

**21.02 SETTLEMENT**01/08/2013  
C25

This clause provides local content to support Clause 11 (Settlement) of the State Planning Policy Framework.

Specific references to individual towns are also included in Clause 21.10 (Local Areas).

**21.02-1 Activity centres**01/08/2013  
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The Southern Grampians Retail Strategy 2011 lists the hierarchy of key activity centres as:

- Hamilton (Community Centre);
- Penshurst, Coleraine, Balmoral and Dunkeld (Neighbourhood centres); and
- Cavendish, Byaduk, Branxholme and Glenthompson (Local centres).

Hamilton is the regional centre for the Southern Grampians Shire.

Retailing is the largest of the Shire's service industries and the mainstay of its activity centres. It is also a key part of the tourism industry. Other important activity centre components include offices, community services, entertainment and housing.

**Key issues**

Focussing development within existing and planned activity centres.

- Maintaining the primacy of the Hamilton Central Business District (CBD) as the regional centre for western Victoria.
- Responding to competition from other regional centres.

**Objective 1**

To support existing activity centres.

**Strategies**

- Encourage retail, office, community services, entertainment and housing within existing and planned activity centres.
- Support the provision of a discount department store in the Hamilton CBD.
- Support the location of grocery supermarkets in the Hamilton CBD and neighbourhood centres including Penshurst, Coleraine, Balmoral and Dunkeld.
- Strongly discourage 'out of centre' retail development, except where:
  - The proposal is on the fringe of an existing activity centre and the proposal demonstrates that land is not available within the centre and where the demand for such an expansion is demonstrated through an assessment of retail supply and demand; or
  - The proposal is for a new local or neighbourhood activity centre that is serving a growing part of Hamilton and where the demand for such a centre is demonstrated through an assessment of retail supply and demand and where it will not harm the viability of other centres in the retail hierarchy.
- Create active frontages in activity centres.

**21.02-2****Urban growth**01/08/2013  
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Planning for urban growth in the Shire must take account of various opportunities and constraints, and seek to provide effective and efficient development outcomes.

**Key issues**

- Coordinating infrastructure provision.
- Limiting development that is incompatible with agriculture.
- Managing urban growth to support the agricultural base of the Shire.
- Providing for a variety of lifestyles.

**Objective 1**

To effectively plan for future urban growth.

**Strategies**

- Ensure that the future conversion of non-urban land outside existing urban growth boundaries is assessed against the following criteria:
  - the demonstrated need for additional urban land having regard to current urban zoning and land supply;
  - the unavailability of alternative suitable locations;
  - the retention of productive agricultural land;
  - the compatibility of the proposed urban use with related agricultural land uses;
  - the efficient, economic and orderly provision of public facilities and infrastructure;
  - maximising the efficiency of land uses in urban growth areas;
  - minimising the environmental, energy, economic and social consequences of urban sprawl; and
  - minimising the loss of agricultural land to urban uses.
- Protect land in agricultural production from adjoining uses and development that are inconsistent with normal farming practices.
- Provide for a range of housing types and choices in serviced residential locations as infill development.
- Use structure plans and zoning to provide clear urban growth boundaries.
- Ensure that residential development not serviced by reticulated sewerage is able to dispose of all effluent within the boundaries of the site.
- Ensure that the layout and design of residential development can readily accommodate the future extension of sewerage services.
- Strengthen the network of towns and their capacity to meet the service needs of their local communities.
- Provide for small-scale light and service industries in the smaller towns in appropriate locations.
- Provide high quality living environment in the townships of the Shire.
- Ensure development is not detrimental to the environmental values of the area.

- Retain and protect the non-urban break between Hamilton and Tarrington for agricultural uses.
- Ensure urban development takes account of the risks associated with flooding.
- Ensure urban development takes account of the risk associated with bushfire.

### **Policy guidelines**

#### **Exercise of discretion**

- Development is to be in accordance with approved development plans.
- Council will have regard to the EPA Code of Practice for Onsite Wastewater Management.

#### **Application requirements**

- Permit applications must conclusively demonstrate that all waste water and effluent can be disposed of entirely within the lot within which the development takes place where reticulated sewerage is not provided. Particular attention will be given to this requirement where land adjoins significant features such as the Wannon River reserve, the Grange Burn and other waterways.

## **21.02-3**

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### **Open space, recreation and leisure**

In Hamilton, the Botanical Gardens and the parklands associated with Lake Hamilton are significant assets. The rural townships of Byaduk, Cavendish, Coleraine, Dunkeld, Glenthompson, Peshurst and Tarrington also have good quality town parks. The Shire has a number of established recreational trails in natural settings and in township locations, and has plans for the further extension of the network. There is a relatively even distribution of playgrounds and sporting and recreation facilities throughout the Shire.

#### **Key issues**

- Projected population growth is not likely to generate significant new demand for sport and recreation facilities, and parks and open space. The continued ageing of the population will increase the demand for unstructured passive leisure and recreation pursuits.
- Passive open space and lifestyle opportunities can be enhanced by better use of landscape and natural features.
- Opportunities exist to develop synergies between fire safety and open space, recreation and leisure objectives.

#### **Objective 1**

To provide a range of accessible open space, recreation and sporting facilities.

#### **Strategies**

- Give priority to the provision of leisure facilities and services that cater for both Shire-wide and local level needs.
- Ensure open space, recreation and sporting facilities provide well used, relevant, safe and supportive environments for participants.
- Provide a range of open space and recreational facilities within all townships.

- Ensure all new residential areas are linked to and integrated with the Shire’s strategic leisure network grid (comprising open space, parks, bicycle paths, footpaths, shared use trails and recreation/sporting facilities).
- Enhance the use of landscape and natural features as passive open space and lifestyle attractions.
- Where open space options are being developed, due consideration be given to ensure consistency between open space and Neighbourhood Safer Places – Places of Last Resort criteria and objectives.