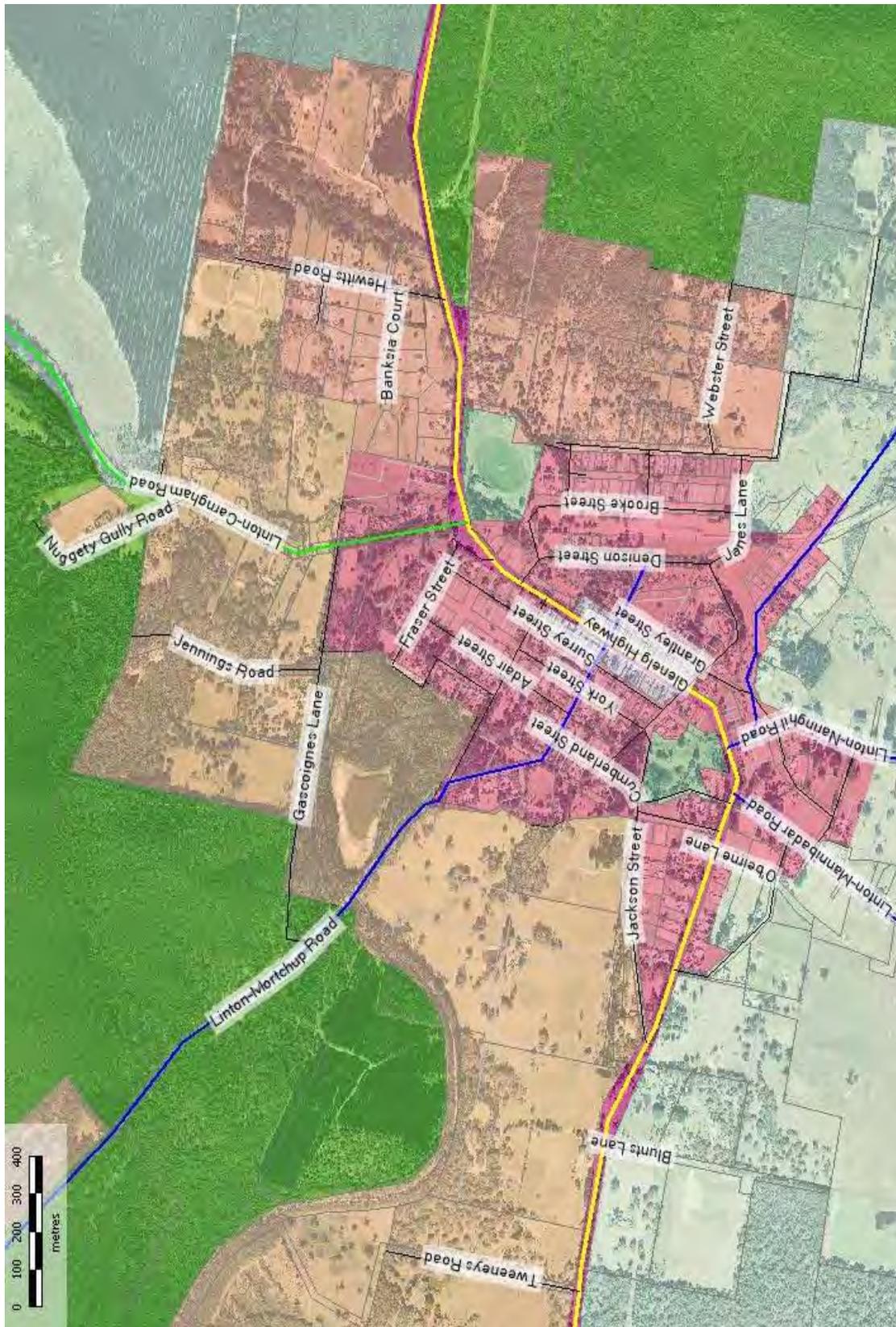
### **Land available for residential development (TZ & LDRZ)**

	<b>Potential dwellings</b>	<b>No. of years supply</b>
<b>Vacant lots</b>	20	2
<b>Potential lots</b>	92	7
<b>Total</b>	<b>112</b>	<b>9</b>

Land strategically identified in the current Lethbridge Structure Plan has been zoned and subsequently developed. The supply of residential land outlined in the table above is derived solely from the ability to develop vacant lots and the possible subdivision of existing larger lots.

It is recommended in the action plan that a review of the Lethbridge structure plan be undertaken in the next 1-2 years. The structure plan would need to identify more residential land in appropriate locations, considering current facilities and services and encourage land owners with larger parcels in the appropriate zone to undertake subdivision to address short term land supply.

LINTON





No. of new dwellings Jan 2002-June 2008	Average annual number of new dwellings per year
23	4

#### Land available for residential development (TZ, LDRZ & RLZ)

	Potential dwellings	No. of years supply
<b>Vacant lots</b>	89	22
<b>Potential lots</b>	9	2
<b>Total</b>	<b>98</b>	<b>24</b>

There are limited opportunities in the township of Linton for infill development and the lack of reticulated sewerage limits potential growth, similarly there is no land strategically identified for future residential rezoning in Linton.

It is recommended in the action plan that a structure plan review be undertaken for Linton to ensure a more cohesive structure and to identify any opportunities for development. The structure plan review for Linton is not a high priority and therefore it is recommended that the strategic work be undertaken in 4-5 years time.

MAUDE





No. of new dwellings Jan 2002-June 2008	Average annual number of new dwellings per year
15	2

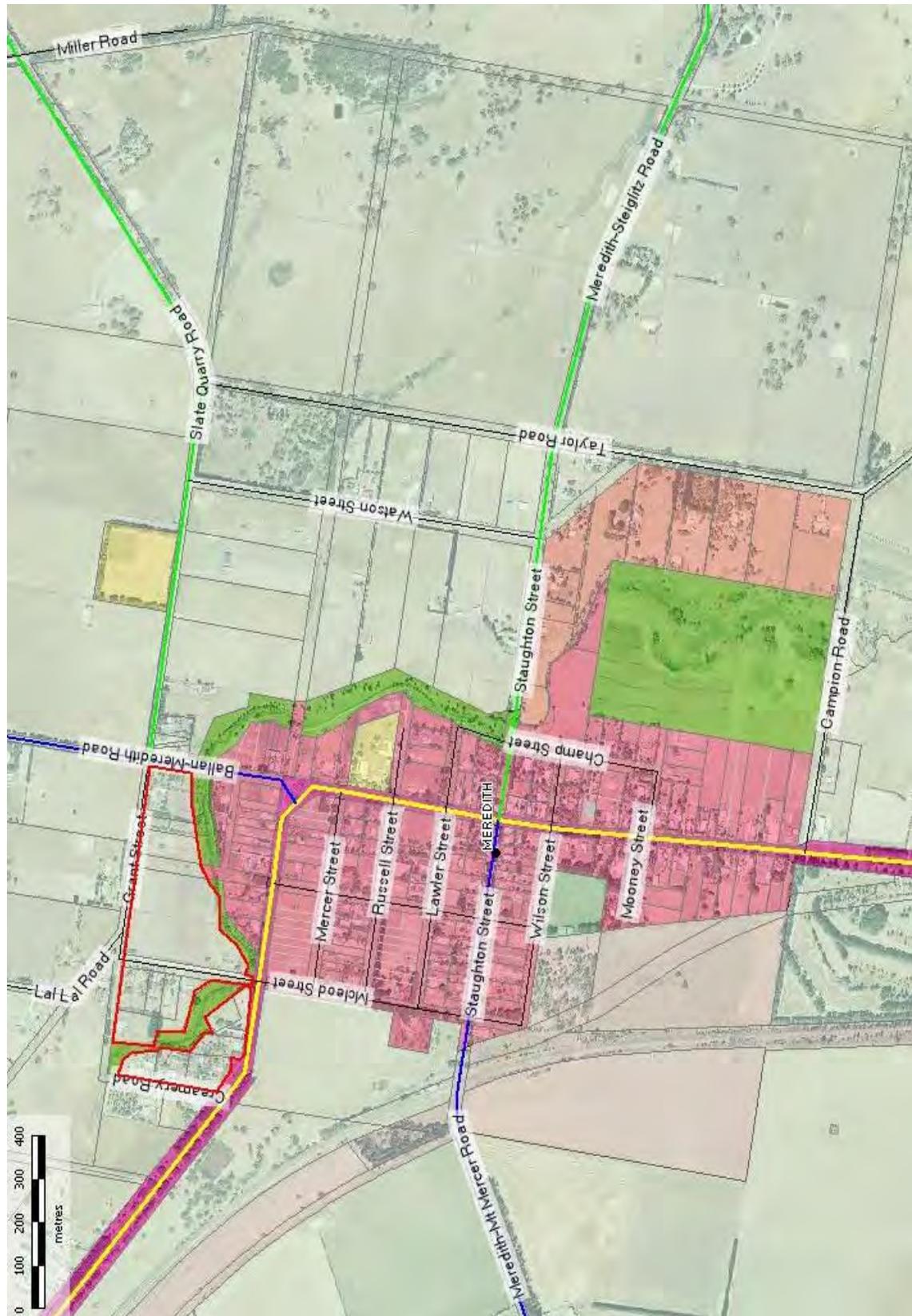
### Land available for residential development (TZ & LDRZ)

	Potential dwellings	No. of years supply
Vacant lots	6	3

Maude is one of the smallest townships in Golden Plains Shire however its close proximity to Bannockburn and Geelong could potentially provide some opportunities for growth. Maude does not currently have a structure plan and therefore there is no residential land strategically identified.

The action plan recommends some further investigation into Maude's position within Council's residential growth framework, which may lead to the need for a structure plan for Maude. This work is to be undertaken in a 3-4 years timeframe.

# MEREDITH



<b>No. of new dwellings Jan 2002-June 2008</b>	<b>Average annual number of new dwellings per year</b>
42	7

### **Land available for residential development (TZ & LDRZ)**

	<b>Potential dwellings</b>	<b>No. of years supply</b>
<b>Vacant lots</b>	15	2
<b>Potential lots</b>	20	3
<b>Total</b>	<b>35</b>	<b>5</b>

### **Strategically Identified land**

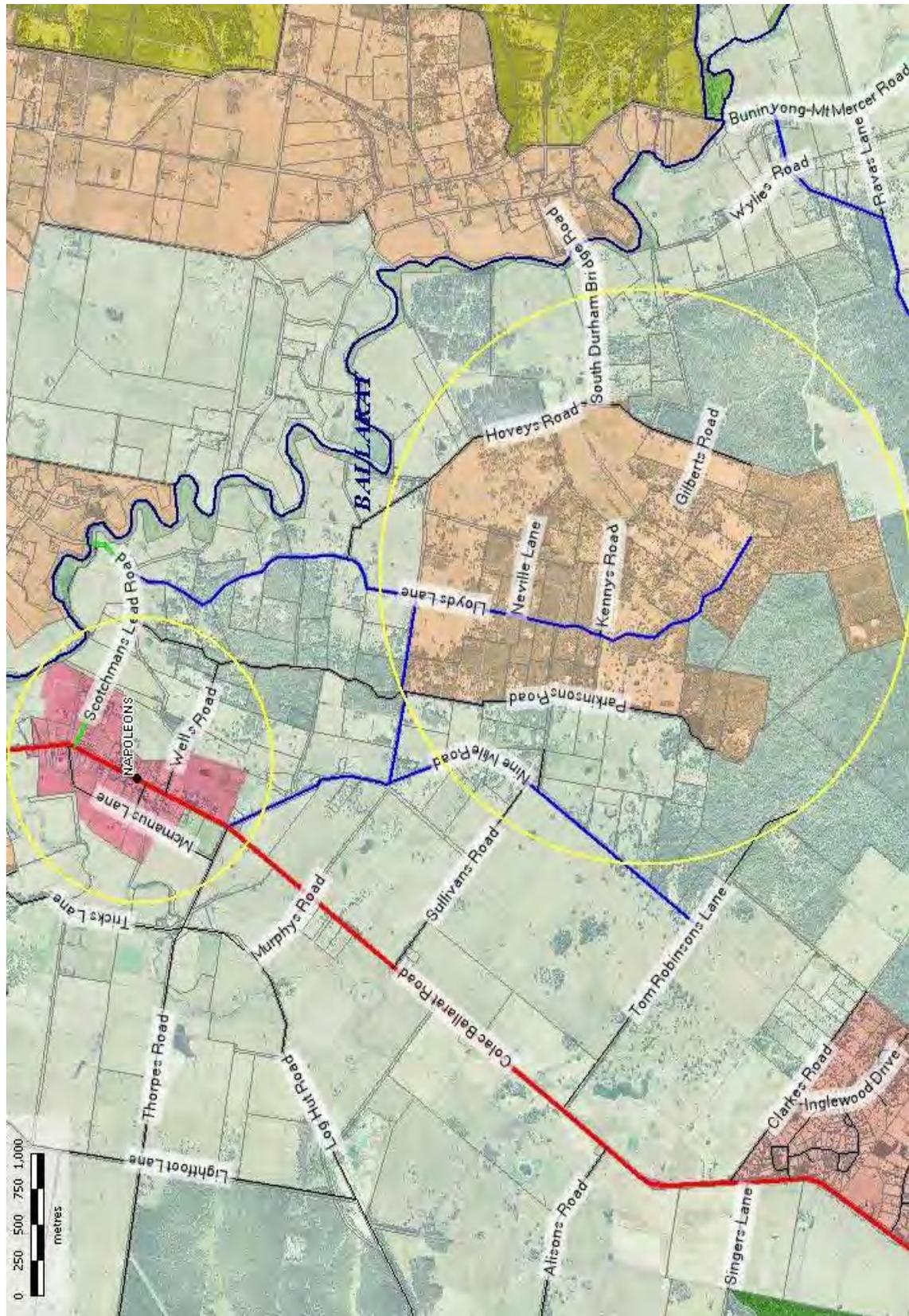
	<b>Potential dwellings</b>	<b>No. of years supply</b>
<b>Strategically identified</b>	14	2

Meredith has only a small amount of land strategically identified for future residential rezoning as outlined in red on the map. There is little opportunity for subdivision of existing lots in Meredith, also due to the town not being connected to reticulated sewerage there are only a small number of vacant lots suitable for the development of a dwelling.

The action plan recommends that a structure plan review be undertaken for Meredith in the next 1-2 years to:

- Identify land suitable for low density residential zone or rural living zone;
- Investigate the potential for industrial land; and
- Investigate using a Business Zone to consolidate the commercial precinct.

# NAPOLEONS





<b>No. of new dwellings Jan 2002-June 2008</b>	<b>Average annual number of new dwellings per year</b>
20	3

### **Land available for residential development (TZ & RLZ)**

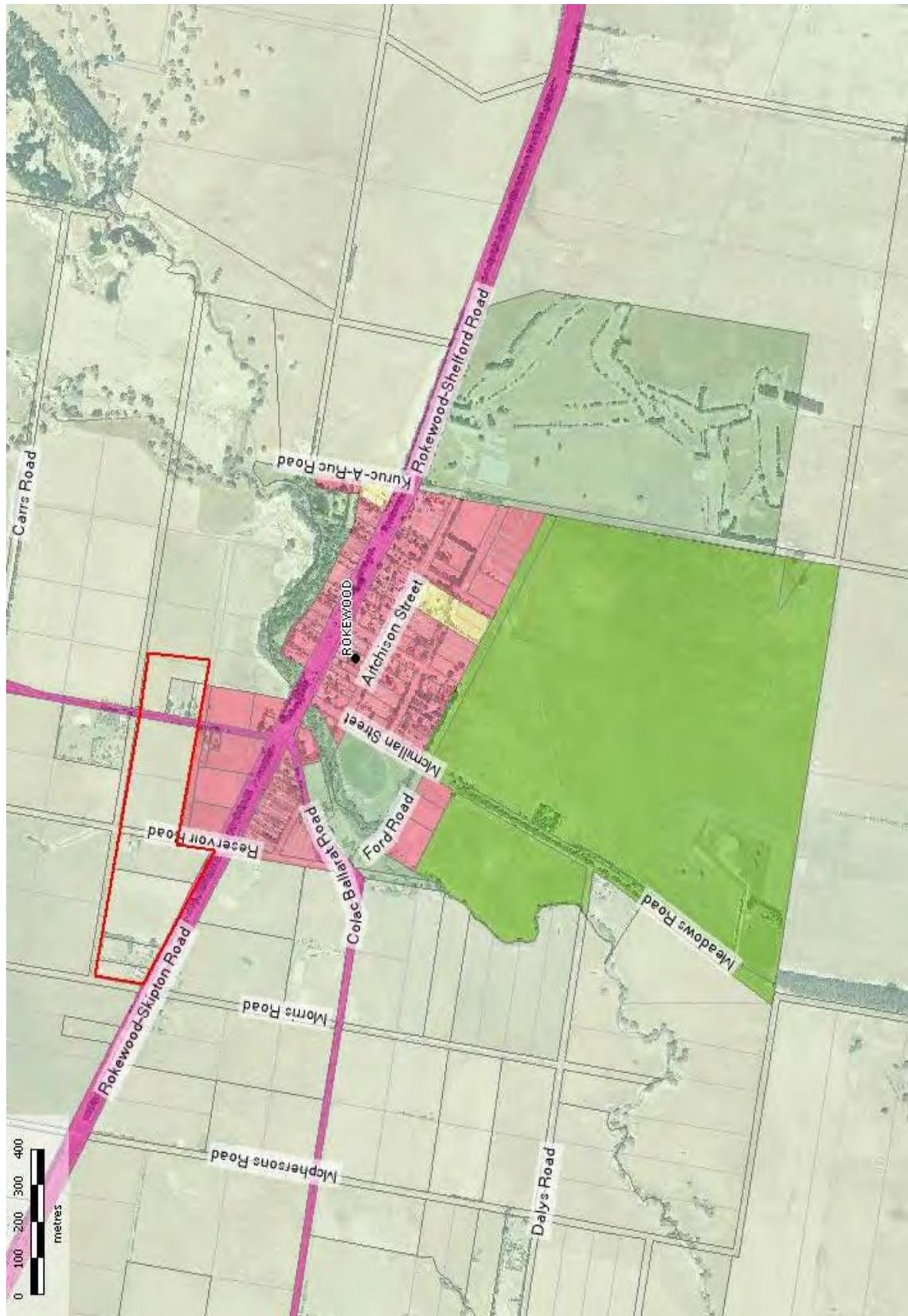
	<b>Potential dwellings</b>	<b>No. of years supply</b>
<b>Vacant lots</b>	40	13
<b>Potential lots</b>	135	45
<b>Total</b>	<b>175</b>	<b>58</b>

There is a significant amount of Low Density Residential Zoned land in Napoleons which has not been developed. If this land were to be developed the number of dwellings would increase significantly. The structure of Napoleons is quite unorganised creating a segregated feel throughout the town. A structure plan is necessary to focus on providing a more cohesive town with an improved amenity.

The action plan recommends that a structure plan review be undertaken for Napoleons in the next 2-3 years to provide Napoleons with a more cohesive structure and identify opportunities for development.

Until such time as a structure plan review is commenced, encourage land owners with larger parcels in the appropriate zone to undertake subdivision to address short term land supply.

# ROKEWOOD



<b>No. of new dwellings Jan 2002-June 2008</b>	<b>Average annual number of new dwellings per year</b>
6	1

### **Land available for residential development (TZ)**

	<b>Potential dwellings</b>	<b>No. of years supply</b>
<b>Vacant lots</b>	12	12
<b>Potential lots</b>	9	9
<b>Total</b>	<b>21</b>	<b>21</b>

### **Strategically identified land**

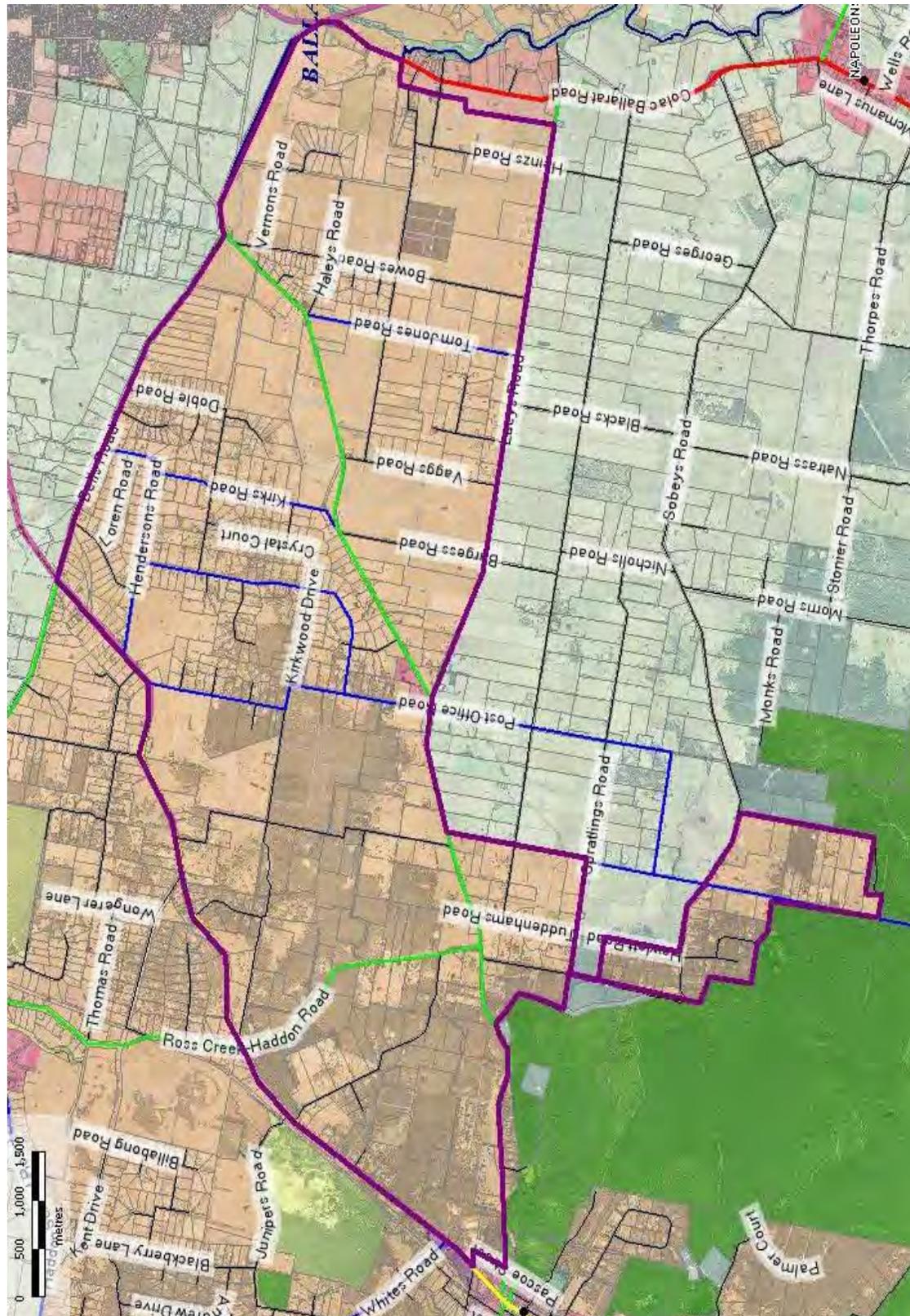
	<b>Potential dwellings</b>	<b>No. of years supply</b>
<b>Strategically identified</b>	10	10

A new structure plan has recently been developed for Rokewood as part of Amendment C47, adopted by Council on the 26<sup>th</sup> of February 2009. The structure plan identifies a small amount of land to be rezoned for long term low density residential development; this land is outlined in red on the map.

During the structure plan review for Rokewood it was determined that the supply for residential land is minimal, this assumption is supported by the average annual number of dwellings per year being just one (1).

Due to the current supply of land identified in Rokewood and the recent revision of the structure plan there is no further strategic work that needs to be undertaken with regards to land supply in Rokewood in the near future.

**ROSS CREEK**



**ROSS CREEK**

<b>No. of new dwellings Jan 2002-June 2008</b>	<b>Average annual number of new dwellings per year</b>
50	9

**Land available for residential development (RLZ)**

	<b>Potential dwellings</b>	<b>No. of years supply</b>
<b>Vacant Lots</b>	209	23
<b>Potential Lots</b>	152	17
<b>Total</b>	<b>361</b>	<b>40</b>

All zoned land in Ross Creek is Rural Living Zone (RLZ). The land outlined in purple on the map above is the Ross Creek area which has been subject to a mapping analysis. The area is quite extensive and borders the boundary of Ballarat City Council. There is a small amount of Township Zoned land however this is the site of the Ross Creek primary school and cannot be further developed.

It is important to note that a number of the potential and vacant lots included may be restricted due to native vegetation coverage or inappropriate access.

Due to the significant amount of land currently zoned for rural residential purposes in Ross Creek there is no further strategic work that needs to be undertaken with regards to land supply for Ross Creek in the near future.

# SHELFORD



<b>No. of new dwellings Jan 2002-June 2008</b>	<b>Average annual number of new dwellings per year</b>
11	2

### **Land available for residential development (TZ & LDRZ)**

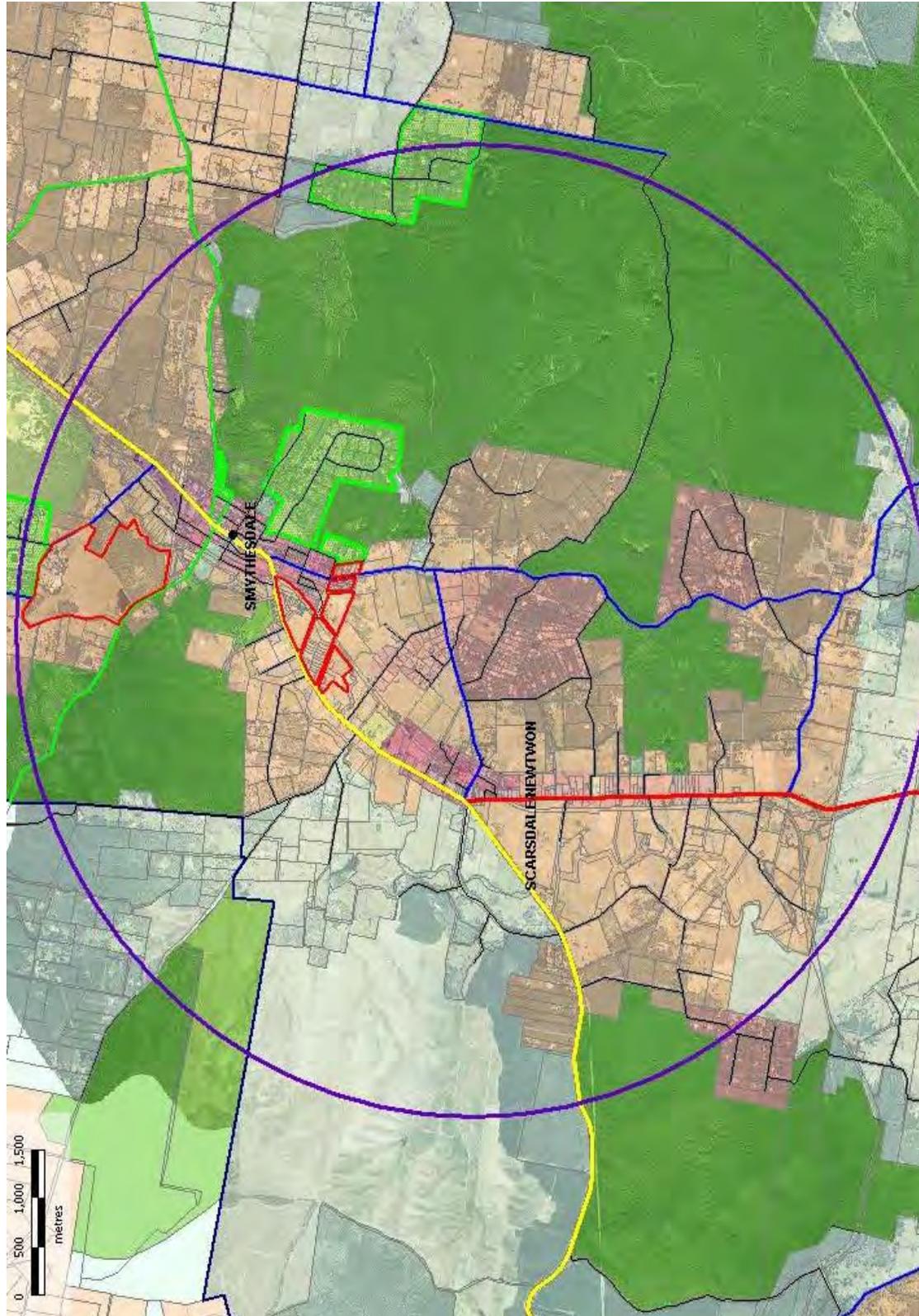
	<b>Potential dwellings</b>	<b>No. of years supply</b>
<b>Vacant lots</b>	13	7
<b>Potential lots</b>	4	2
<b>Total</b>	<b>17</b>	<b>9</b>

There are two parcels of land in Shelford strategically identified as 'Long Term Rural Residential'. The ownership is the Presbyterian Church and if zoned RLZ there wouldn't be any potential for subdivision, therefore this land has not been included.

The supply of residential land in Shelford is less than the 10-15 years as recommended by the Department of Planning and Community Development. In order to increase the supply rezoning of land for residential purposes would need to occur however there are some limitations which may restrict further development such as, the provision of water and the topography of the land. There is nonetheless some potential for the zoning of parcels within the town centre and perhaps some rural living type development on the fringe.

The action plan recommends a structure plan review for Shelford be undertaken in the next 2-3 years to identify more residential land, taking into account servicing and infrastructure issues.

**SMYTHESDALE / SCARSDALE / NEWTOWN**



<b>No. of new dwellings</b>	<b>Average annual number of new dwellings per year</b>
<b>Jan 2002-June 2008</b>	
31	6.5

**Land available for residential development  
(TZ & LDRZ – Smythesdale / Scarsdale / Newtown)**

	<b>Potential dwellings</b>	<b>No. of years supply</b>
<b>Vacant Lots</b>	61	9
<b>Potential Lots</b>	197	30
<b>Strategically identified</b>	74	11
<b>Total</b>	<b>332</b>	<b>50</b>

**Land available for residential development  
(RLZ – Smythesdale / Scarsdale / Newtown)**

	<b>Potential dwellings</b>	<b>No. of years supply</b>
<b>Vacant Lots</b>	148	23
<b>Potential Lots</b>	22	3
<b>Total</b>	<b>170</b>	<b>26</b>

**Yellowglen**

	<b>Potential dwellings</b>	<b>No. of years supply</b>
<b>Yellowglen (unsewered)</b>	115	23
<b>Yellowglen (sewered)</b>	243	49

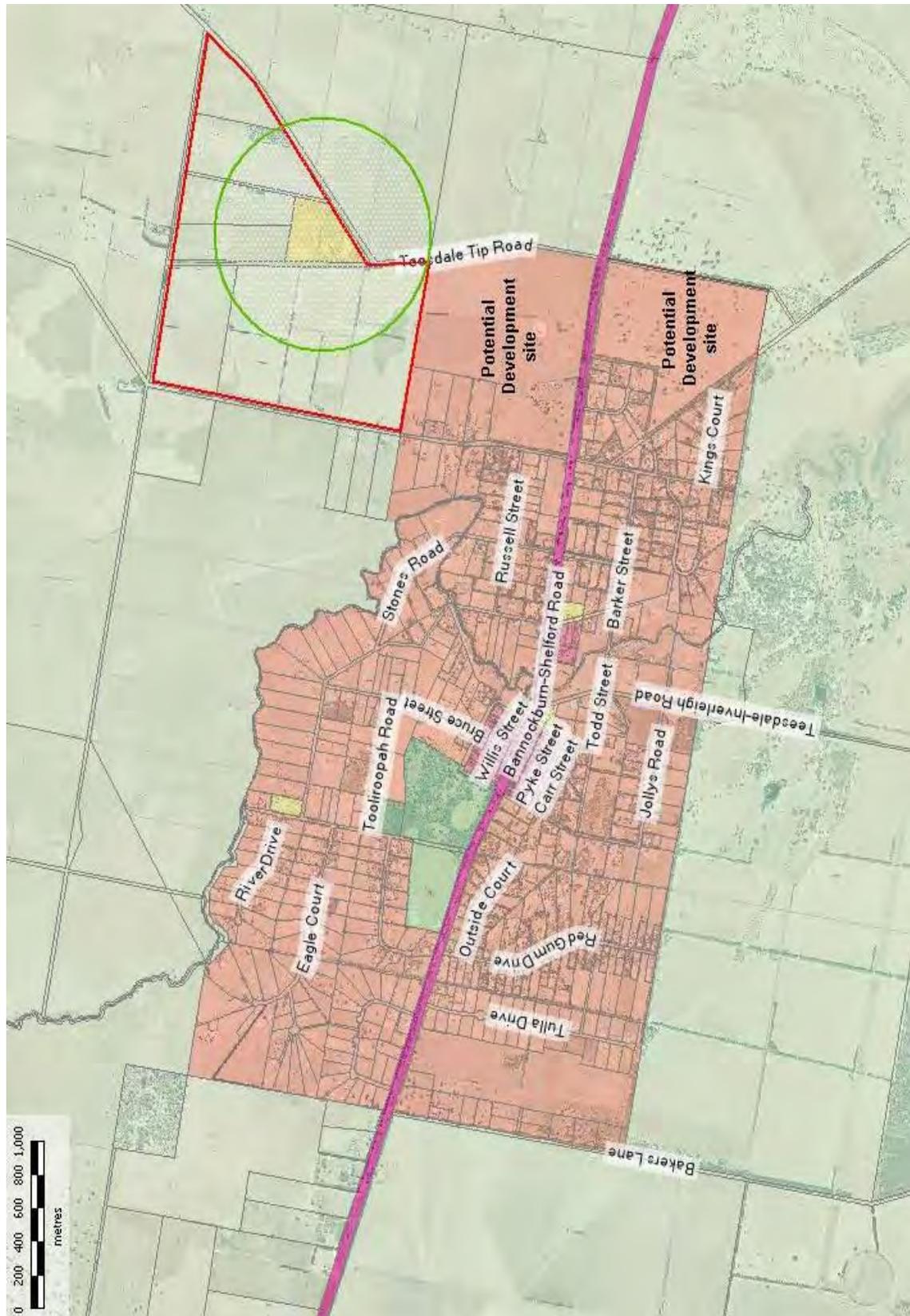
Due to the close proximity of Smythesdale, Scarsdale and Newtown they can, for the purposes of the residential land supply review, be considered as the one locality.

The general area of the three towns is outlined within the purple boundary on the map. The parcels outlined in red are those that have been strategically identified for further development through the Smythesdale Urban Design Framework.

The former Yellowglen site has been separated because whilst the site is strategically identified, the Smythesdale Urban Design Framework identifies the need for infill development to be taken up first. Also the potential for this particular site is dependent on whether or not reticulated sewerage is available. It is also important to note that some parcels throughout the locality have significant native vegetation coverage which may limit the potential for development if development is possible.

Due to the significant amount of land currently zoned for residential development in this locality there is no further strategic work that needs to be undertaken with regards to land supply in this area in the near future.

TEESDALE





<b>No. of new dwellings</b> <b>Jan 2002-June 2008</b>	<b>Average annual number of new dwellings</b> <b>per year</b>
134	24

### Land available for residential development (TZ & LDRZ)

	<b>Potential dwellings</b>	<b>No. of years supply</b>
<b>Vacant lots</b>	59	2
<b>Potential lots</b>	390	16
<b>Zoned lots, not developed</b>	269	11
<b>Total</b>	<b>718</b>	<b>29</b>

### Strategically identified land

	<b>Potential dwellings</b>	<b>No. of years supply</b>
<b>Strategically identified</b>	17	1

The area outlined in red on the Teesdale map indicates land which has been strategically identified for future development. The area within the green circle cannot be developed as it acts as a buffer to the Teesdale tip which limits the potential for that land. Although there is only a small amount of land strategically identified the zoned land available for immediate residential development and the opportunities for infill development contribute to a large supply.

Teesdale acts as a satellite town for Bannockburn and Geelong, it provides opportunities for a rural residential lifestyle within commuting distance to both Geelong and Melbourne. However due to the significant amount of land currently zoned for residential development there is no further strategic work that needs to be undertaken with regards to land supply in Teesdale in the near future.



## OUTCOMES

As a result of the mapping and building data analysis some conclusions can be made regarding land supply and towns which are in need of strategic work to address land supply issues.

Other factors must also be considered when determining the focus for strategic planning generally. These factors are particularly important for the towns in the south of the shire which are within close proximity to Bannockburn and Geelong. Towns such as Inverleigh, Lethbridge, Maude, Teesdale and Meredith will be affected by the Geelong Ring Road with stages one and two recently opened. Other factors to consider may be related to natural features of the land which limit potential for growth and development.

The following towns have recently had new structure plans developed or revised and therefore do not need to be considered as discussed throughout the report. These towns are as follows:

Bannockburn  
Batesford  
Corindhap  
Dereel  
Inverleigh  
Rokewood  
Smythesdale

The action plan below identifies the localities in need of strategic planning to address residential land supply issues as previously discussed throughout the report. The time frame for the actions covers a five year period so as to allow for planning and necessary budgeting requirements.

**ACTION PLAN**

An action plan is included to identify necessary strategic work for the next five years. The action plan has been developed in response to the availability of residential land within the municipality.

The main actions for the next five years are as follows:

<b>LOCALITY</b>	<b>TIME FRAME</b>	<b>ACTION</b>
Meredith	1-2 years	Undertake a structure plan review to: <ul style="list-style-type: none"> <li>▪ Identify land suitable for low density residential zone or rural living zone;</li> <li>▪ Investigate the potential for industrial land; and</li> <li>▪ Investigate using a Business Zone to consolidate the commercial precinct.</li> </ul>
Lethbridge	1-2 years	<ul style="list-style-type: none"> <li>▪ Undertake a structure plan review to identify more residential land; and</li> <li>▪ Encourage land owners with larger parcels in the appropriate zone to undertake subdivision to address short term land supply.</li> </ul>
Napoleons	2-3 years	<ul style="list-style-type: none"> <li>▪ Undertake a structure plan review to provide Napoleons with a more cohesive structure and identify opportunities for development.</li> <li>▪ Encourage land owners with larger parcels in the appropriate zone to undertake subdivision to address short term land supply.</li> </ul>
Shelford	2-3 years	Undertake a structure plan review to identify more residential land, taking into account servicing and infrastructure issues.
Maude	3-4 years	Investigate Maude’s position within Council’s residential growth framework, which may lead to the need for a structure plan for Maude.
Smythesdale	Post reticulated sewerage	Review the availability of land, zoning and ensuing development patterns in Smythesdale once the town is connected to reticulated sewerage.
Linton	4-5 years	Undertake a structure plan review to provide Linton with a more cohesive structure and identify opportunities for development.

It is important to note that Meredith, Lethbridge, Napoleons, Shelford, Smythesdale and Linton have current structure plans within the Golden Plains Planning Scheme. It is therefore not necessary to prepare new structure plans but rather review what is existing and build on the framework currently provided.



## **APPENDIX 1**

**Bannockburn Urban Design Framework – Overall Principles**

**Rokewood Structure Plan**

**Corindhap Structure Plan**

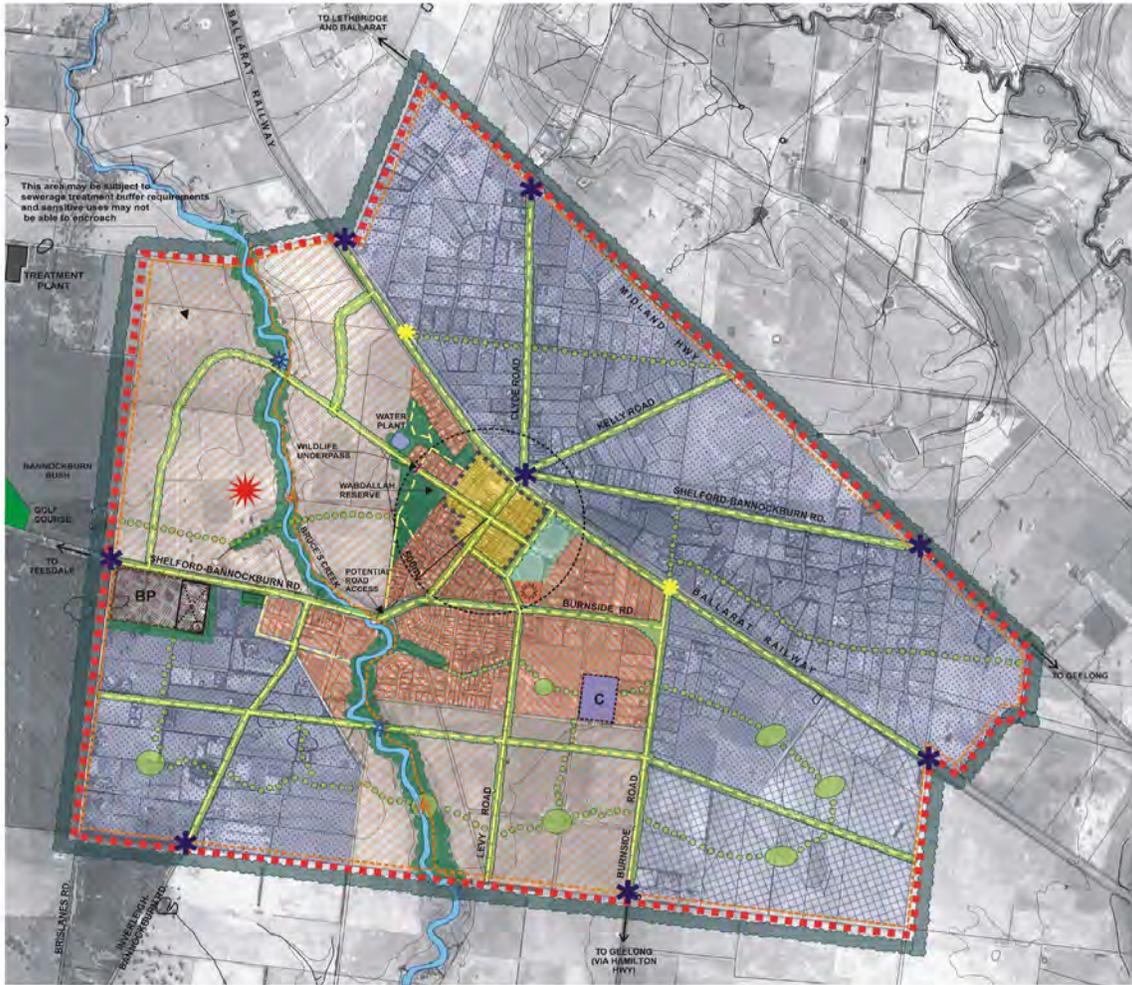
**Dereel Structure Plan**

**Smythesdale Urban Design Framework – Strategic Framework Plan**

**Inverleigh Structure Plan**

**Batesford Structure Plan**





**LEGEND**

- KEY ENTRY POINTS**  
 Signify arrival into the town through:  
 - signage (directional, information, tourist)  
 - traffic calming measures to slow traffic entering the town.  
 - landscape treatments.
- GREEN WEDGES / OPEN SPACE CORRIDORS**  
 A 'network' of linked open space.  
 Continues the amenity and bushland character of the town.  
 Locations for playgrounds and small recreation spaces.
- KEY ROAD AVENUES**  
 Established along key access routes:  
 - provides wide road reserves for pedestrian, cycling and riding trails, and avenue tree planting  
 - ESD drainage initiatives
- POTENTIAL CREEK CROSSING (VEHICULAR)**
- POTENTIAL CREEK CROSSING (PEDESTRIAN)**
- POTENTIAL PEDESTRIAN RAIL CROSSING POINTS**
- WILDLIFE UNDERPASS**  
 Installed below Milton Street, connecting Waddaloh Reserve to Arboretum
- GROWTH BOUNDARY**  
 A boundary defining sustainable growth limits. Also incorporating a vegetation belt and a shared pedestrian/cycle/riding path.
- CONSOLIDATED COMMERCIAL PRECINCT**  
 Defined central core to maintain the intimate, compact and accessible nature of the town.  
 Defined shared carparking, located at the rear.  
 Defined pedestrian links.
- FUTURE RECREATION AND EDUCATION PRECINCT**  
 Further planning required to define exact size and location of the Recreation and Education Precinct
- EXISTING RECREATION PRECINCT**
- RURAL LIVING**  
 Low density residential zone.
- LOW DENSITY RESIDENTIAL**  
 Current development and/or application for development
- BRUCE'S CREEK**  
 Defined easement incorporating an open space corridor and pedestrian/cycle/riding path along the town (eastern) side.  
 Design and development overlays to apply to development adjacent to the creek.
- DISTANCE FROM TOWN CENTRE**  
 Walkable distance approx. 500 metres
- CONSOLIDATED RESIDENTIAL**
- PRIORITY RESIDENTIAL DEVELOPMENT ZONE**
- BUSINESS PARK**  
 Incorporating design and development overlay to protect the amenity of adjacent uses.  
 (Existing extent shown dotted)
- CIVIC PRECINCT**  
 Expansion of Civic Offices and community facilities.
- PEDESTRIAN PATH**
- PEDESTRIAN/CYCLE PATH**  
 Along the town (eastern side) of Bruce's Creek and around the edge of the town following the growth boundary.
- EXISTING CEMETERY**

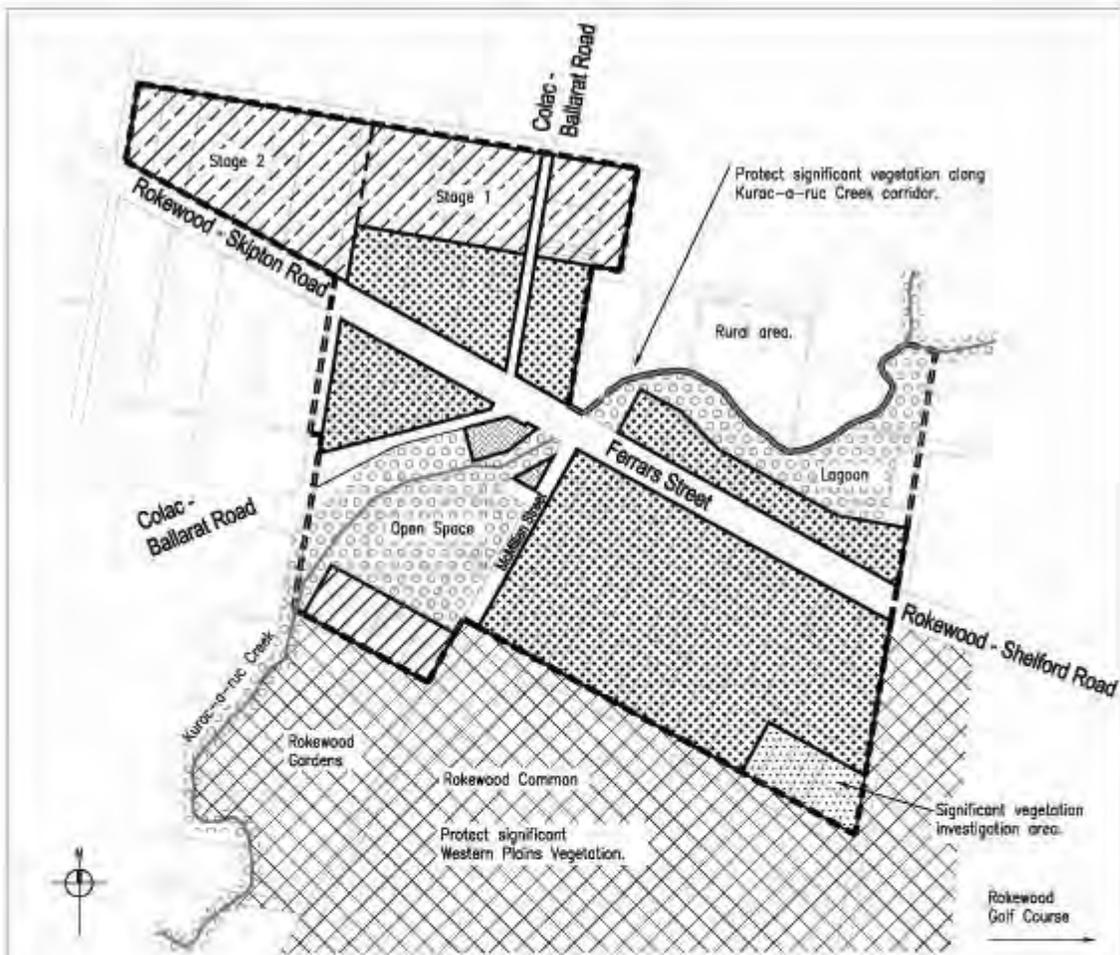
0 100 200 300 400  
SCALE (metres)



**BANNOCKBURN URBAN DESIGN FRAMEWORK  
FIGURE 2: OVERALL PRINCIPLES**

Revised 2nd May 2005





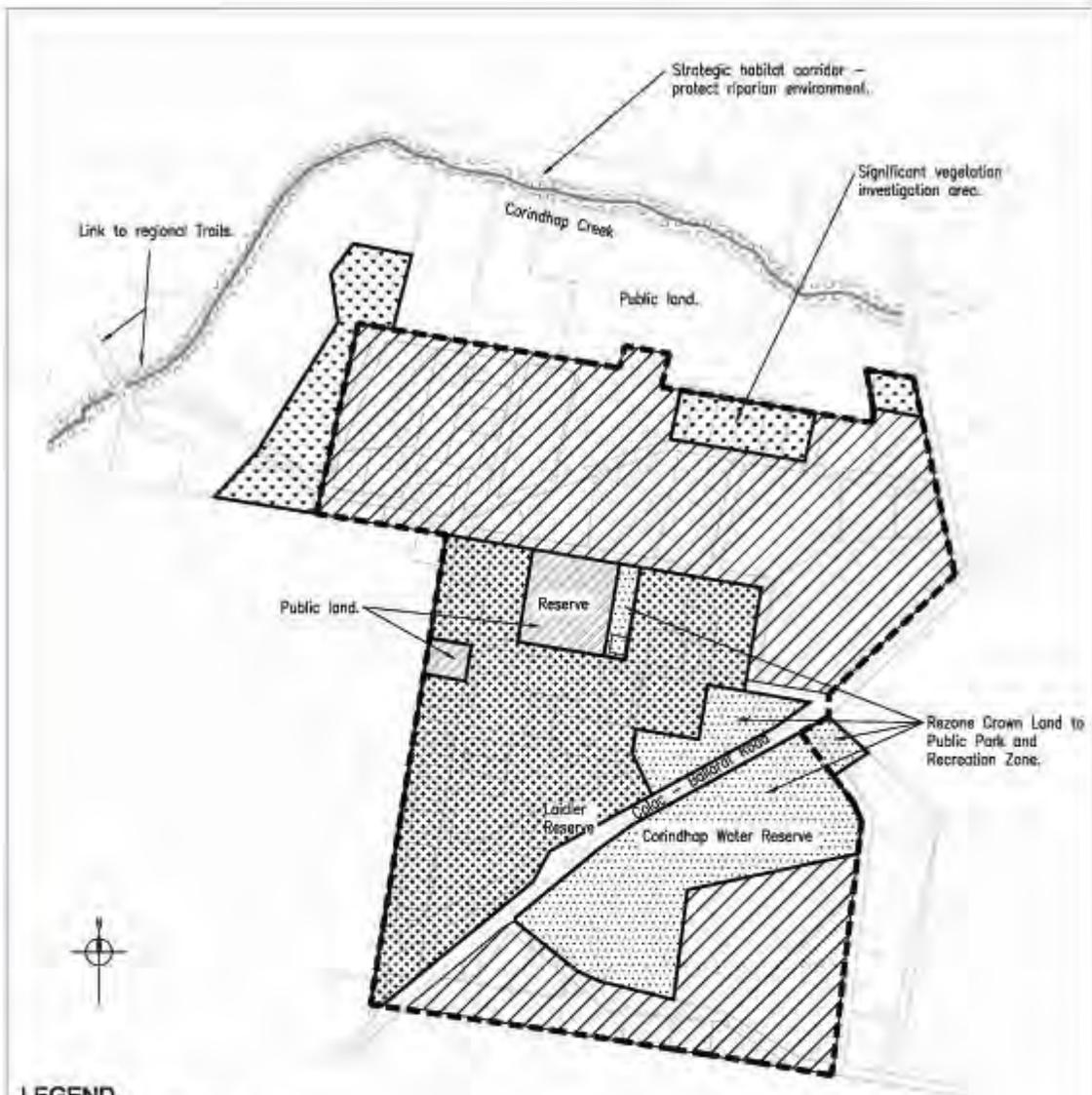
**LEGEND**

- Property title boundary
- Existing creek
- Township boundary - contain future urban development
- Existing Township (Residential / Commercial / Employment). Promote infill township development. (subject to land capability)
- Back zone to low density residential area
- Long term low density residential development
- Strategic open space and habitat corridor - protect riparian environment
- PPRZ or PCRZ Zone
- Key sites with potential for commercial activities (already in TZ)

**Township Development Strategies**

- Retain the town's compact form and focus new development on existing vacant land within the town.
- Encourage infill development before rezoning new areas
- Re-zoning to be supported where there is sufficient demand.
- Encourage growth within the defined Township Growth Boundary areas.
- Future commercial development to be focused south of Ferrars Street.
- Focus on expansion / development of rural services in the town.
- Retain and protect significant conservation features/assets.
- Protect and encourage use of heritage buildings.
- Protect and enhance remnant native vegetation. Create and maintain habitat corridors.
- Maintain status as the service centre for the district and centre of shire.
- Light business / Industrial development should be located so it is compatible with adjacent farming activities and residential.
- Rezone private land around Rokewood Golf Club from PPRZ to FZ.





**LEGEND**

-  Property title boundary
-  Existing river / watercourse
-  Township boundary - contain future urban development
-  Existing Township. Promote town consolidation, protect rural town character and low density residential setting
-  Back zone to low density residential zone to protect low density character
-  Crown / Public land that needs to be rezoned to Public Park & Recreation Zone
-  Crown / Public land that needs to be rezoned to Public Conservation & Recreation Zone
-  Public land

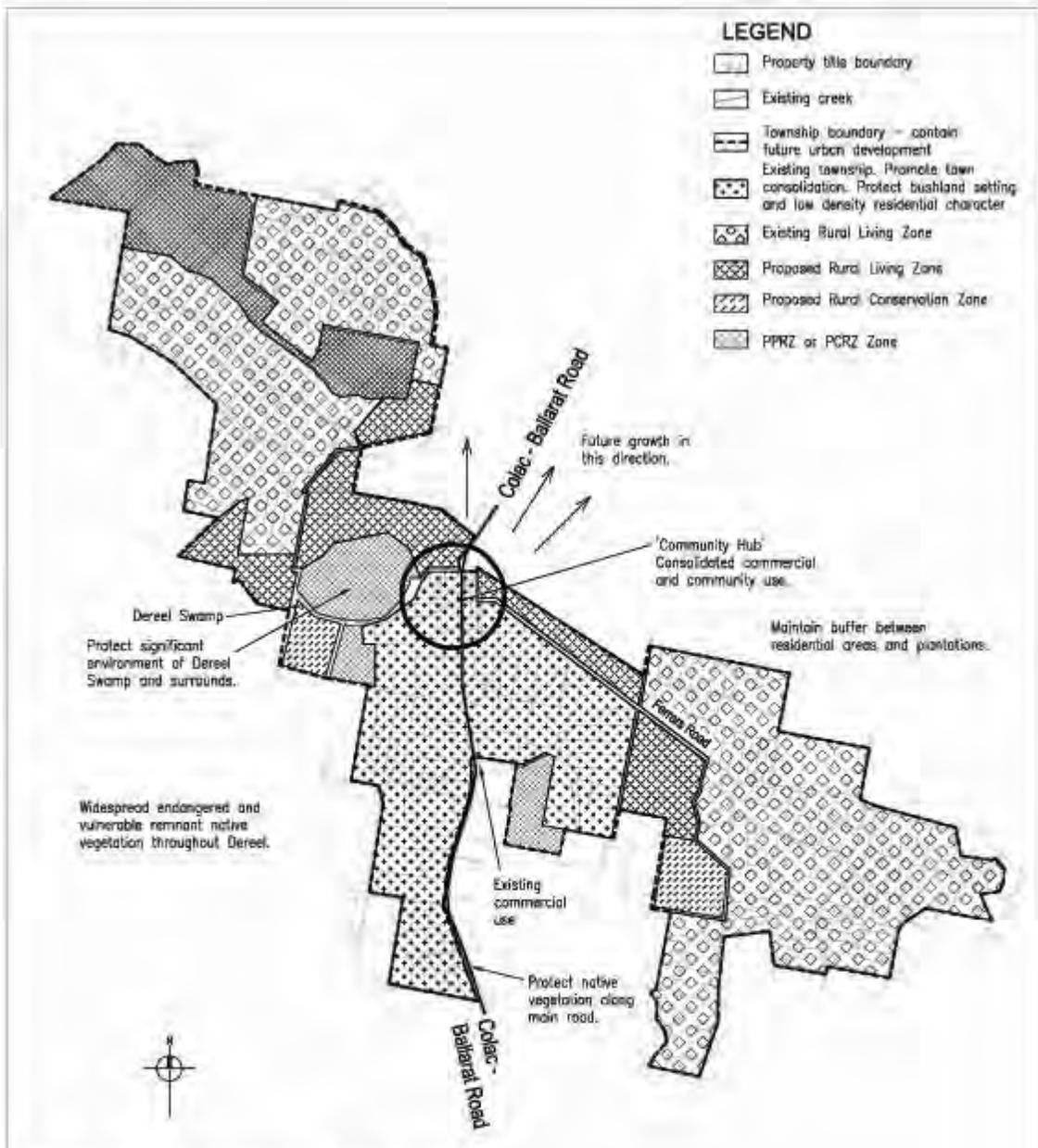
**Township Development Strategies**

- Encourage growth within the defined Township Growth Boundary areas.
- Limit residential development to maintain low density rural township character.
- Do not extend current township boundaries or rezone further land for residential development.
- Retain and protect the town's form, in particular maintaining large lot sizes using appropriate planning controls.
- Apply appropriate planning controls to maintain large lot sizes and to protect public land and environmental values.
- Retain and protect significant conservation features/assets.
- Encourage some appropriate commercial development adjacent to the Laidler Reserve to support tourism.

**CORINDHAP TOWNSHIP**

**Structure Plan**  
 URBAN DESIGN FRAMEWORK -  
 OCTOBER 2007





## Township Development Strategies

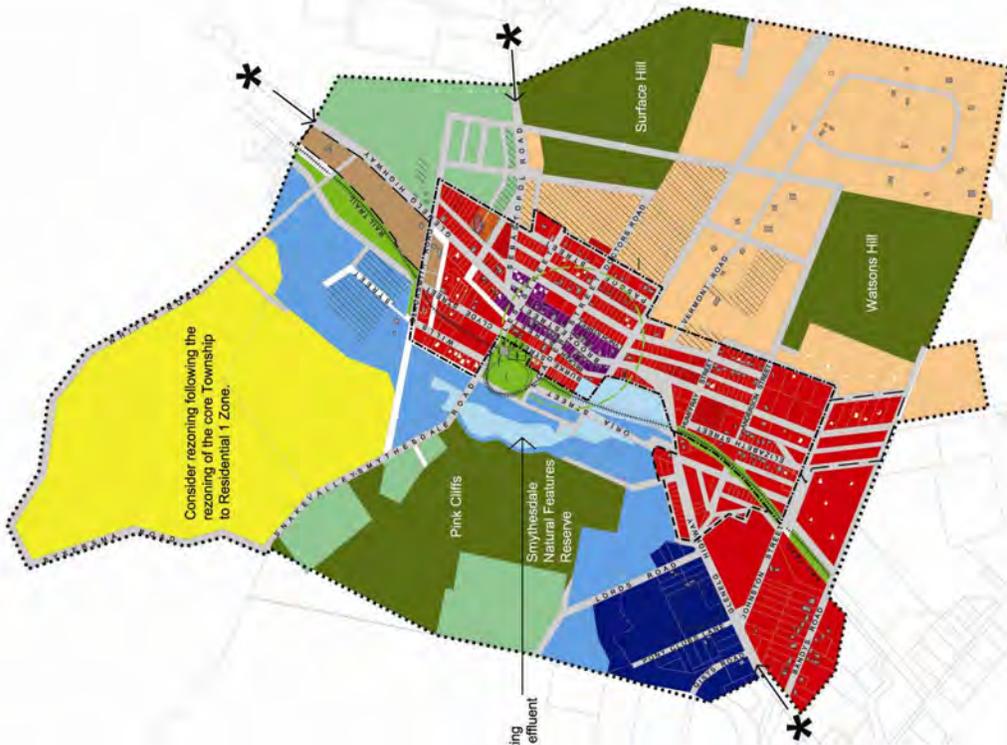
- Maintain current township boundaries and encourage growth within the defined Township Growth Boundaries.
- Retain and protect the natural environmental qualities of Dereel.
- Protect and enhance remnant native vegetation. Create and maintain habitat corridors.
- Create a more compact town centre by focusing community facilities and commercial developments around the Swamp Road / Coleac-Ballararat Road intersection
- Apply appropriate planning controls to maintain large lot sizes and protect environmental values.
- Focus on maintaining and developing the emergency services capacity of the town.

# DEREEL TOWNSHIP

Structure Plan  
URBAN DESIGN FRAMEWORK -  
OCTOBER 2007

**LEGEND**

- STUDY AREA BOUNDARY (TOWNSHIP BOUNDARY)
- PROPOSED 300 METRE RADIUS ENVELOPE FOR COMMUNITY FACILITIES
- EXISTING BALLARAT-SKIPTON RAIL TRAIL
- EXISTING KEY TRANSPORT ROUTE
- PROPOSED SEWERAGE PRECINCT AREA SCHEME E
- POSSIBLE EXTENSION TO PROPOSED SEWERAGE PRECINCT AREA SCHEME E
- EXISTING CROWN LAND THAT COULD BE ACQUIRED FOR COMMUNITY FACILITIES OR RESIDENTIAL DEVELOPMENT
- RURAL LIVING ZONE WITH MINIMUM 2 Ha LOT SIZE
- EXISTING STATE FOREST
- RURAL LIVING ZONE WITH MINIMUM 8.0 Ha LOT SIZE
- EXISTING WOODY YALOOK CREEK FLOODWAY
- EXISTING RECREATION AREA
- EXISTING BUSINESS 4 ZONE
- YELLOWGLEN PRECINCT AND POSSIBLE RESIDENTIAL DEVELOPMENT
- CORE TOWNSHIP AREA - RESIDENTIAL 1 ZONE
- BUSINESS EXPANSION ZONE
- EXISTING EQUESTRIAN PRECINCT
- FUTURE RECREATION / WETLANDS



**STRATEGIC FRAMEWORK PLAN  
SMYTHESDALE URBAN DESIGN FRAMEWORK  
GOLDEN PLAINS SHIRE COUNCIL**

**FIGURE 8**



**PRINT ISSUE:**  
 Title: Strategic Framework Plan  
 Date: 20/07/2023  
 Project Code: 23-001-08  
 Drawing Code: 23-001-08  
 Drawing Title: Strategic Framework Plan  
 Drawing Scale: 1:7000 (B1 SHEET)

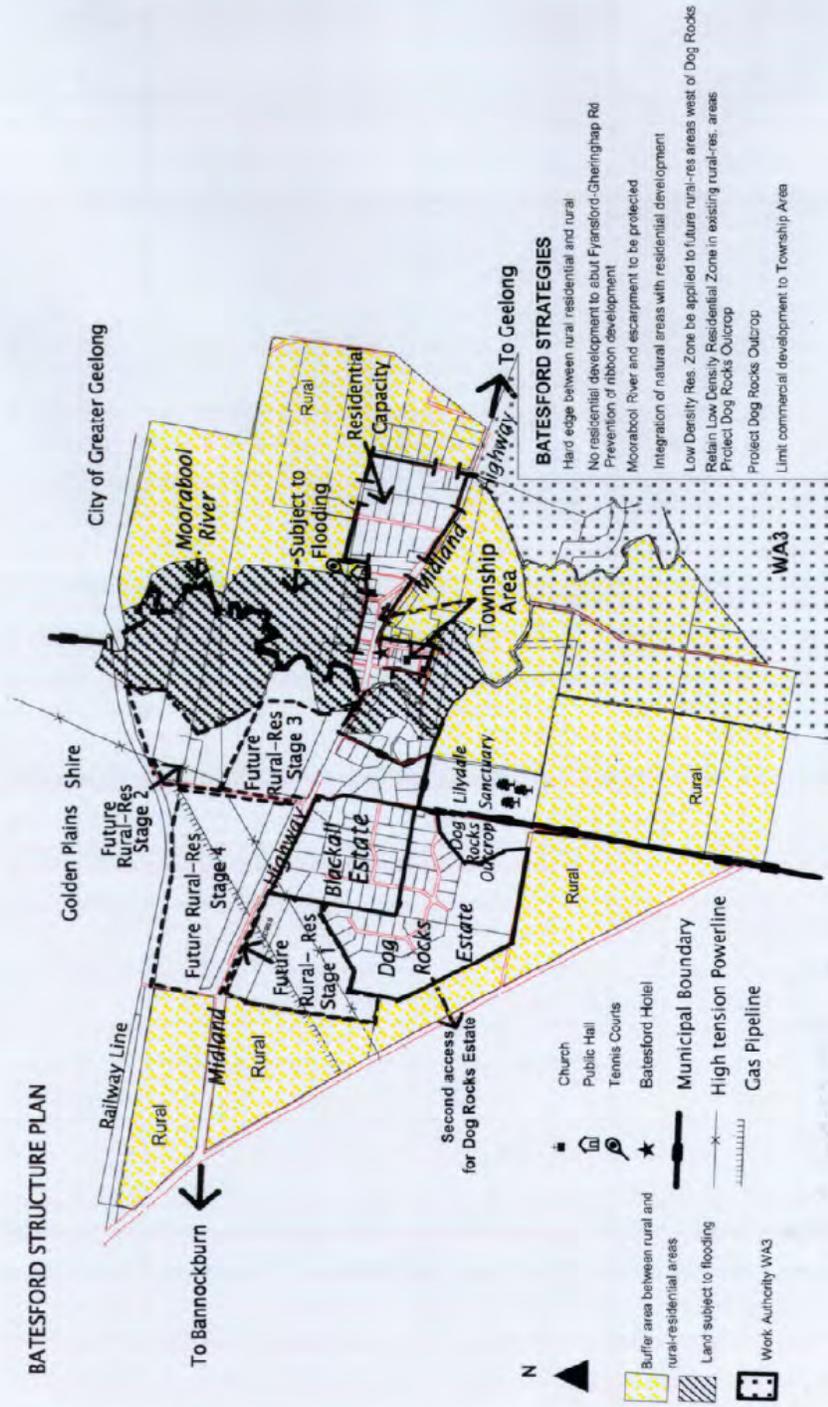
**REVISIONS:**  
 Rev 1: Approved to Council  
 Date: 20/07/2023  
 Rev 2: Changes to zoning  
 Date: 20/07/2023  
 Rev 3: Changes to zoning  
 Date: 20/07/2023

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 Email: info@pma.com.au  
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# BATESFORD STRUCTURE PLAN



- N
- Church
- Public Hall
- Tennis Courts
- Batesford Hotel
- Municipal Boundary
- High tension Powerline
- Gas Pipeline
- Work Authority WA3
- buffer area between rural and rural-residential areas
- Land subject to flooding

**BATESFORD STRATEGIES**

- Hard edge between rural residential and rural
- No residential development to abut Fyansford-Cheringhap Rd
- Prevention of ribbon development
- Moorabool River and escarpment to be protected
- Integration of natural areas with residential development
- Low Density Res. Zone to be applied to future rural-res areas west of Dog Rocks
- Retain Low Density Residential Zone in existing rural-res. areas
- Protect Dog Rocks Outcrop
- Limit commercial development to Township Area