22.02 SETTLEMENT

STRUCTURE PLANS FOR TOWNS

This policy applies to the towns of:
- Seymour
- Kilmore
- Broadford
- Wallan
- Wandong-Heathcote Junction
- Beveridge
- Pyalong

Policy Basis

The towns within the Mitchell Shire face a range of planning issues requiring strategic solutions.

These towns and communities provide an important mix of urban and rural development. The shire’s proximity to the outer northern growth corridor of Melbourne will ensure that these towns will continue to expand. The management of this growth is one of the most important issues confronting the Council and the respective communities.

In this context the Shire has established a range of strategic directions for the planned and orderly pattern of development for each of the towns expressed through the structure plans detailed in Clause 21 of this Scheme.

Objectives

- To maintain and strengthen the attributes of the separate towns within the Shire.
- To ensure the co-ordinated management of new urban development and growth.
- To manage the impact of urban development and growth on the productive capacity of surrounding rural land and the environment generally.
- To use the strategic structure plan for each town and community to assist in co-ordinated land use and development planning.

Policy

It is policy to ensure that new uses and development within and on the urban-rural edge of the towns will generally be consistent with the elements of the strategic structure plans shown in Clause 21 of this Scheme. The Responsible Authority will use these plans to evaluate development proposals as to their contribution to achieving the preferred strategic outcomes of each of the specified towns.

22.02-2 STRATEGIC DIRECTIONS AND POLICIES FOR SMALL TOWNSHIPS

This policy applies to the townships of:
- Tallarook
Tooborac

Waterford Park

Policy Basis

The MSS identifies a number of townships which play a role in offering a mix of rural type lifestyle choices within Mitchell Shire. Matters such as historic, environmental and rural settings need to be considered in the context of future development for these townships.

Objectives

- To maintain an appropriate mix of rural lifestyle choices within the townships.
- To manage the impact of development on the historic, environmental and rural settings of the townships.

Policy

Tallarook and Tooborac

It is policy that:

- Future residential infill development on vacant sites should be serviced by efficient disposal methods which contain all sullage within the site.
- The historical character and cultural setting of the townships will be protected wherever possible.
- The strong environmental and landscape setting of the townships will be retained.

Waterford Park

It is policy that:

No further residential subdivision will be permitted unless the development demonstrates an efficient whole of settlement effluent disposal system, which contains all sullage within the site to the satisfaction of the responsible authority.

The strong environmental and landscape setting of the settlement will be retained.

Additional residential development will only be permitted if effluent disposal systems are provided to the satisfaction of the responsible authority.