

2202/08/2007
C20**LOCAL PLANNING POLICIES****22.01**19/01/2006
VC37**SETTLEMENT****22.01-1**19/01/2006
VC37**Urban Growth Boundaries**

This policy applies to the rural - urban interface of all township areas within Corangamite, indicated by the boundary of urban zones.

Policy Basis

The Corangamite Shire Council is committed to providing a high quality urban environment and encouraging the consolidation of existing township areas by maximising opportunities within these areas. It is important to accommodate urban development within the main townships areas that have or will have reticulated infrastructure, such as water, sewerage and stormwater drainage. Urban development should not prejudice or limit the agricultural use of land around towns.

Objectives

- To ensure that incompatible urban and rural uses are clearly separated.
- To ensure that all urban areas are provided with reticulated water, sewerage, power, stormwater and all-weather roads.
- To establish a clear process and set of criteria which are to be met to guide the process of the future conversion of rural land, particularly where it is productive agricultural land, to urban uses.

Policy

It is policy that:

- Provision for population growth within the main township areas should be designed to:
 - Prevent further reduction of water quality within the water catchment;
 - Maximise the use of infrastructure;
 - Lessen conflict in agricultural areas between agriculture and non-agricultural land uses;
 - Ensure greater use of our community services and facilities;
 - Assist in increasing the viability of such facilities;
 - Ensuring the viability of local businesses and shopping areas;
 - Improve service delivery due to increased population of urban centres.
- A clear urban edge for towns should be established to ensure that the area of development is known to all residents.
- Land in agricultural production is to be protected from adjoining uses and development inconsistent with normal farming practices. Zoning will be used to provide a clear urban growth boundary.

Reference documents

- Refer to the Strategic framework plans in Section 21.

22.01-2

02/08/2007
C20

House Lot Excision

This policy applies to the Farming Zone.

Policy Basis

House lot excisions can be detrimental to the efficient operation of farming if the lot provided does not relate to the farming activity.

Objectives

- To ensure that the excisions of dwellings and creation of lots smaller than that specified in the Schedule to the Farming Zone is consistent with the purposes of the zone
- To limit the subdivision of land that will be incompatible with the utilisation of the land for sustainable resource use
- To ensure that the subdivision of land which excises a dwelling is designed in a manner which does not prejudice surrounding rural production activities

Implementation

It is policy that:

- Lots created under the provisions of Clause 35.03-4, 35.06-3 and 35.07-3 should have a maximum size of 2 hectares, except as otherwise required by a provision of this planning scheme.
- Dwellings excised under the provisions of Clause 35.03-4, 35.06-3 and 35.07-3 will be in a habitable condition and comply with the Building Code of Australia to this extent.
- The excision of dwellings will take place in a manner which will ensure the dwelling does not have the potential to restrict agricultural production on adjacent land. It should be ensured that adequate distance is maintained within the existing lot around the dwelling to reasonable limit likely impacts (if any) of adjacent agricultural activity. The permit may require the planting of vegetation within the excised lot to reduce any potential impacts.
- Subdivision that is likely to lead to such a concentration of lots as to change the general use and character of the rural area will be discouraged unless it can be shown that the clustering of lots will not limit the productive use and development of the larger lots in the subdivision or that surrounding.
- Subdivision within urban water supply catchment areas will be strongly discouraged in order to protect water quantity and quality.
- Waste water discharges to the environment should be reduced to the maximum extent that is reasonable and practicable, and in accordance with the following hierarchy of waste management:-
 - waste avoidance;
 - recycling/reclamation;
 - waste re-use;

- waste treatment to reduce potentially degrading impacts; and
- waste disposal.

22.01-3 Residential infrastructure

19/01/2006
VC37

This policy applies to the provision of infrastructure for new residential development.

Policy Basis

It is essential that infrastructure services are provided that contribute to functional and attractive living environments and also ensure environmental quality is maintained.

Objective

- To ensure that all existing and future forms of residential development, including low density residential development, is serviced with reticulated sewerage (when available), water, electricity and drainage.
- To ensure that all roads that service a residential development are fully constructed and sealed.
- To ensure that environment and water quality downstream of urban development is not affected.

Policy

It is policy that:

- Infrastructure in towns should be developed to:
 - lessen pollution of watercourses, water catchments of the river systems and surrounding agricultural land.
 - improve housing development, lifestyle choice and township amenity.
- New development be focused in and around the Shire's townships in accordance with adopted structure plans. This will provide an opportunity to expand and improve upon the current level of amenity and services provided within these communities.
- Where applicable, the applicant may need to demonstrate how existing trees and the natural landscape features of an area will be protected from the introduction of underground and overhead services.
- Proposals for the subdivision of land for residential purposes may be requested to provide a report which demonstrates:
 - how stormwater is to be disposed of and what downstream retardation works will be required to alleviate any flooding of properties, siltation of watercourses or erosion of soil;
 - how the site can be connected to reticulated water, sewerage and power
 - that the standard of construction of all roads will be sufficient to accommodate the expected volume of traffic. Such a report will consider traffic management works that may be necessary to obtain safe access and egress from the site.
 - that the comments of VicRoads have been considered where the site is serviced from a Road Zone - Category 1.

22.01-4 Road Construction

19/01/2006
VC37

This policy applies to the construction of non urban roads

Policy Basis

Subdivision, use and development of land in rural areas can create an additional demand on the road infrastructure and may require the construction or upgrading of new roads. New roads need to be constructed to specified standards and criteria.

Objective

- To ensure that the improvement and upgrading of roads and infrastructure is commensurate with the expected impacts of proposed uses and developments.
- To ensure that proposed use and development does not restrict existing road access.

Policy

It is policy that:

- The assessment of the appropriateness of new use and development and the proposed impacts in terms of road construction and access takes into account:
 - The need for all-weather road access and egress to the site.
 - Road alignment and safety of road users.
 - The condition of all infrastructure, including road surface and the likely impacts that the use and development of land will have on such infrastructure.
 - The impacts that may occur due to the proposed use and development of land.
 - The design and alignment of the road, its surface and the likely affects that new uses and developments of land may have on the future surface and condition of the road.
- All new roads should be constructed to the following minimum standards unless otherwise agreed by the Responsible Authority:
 - formation width - 6 metres or passing bays every 200 metres.
 - pavement width - 4 metres.
 - pavement depth - 150mm of compacted road making gravel.
 - maximum grade - no greater than 1 in 8 unless sealed.

22.01-5 Water Infrastructure

19/01/2006
VC37

This policy applies to residential use and development in areas not serviced by reticulated water supply.

Policy Basis

Water supply is a fundamental requirement of the use and development of land outside reticulated areas. It is essential that water infrastructure needs are addressed in the development approvals process.

Objectives

- To ensure that new uses and developments of land have an adequate water supply.

Policy

It is local policy that:

- A water supply to the satisfaction of the Responsible Authority will be provided from the following alternatives:-
 - A reticulated supply; or
 - A two-megalitre capacity dam; or
 - A private community water supply system; or
 - A water bore or well capable of supplying 4,500 litres of potable water per day; or
 - A right of access to a permanent river or stream.