

**22.01**

19/01/2006  
VC37

**SETTLEMENT**

**22.01-1**

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**Urban Growth Boundaries**

This policy applies to the urban edge of towns as defined by the existing extent of township and residential zones.

**Policy Basis**

The Yarriambiack Shire is characterised by a number of urban centres and small towns located in the midst of productive agricultural areas. The maintenance of a clear distinction between urban and rural areas is essential to efficient township development and continued agricultural production.

**Objectives**

To provide a high quality urban environment and encourage the consolidation of existing township areas by maximising development opportunities within these areas.

To lessen conflict between agriculture and urban land uses.

To establish an urban edge to all settlements based on current zonings, to provide certainty for development in urban areas and provide certainty for ongoing agricultural production in rural areas.

**Policy**

It is policy that:

- New residential use and development will be encouraged to locate in urban centres within existing designated urban zones.
- Urban use and development outside identified urban zones will be strongly discouraged.
- Land in agricultural production will be protected from adjoining land use and development inconsistent or incompatible with normal farming practices.

**22.01-2**

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**Medium Density Housing**

This policy applies to the construction of medium density housing.

**Policy Basis**

Limited amounts of medium density housing is provided currently in the Yarriambiack Shire. With changing housing needs there is a necessity to promote a wider range of housing types and set clear direction for the form and design of this development.

**Objectives**

To provide for a variety of lot sizes to meet the requirements of all age groups, household types, different lifestyles and to provide housing choice.

To accommodate medium density development adjacent to community services and facilities and proximity to commercial centres.

To support state government housing initiatives to ensure equitable access to housing opportunities is maintained and improved throughout the municipality.

### **Policy**

It is policy that:

- Medium density housing and the creation of lot sizes under 400 square metres are to be encouraged within walking distance of business areas and community facilities and located only in those urban areas that have reticulated water and sewerage systems.
- Consideration will be given to pedestrian and transport facilities within the urban area and the standard of access to shopping and community service areas.

**22.01-3**  
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### **Building Lines and Height**

This policy applies to use and development in all areas in the Yarriambiack Shire.

### **Policy Basis**

The Yarriambiack Shire is characterised in many areas by open plains, traditional grid pattern towns and wide streets where the siting of buildings is critical to visual appearance. In addition, the adequate separation of different uses to maintain amenity and provide an attenuation for off site effects is required.

### **Objectives**

To ensure that development is appropriately located and sited having regard to streetscape and environmental attributes of residential areas.

To ensure that rural development is sited so as not to prejudice the landscape features and environmental attributes of the surrounding area.

To ensure that car parking and landscaping areas are accommodated within the front setback areas in the Business and Industrial zones.

### **Policy**

It is policy that in the following circumstances the setbacks and building heights shall have regard to:

#### **Rural zones**

- The use of the natural features to screen the proposed development.
- Effect on attractive views of the road or natural landscape, the screening of caravan parks and tourist establishment by natural topographical features or its proximity to existing township areas.
- Design of both buildings and landscaping to allow the development to be accommodated by the surrounding landscape.
- The proposed landscaping of the site.
- The existing setbacks of abutting land.

### Residential and Township zones

- The streetscape of the neighbourhood and the location of adjacent dwellings and buildings.
- Compliance with Clause 54, Clause 55 and Clause 56 of this scheme and with the Building Code of Australia, where applicable.

### Industrial and Business zones

- The size of the site and location of other car parking and landscaping areas on the allotment.
- The design of the building.

### Buildings adjoining a heritage building

- The design of the building in relation to the adjoining building.
- The setback of adjoining buildings.
- The streetscape associated with the heritage buildings and places.

### Decision guidelines

In considering applications for use or development the responsible authority will have regard to:

- The effect of the proposed building or works on the amenity of the area;
- The importance of the undeveloped natural vistas along the major highways and the importance of the visual presentation of these areas;
- The prevention of ribbon development in the vicinity of the main roads;
- The effect and operation of public roads;
- The effect of any development on the retention and enhancement of roadside vegetation in terms of its importance as a wildlife corridor and repository for flora species.

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### Highway Development

This policy applies to the use and development of land with frontage to the RDZ1 and RDZ2 zones.

### Policy Basis

The highways located in the Shire are a significant land use and a key area used by residents and visitors that provides important transport opportunities and create an impression of the Shire.

### Objectives

To ensure that the use and development of land does not lessen the service, safety and role amenity of listed roads.

To provide for controls on the scale, intensity, design, appearance and presentation of land uses and developments along highways.

To limit the number of access points to the highway and to ensure that new access points do not interfere with the safety of the road.

To avoid linear or ribbon development of highways.

To protect existing areas of vegetation along and adjacent to roadside.

To ensure that new uses and developments do not lessen the value of existing landscapes.

### **Policy**

It is policy that:

Applications for new uses and developments will:

- Demonstrate how they satisfy the objectives of this policy.
- Provide sufficient information to enable the responsible authority to assess the impact of the proposal.

The responsible authority will not approve applications for new uses and developments which:

- Lessen the level of service, safety and function of the road.
- Result in a lessening in the appearance and amenity of the area.
- Result in the unnecessary loss of vegetation.
- Extend linear or ribbon forms of development.

**22.01-5**  
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### **Townscape**

This policy applies to all urban areas which have Residential or Township Zones.

### **Policy Basis**

The Shire has a diverse range of townships which provide a representation of the built and cultural heritage of the development of the area. The presentation of the towns from highways, at entrances and along streetscapes is important in building civic and community pride, in protecting existing heritage values and in the attraction of tourism.

### **Objectives**

To ensure that all development has regard to design, siting and landscaping qualities in towns, town entrances and town boundaries.

To ensure that the design, layout, height and appearance of new use and development contributes to the improvement of the character, presentation, amenity and visual qualities of towns.

To encourage the use and development of land which is able by good design and presentation to utilise the economic opportunities provided by road exposure and locations at the gateways to the town.

To ensure that the design and appearance of buildings and works enhances the appearance of the town.

To provide for setbacks, the layout of development, service roads and landscaping to ensure that the visual appearance and presentation of development is of a high quality.

To deal with matters such as advertising signs, colours of buildings, retention of existing vegetation including street trees, entry and exit points and roadworks, so as to ensure that the appearance, presentation and character of towns are maintained and where possible improved.

### **Policy**

It is policy that the following issues be taken into account when considering applications for use and development of towns.

### **Design**

- Local heritage values and built character of towns will be considered when designing and siting development. The design of buildings, their mass and scale is important in preserving the historical attributes and visual character of towns. Design of buildings and works will demonstrate that these factors have been considered.
- Development will be designed with respect to the built environment and sited and finished in such a way that it contributes to the overall appearance and character of the town.

### **Streetscapes**

- Identified streetscape character will be taken into account in the design of buildings and works.
- The presentation of development to the street and the way it addresses and assists in streetscape presentation and its capacity to attract tourism, development and demonstrate civic pride will be considered.

### **Township Entrances**

- The presentation and design of town entrances will be considered in the design of buildings and works.
- The way town entrances are presented and their capacity to attract tourism, development and demonstrate civic pride will be considered.

### **Landscaping**

- The importance of street trees in creating areas that offer shade and protection from the elements will be considered.
- Development will take into account that the tree species used are consistent with the landscape of the township.

### **Town Edges**

- Developments located on the edge of township area will be landscaped to assist in absorbing the development within the surrounding landscape and to provide a delineated edge to the town.

### **Permit Requirements**

Applications for new uses and developments will:

- Demonstrate how they satisfy the objectives of this policy.
- Provide sufficient information to enable the responsible authority to assess the impact of the proposal on the design, layout, appearance of the town.
- Require additional information for proposals for new use and development of land located on highways, main roads, the edges of town areas, at town entrances or in important or prominent areas. Plans should be prepared by a person with suitable qualifications or experience as recognised by the responsible authority.