

**21.03**31/03/2016  
C32**21.03-1**31/03/2016  
C32**SETTLEMENT AND HOUSING****Settlements**

From the current population of about 11,321 (2012 estimate), Victoria in Future (VIF) forecasts that the population of the municipality will grow to about 13,925 persons in 2031. The number of dwellings is forecast to grow at a rate of 30-53 dwellings per annum (Ararat Sustainable Growth Future, 2014). This growth in dwelling numbers will be due to a combination of population increases and changing household structures, including a reduction in the average size of households from 2.44 persons per dwelling in 2011 to 2.28 persons per dwelling in 2031 (VIF 2012).

The substantial majority of dwellings in the municipality are separate houses (93%) with only 4% being flat, unit or apartment type dwellings (ABS 2011). With a reduction in household size and an ageing population, there is likely to be an increased demand for a diverse range of dwellings including small houses such as one and two bedroom units. It is envisaged that the majority of new dwellings (70%) will be located in the town of Ararat. It is also expected that Moyston and Pomonal will experience significant growth.

Ararat Sustainable Growth Future (2014) examines urban residential and rural residential development throughout the municipality. It sets a framework for growth and identifies a settlement hierarchy (Table 1) for the municipality. Framework plans for Ararat, Lake Bolac, Willaura, Pomonal, Moyston, Elmhurst and Buangor identify township boundaries, land use precincts and locations for immediate and long-term rezoning or investigation.

The municipality retains a distinctive pattern of urban development based on separate townships and settlements that have developed as a result of historical, locational and environmental factors. There is the need to maintain a network of viable towns and settlements, contain development within these areas, and to limit the impact of surrounding agricultural activities on these settlements. It is also necessary to ensure that growth and development is only supported where environmental, water quality and effluent treatment management can be demonstrated.

Ararat will continue to accommodate most of the new residential development as people prefer to enjoy convenient access to schools, health services, high quality shopping and employment opportunities available in the town. There are opportunities in Ararat to provide higher density housing on infill sites, high quality residential estates and rural living development at the edges of the town.

The municipality also contains a number of parks and natural assets including the Pyrenees Range, Ararat Hills and the Grampians National Park which present a high bushfire risk. Settlements are located on the fringes of these areas which directly interface with bushfire hazards and there is need to ensure development is carefully managed in these locations.

**Settlement Hierarchy**

The following settlement hierarchy has been prepared to reflect the strategic growth priorities to be applied at a municipal level to the towns and settlements Ararat Rural City.

The hierarchy has been informed by the *Central Highlands Regional Growth Plan (2014)*, which designates Ararat as a 'Regional Centre' and Willaura and Lake Bolac as important 'Small Towns'. These two small towns are important from a regional perspective because of their service role to surrounding townships and agricultural areas and the availability of reticulated sewerage.

**Table 1: Settlement Hierarchy**

Township role	Typical Utilities & Services	Settlement
<b>Municipal centres</b> Municipal Centres are the dominant residential, commercial and retail nodes within municipalities. They support large and diverse populations, housed in a variety of dwelling types including specialist forms.	<b>Utilities</b> Reticulated Water, Sewerage, Electricity, Gas  <b>Services</b>	Ararat

## ARARAT PLANNING SCHEME

Township role	Typical Utilities & Services	Settlement
They provide access to all levels of education as well as a range of health, recreational and cultural opportunities. Municipal Centres are connected to all essential utility services and are serviced by public transport, possessing strong relationships with surrounding settlements of all types.	Post Office, Ambulance, Police Station, CFA, Medical facilities, Local government offices, Accommodation, Primary / secondary / tertiary education	
<p><b>Small towns</b></p> <p>Small Towns provide access to a limited range of essential education and health services for a rural hinterland and contain a small retail centre. They may be connected to both reticulated water and sewer services and usually have strong relationships with larger settlements nearby.</p>	<p><b>Utilities</b></p> <p>Reticulated Water, Sewerage, Electricity</p> <p><b>Services</b></p> <p>Post Office, General Store, CFA, Police Station, Primary School</p>	<p>Lake Bolac</p> <p>Willaura</p>
<p><b>Rural villages</b></p> <p>Rural Villages support small populations and provide a focal point for the surrounding rural community. Access to services such as education and retail are available and connections to reticulated water vary.</p>	<p><b>Utilities</b></p> <p>Electricity, Reticulated Water (in some cases)</p> <p><b>Services</b></p> <p>General Store, CFA, Primary School, Accommodation, Recreation facilities</p>	<p>Buangor</p> <p>Elmhurst</p> <p>Moyston</p> <p>Pomonal</p>
<p><b>Rural locality</b></p> <p>A Rural Locality comprises a cluster of housing located on smaller than average rural sized allotments within non-urban zones. Reticulated water and / or sewer are generally not available. Limited services are located within the settlement itself ; these may be limited to a small general store or licenced premises.</p>	<p><b>Utilities</b></p> <p>Electricity</p> <p><b>Services</b></p> <p>General Store, CFA facilities</p>	<p>Maroona</p> <p>Mininera</p> <p>Streatham</p> <p>Tatyoan</p> <p>Westmere</p> <p>Wickliffe</p>

### Objective 1

- To retain and promote the individual character and role of each of the settlements in the municipality while supporting sustainable growth and incremental change.

### Strategies

- Support residential development in areas serviced by reticulated water and sewerage.
- Encourage towns to develop in accordance with the township framework plans forming part of this clause.
- Discourage any additional residential development in those areas which are outside of the Urban Zones and associated framework plans for each individual town.
- Ensure residential growth around Ararat occurs in areas where it will not impact on agricultural productivity and will support the organic growth of the town.
- Encourage infill development within township boundaries identified in adopted Framework Plans.
- Ensure the character of the townships is maintained and the built and landscape qualities of entrance points are recognised and protected from inappropriate development.
- Encourage greater diversity in the range of housing opportunities provided, including additional small lot and multi-unit housing.
- Support the development of diverse housing types (including 1-2 bedroom dwellings) in close proximity to retail, community infrastructure and public transport nodes.
- Encourage the incorporation of universal and environmental sustainable design principles into new residential development.

- Ensure that new residential and rural residential areas have convenient and safe connections to the commercial and community facilities in the town centres.
- Control development in townships having regard to the environmental and physical sensitivities.
- Continue to apply the Township Zone in smaller settlements where land use flexibility is desirable and projected growth is limited.
- Protect existing residential amenity from the intrusion of industrial uses and ensure that future residential areas are not compromised by industrial development.
- Ensure that applications for residential, community or other sensitive land uses demonstrate that the site is not contaminated.
- Assist in establishment of small business opportunities.
- Support commercial opportunities in smaller townships.
- Provide a variety of appropriately zoned land as to ensure all business opportunities can be considered.
- Focus commercial activity around existing commercial centres in all towns.
- Restrict residential development in areas identified for present and future industrial or commercial development (other than for shop top opportunities).

### 21.03-2

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#### Rural Living

Considerable areas of land have been identified throughout the municipality for rural living (rural residential) purposes. These areas include the fringe areas around Ararat, and at Moyston and Pomonal. While the desire for rural living opportunities is likely to continue, extensive areas of land are currently available for such purposes. Council recognises that the amount of land devoted to rural living pursuits needs to be controlled. Land used for rural living needs to be carefully managed in light of environmental constraints and agricultural pursuits, particularly to ensure that agricultural land is not fragmented. Rural living opportunities will be provided within the areas identified on the township plans and will be discouraged outside those areas.

#### Objective 1

- To discourage land fragmentation and an oversupply of rural living land.

#### Strategies

- Plan for rural residential and low density residential development in an integrated manner through settlement planning that takes into account land capability, natural assets and hazards, locational suitability, existing and likely future land demand/supply and the efficient provision of services and infrastructure.
- Focus rural living opportunities in identified areas around existing towns and serviced areas.
- Limit the rezoning of additional land to Rural Living Zone in the short term, except for the purpose of addressing zone anomalies or township interface issues.
- Encourage rural living development inside of the area shown in the Pomonal Framework Plan with the aim to retain the character and amenity of Pomonal and the surrounding area.
- Discourage further expansion of the Rural Living Zone areas outside of the areas designated in the Moyston Framework Plan.

#### Objective 2

- To ensure that new dwellings on small lots in rural areas are related to an agricultural outcome and do not prejudice rural activities.

**Strategies**

- Rural residential and hobby farm outcomes will be discouraged on land in the Farming Zone.
- Ensure applicants demonstrate that any proposal for a new dwelling in the Farming Zone protects the environmental characteristics of the land.
- Ensure applicants demonstrate that any proposal for a new dwelling in the Farming Zone is required for agricultural purposes and will not prejudice agricultural productivity.
- Provide effective separation distance between land uses with off-site effects and sensitive land uses, particularly dwellings.
- Encourage any dwelling lot in the Farming Zone to be at least 4000m<sup>2</sup> in area.
- Encourage any dwelling lot in the Farming Zone to be a maximum of 2ha in area.

**21.03-3**

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**Bushfire Prone Areas**

**Objective 1**

- To reduce the risk to life, property and community infrastructure from bushfire at a municipal and local scale.
- To support future development which can provide defensible space to improve the township resilience during a bushfire

**Strategies**

- Support future development which can provide defensible space to improve resilience during a bushfire
- Support new residential development in low bushfire risk locations, including established urban areas.
- New development must implement bushfire compliant subdivision design
- Encourage development adjoining the established built up areas to reduce the potential exposure to bushfire
- Manage future development in the areas where the settlement scale defensible space needs to be protected.

**21.03-4**

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**Infrastructure**

**Objective 1**

- To ensure the equitable provision of services in a manner which is responsive to need, and is economically and socially sustainable.

**Strategies**

- Ensure that future development maximises the existing infrastructure and minimises further infrastructure costs.
- Direct residential and non-residential growth to settlements served by reticulated water and sewerage.
- Direct residential and non-residential growth to locations where appropriate transport infrastructure and services are available.
- Ensure that new urban residential areas have access to contemporary infrastructure services including reticulated utility services, constructed roads and convenient local recreation spaces.
- Ensure that new development in settlements with reticulated infrastructure constraints does not result in the overburden of existing services or associated adverse environmental impacts.

- Ensure the design and development of new infrastructure is consistent with councils standards and the requirements of the Infrastructure Design Manual.
- Ensure that new residential development occurs in an orderly and integrated manner and discourage developments that are not contiguous to existing settlements.
- Require new rural residential and low density residential developments to connect to reticulated sewerage systems.
- Continue to pursue further renewable energy and related industry opportunities.
- Encourage the sustainable and safe use of recycled water.
- Promote walkability and encourage active lifestyles through continuous streetscape improvements and expansion of the pedestrian and cycle path network.
- Consider the transportation needs of an ageing population including recognition of the need for innovative and cost-efficient responses where demand is relatively low.

### 21.03-5

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#### **Implementation – Settlement and Housing**

- Apply the Residential, Industrial, Commercial, and Township Zones as appropriate.
- Apply the Farming Zone to land surrounding the urban and township zones to contain development and to protect agricultural land.
- Apply the Farming Zone and the Restructure Overlay to Maroona and Mininera and other Crown townships which are subdivided but not actually developed.
- Apply the standards and design as outlined in the Infrastructure Design Manual to all new development as appropriate.

### 21.03-6

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#### **Further Strategic Work – Settlement and Housing**

- Prepare a ‘Rural Strategy’ inclusive of an audit of rural land, and a land capability and productivity analysis including the identification of land to be earmarked for farming as a business, environmental protection, mixed use, rural living or restructure/consolidation.
- Prepare a ‘Rural Living Strategy’ identifying growth areas taking into account land supply, demand, tourism, visual amenity environmental factors and infrastructure.
- Investigate (with VicRoads) options for the future by pass of Ararat township as part of the Ballarat to Stawell duplication.
- Investigate the demands and preferred location of aged care facilities and accommodation.
- Prepare restructure plans for Mininera and Maroona.
- Prepare Domestic Waste Water Management Plan and undertake land capability investigations particularly for the small towns of Moyston and Pomonal.