Settlement in Golden Plains South East

Policy application
This policy applies to the areas identified in the Golden Plains South East area map.

Strategies
Direct business and service uses that require substantial separation distances from sensitive uses to land between the Midland and Hamilton Highways.
Support only agricultural uses in the Barwon River valley.
Support agricultural and rural related uses in the Moorabool River and Sutherland Creek valleys including tourism uses that support agriculture and the landscape values of the valleys.
Maintain and reinforce the ‘non-urban break’ between Batesford and Bannockburn.
Maintain landscape buffers adjoining the Midland and Hamilton Highways except around the Gheringhap Precinct.
Avoid new vehicle access points along the Midland and Hamilton Highways.
Set back development from the Midland and Hamilton Highways and design structures and landscaping to maintain the rural character.
Support agricultural land use in areas excluded from development for business purposes (shown as ‘Buffer distance - 1000m’ in the South-East Framework Plan).

Policy guideline
Consider as relevant:
- Treatment of the interfaces between business development and existing residential uses to minimise adverse visual impacts.

Expiry
This policy will expire three years from the date of gazettal of Amendment C90gpla.
South East Area Framework Plan