

4 Rural settlements

4.1 STRATEGIC CONTEXT

Plan Melbourne¹⁴

Plan Melbourne 2014 is the Metropolitan Planning Strategy issued by the Victorian Government. Whilst all the themes are relevant to strategic planning, the State of Cities section is the most relevant to the peri-urban Victoria and Hepburn in particular.

To attract population growth out of Melbourne and into peri-urban and regional Victoria, a pipeline of new rural village-style needs to be developed. The development of such small settlements should not be an imitation of Melbourne's growth areas, but should offer a less-crowded, lower-density housing product, with larger housing lots that will particularly cater for families.

Central Highlands Regional Growth Plan

The Growth Plan includes a Regional Settlement Strategy that provides direction for the preferred locations for growth and the role of settlements within the Central Highlands settlement framework.

The Growth Plan states that *'the ongoing incremental development of small towns and rural settlements should not be precluded'*. Future directions for small towns and rural settlements are summarised as follows:

- Plan for the sustainable growth of small towns by building on local opportunities.
- Consider the role of small towns within a regional context.
- Plan to further strengthen small settlements to be adaptable and resilient to local challenges.
- Encourage small settlements to be planned as part of a cluster of settlements to improve access to key services.

Hepburn Council Plan 2021-2025

The Hepburn Council Plan outlines a need to *'protect and enhance the existing character of our towns and rural settings through community-inclusive strategic planning to strengthen planning controls on growth and development'*. This includes Council developing Town Structure Plans, a study of land development supply, an Agricultural Land Use and Settlement Strategy, and a local Environmentally Sustainable Design (ESD) Planning Policy.

Hepburn Shire Land Use Strategy Review³

The Hepburn Shire Land Use Strategy Review identifies the growth patterns in the Shire and offers recommendations for future planning provisions accordingly. There are no specific implications for rural settlements in this document.

Hepburn Planning Scheme Review²

The review noted that the main towns of the Shire have sewerage, reticulated water and gas infrastructure and the absence of sewerage across the rest of the municipality. The subdivision size within small towns is therefore limited to 4000 sqm to enable the management of a septic system on the site. This contributes to ensuring that smaller townships retain a low density, rural township character. As growth is expected to be focused on Creswick and Clunes, and Daylesford is to consolidate, the potential expansion of sewerage services could enable small towns to intensify which would not be desirable. The review also noted that some of the smaller townships and settlements are a result of poor planning decisions while some are the legacy of early European settlement.

The review therefore recommended preparation of a Rural Settlement Strategy to better understand the risks and challenges posed in small scale settlements in rural areas and potential local policies to guide development consistent with the Shire's inherent rural character.

4.2 POLICY CONTEXT

State and regional planning objectives and strategies relevant to rural settlements and rural land use and development include:

02.04 Strategic Framework Plans (Figure 22).

11.01-S Facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements:

- Ensure regions and their settlements are planned in accordance with their relevant regional growth plan.
- Guide the structure, functioning and character of each settlement taking into account municipal and regional contexts and frameworks.
- Create and reinforce settlement boundaries.
- Deliver networks of high-quality integrated settlements that have a strong identity and sense of place, are prosperous and are sustainable by:

- Balancing strategic objectives to achieve improved land use and development outcomes at a regional, catchment and local level.
- Preserving and protecting features of rural land and natural resources and features to enhance their contribution to settlements and landscapes.
- Encouraging an integrated planning response between settlements in regions and in adjoining regions and states in accordance with the relevant regional growth plan.
- Providing for appropriately located supplies of residential, commercial, and industrial land across a region, sufficient to meet community needs in accordance with the relevant regional growth plan.
- Minimising exposure to natural hazards, including increased risks due to climate change.

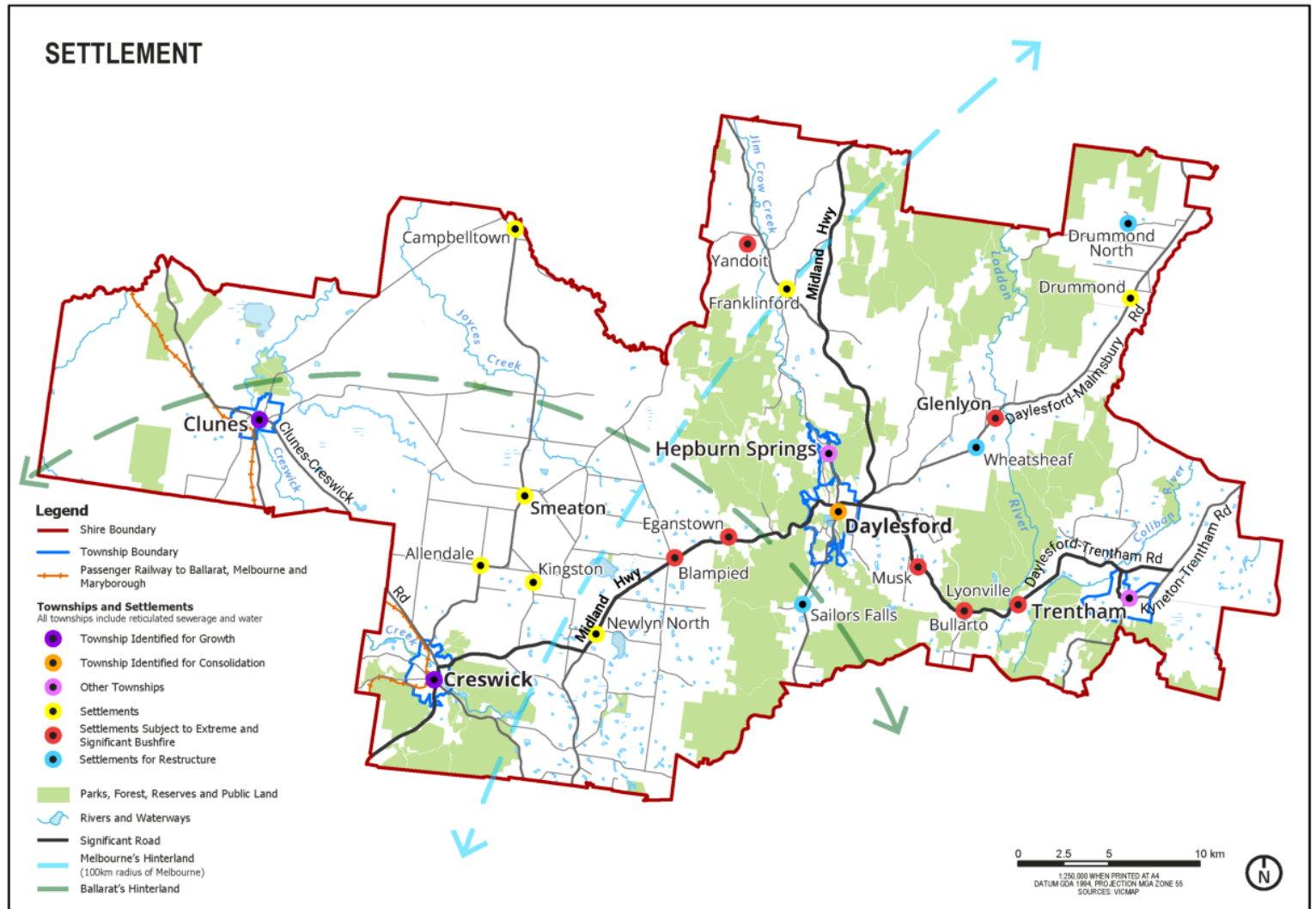


Figure 22: Strategic Framework Plan: Settlement

11.01-1R Settlement - Central Highlands

- Provide local and sub-regional services at Clunes, Creswick, and Daylesford to support ongoing growth, particularly closer to Melbourne and Ballarat where towns will provide a key opportunity to target growth pressure.
- Direct growth to well serviced settlements with good access to Melbourne or Ballarat, particularly Creswick and Clunes
- Limit outward growth of Daylesford to minimise environmental impacts and exposure to natural hazards.
- Maintain a clear settlement break between Metropolitan Melbourne and the Central Highlands.
- **11.01-1L Township and settlements** - Achieve a sustainable urban form for townships by containing future development within the township boundaries shown on the township structure plans by:
 - Provide for urban development and economic growth in the townships of Clunes, Creswick, Daylesford, Hepburn Springs and Trentham based on township boundaries and structure plans.
 - Promote Creswick and Clunes as the focus for the municipality’s population growth. Locate new dwellings and residential subdivisions within township boundaries.
 - Provide for urban infill and consolidation opportunities in townships that utilise existing infrastructure.
 - Discourage development in settlements unless the risk from environmental hazards can be mitigated to an acceptable level.
- **11.03-3S Peri-urban areas** - Manage growth in peri-urban areas to protect and enhance their identified valued attributes by:
 - Identify and protect areas that are strategically important for the environment, biodiversity, landscape, open space, water, agriculture, energy, recreation, tourism, environment, cultural heritage, infrastructure, extractive and other natural resources.
 - Provide for development in established settlements that have capacity for growth having regard to complex ecosystems, landscapes, agricultural and recreational activities including in Warragul-Drouin, Bacchus Marsh, Torquay-Jan Juc, Gisborne, Kyneton, Wonthaggi, Kilmore, Broadford, Seymour and Ballan and other towns identified by Regional Growth Plans as having potential for growth.

- Establish growth boundaries for peri-urban towns to avoid urban sprawl and protect agricultural land and environmental assets.
- Prevent dispersed settlement and provide for non-urban breaks between urban area.

4.3 OVERVIEW

The Strategic Framework Plan identifies 15 settlements in the Hepburn Shire. A review of the zones and an analysis of the number of dwellings and average lot sizes within a 400m, 800m and 1200m catchment of each settlement centre was undertaken to understand the potential for infill development. Settlements with residential zoning, include Glenlyon, Lyonville, Muskvale and Newlyn North and have higher number of dwellings compared to other settlements which exist more as clusters of houses in the FZ (Table 10).

Bullarto and Drummond have the highest average lot sizes in residential zones within their 1200 m catchment (Table 11). All lots in Blampied have at least one dwelling, therefore there are no vacant lots within this settlement. By contrast, Bullarto has around 40% of residential zoned lots vacant (Table 12).

Further analysis is required to understand the services within each township to assist in the designation of each settlements role and function. Further analysis is required to understand the services within each township to assist in the designation of each settlements role and function.

The existing defined 15 settlements across the Shire include a mix of locations without a clear profiling of their hierarchy. This includes a lack of residential zones, large parcels of residential zones outside of existing settlements, and a lack of strategic direction for their growth.

Despite some vacant lots existing within proximity of settlements, most of the new housing being permitted outside of existing townships are occurring within the farming zone.

There is considerable state policy support for better profiling settlements and their role in supporting regional growth objectives. Establishing clear directions for settlements will enable Hepburn Shire to balance the considerations of agriculture, biodiversity, infrastructure, and housing choice.

Figure 23 to Figure 37 shows the zone, lots, dwellings within the 1,200m catchment of each township and locality.

4.4 KEY FINDINGS

Settlements play a key role within a state, regional, and shire planning context. There is broad support for their role in providing housing as an integrated network.

Issues

The current profile of settlements includes a mixture of non-residential zones and a lack of clear direction on expectations around infrastructure, growth and character.

Large tracks of residential zones exist outside of townships and a 1,200m walking catchment of identified settlements.

Opportunities

Through further strategic planning, settlements can be better profiled and aligned with future visions for growth and preservation.

Potential strategy response

Establish a settlement hierarchy and provide recommendations for future zones or schedules within these settlements.

Table 10: Number of dwellings in townships and localities²⁵

Settlement	Main zones	400m	800m	1200m	Total
Allendale	TZ, LDRZ	21	30	8	59
Blampied	RLZ			7	7
Bullarto	TZ, RLZ	14	10	12	36
Drummond	RLZ			8	8
Glenlyon	TZ, RLZ	37	55	27	119
Kingston	TZ	24	16	12	52
Lyonville	TZ, RLZ	30	28	35	93
Muskvale	RLZ	21	45	32	98
Newlyn North	TZ, LDRZ, RLZ	65	17		98
Smeaton	TZ, LDRZ	41	17	17	75
Wheatsheaf	RLZ	10	6	20	36
Locality					
Drummond North	FZ	1	6	12	19
Eganstown	FZ	16	15	34	65
Franklinford	FZ	16	8	15	39
Yandoit	FZ	8	5	23	36

Table 11: Average lot size (sqm) in each township (residential zones only) and locality (FZ only) catchment²⁵

Settlement	400m	800m	1200m
Allendale	7,657	13,772	18,909
Blampied			31,021
Bullarto	9,705	8,881	103,103
Drummond	0	56,004	62,714
Glenlyon	3,675	5,104	27,878
Kingston	5,281	6,430	7,282
Lyonville	3,326	13,418	27,727
Muskvale	16,744	16,893	36,993
Newlyn North	5,414	6,377	
Smeaton	5,313	8,673	5,318
Wheatsheaf	14,787	19,052	24,849
Locality			
Drummond North	77,398	270,140	683,762
Eganstown	7,851	38,410	301,225
Franklinford	11,542	52,857	714,804
Yandoit	138,806	108,189	164,734

²⁵ Hepburn cadastre, analysed by SGS

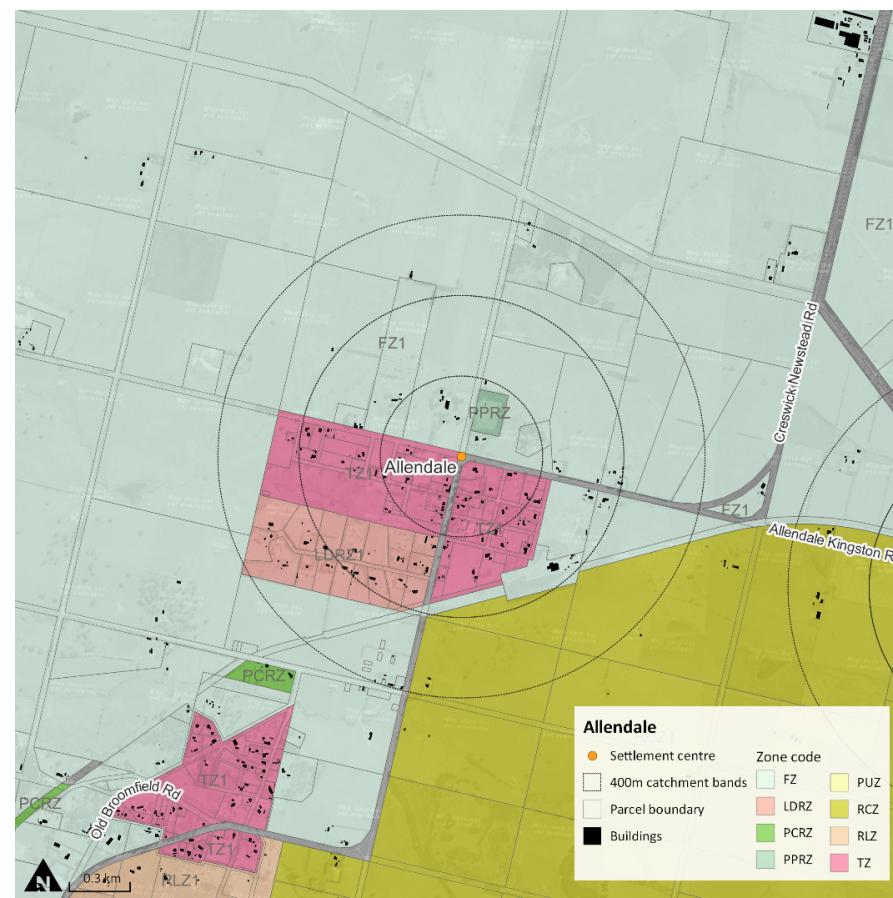
Table 12: Vacant lots within the 1,200m township (residential zones only) and locality (FZ only) catchment²⁵

Settlement	Vacant lots	Total Lots	% Vacant lots
Allendale	15	74	20.3%
Blampied	0	7	0.0%
Bullarto	25	61	41.0%
Drummond	3	11	27.3%
Glenlyon	76	195	39.0%
Kingston	10	62	16.1%
Lyonville	42	134	31.3%
Muskvale	11	108	10.2%
Newlyn North	21	100	21.0%
Smeaton	34	106	32.1%
Wheatsheaf	1	37	2.7%
Locality			
Drummond North	4	23	17.4%
Eganstown	19	84	22.6%
Franklinford	23	62	37.1%
Yandoit	16	52	30.8%

Table 13: Number of lots with dwellings by planning zone within the 1,200m settlement catchment²⁵

Settlement	FZ	LDRZ	RCZ	RLZ	TZ
Allendale	33	17	4		57
Blampied	30			7	
Bullarto	8			12	49
Drummond	13			11	
Drummond North	21				
Eganstown	79				
Franklinford	54				
Glenlyon	39		1	22	173
Kingston	17		25		62
Lyonville	7			54	80
Muskvale	6	11		97	
Newlyn North	31	24		8	68
Smeaton	18	27			79
Wheatsheaf	20			37	
Yandoit	42				

Figure 23: Planning zones in Allendale



Rural Zones

- FZ - Farming Zone
- RCZ – Rural Conservation Zone
- RLZ - Rural Living Zone

Residential Zones

- LDRZ – Low Density Residential Zone
- TZ – Township Zone

Public Land and Public Uses

- PCRZ – Public Conservation and Resource Zone
- PPRZ – Public Park and Recreation Zone
- PUZ – Public Use Zone

Figure 26: Planning zones in Drummond

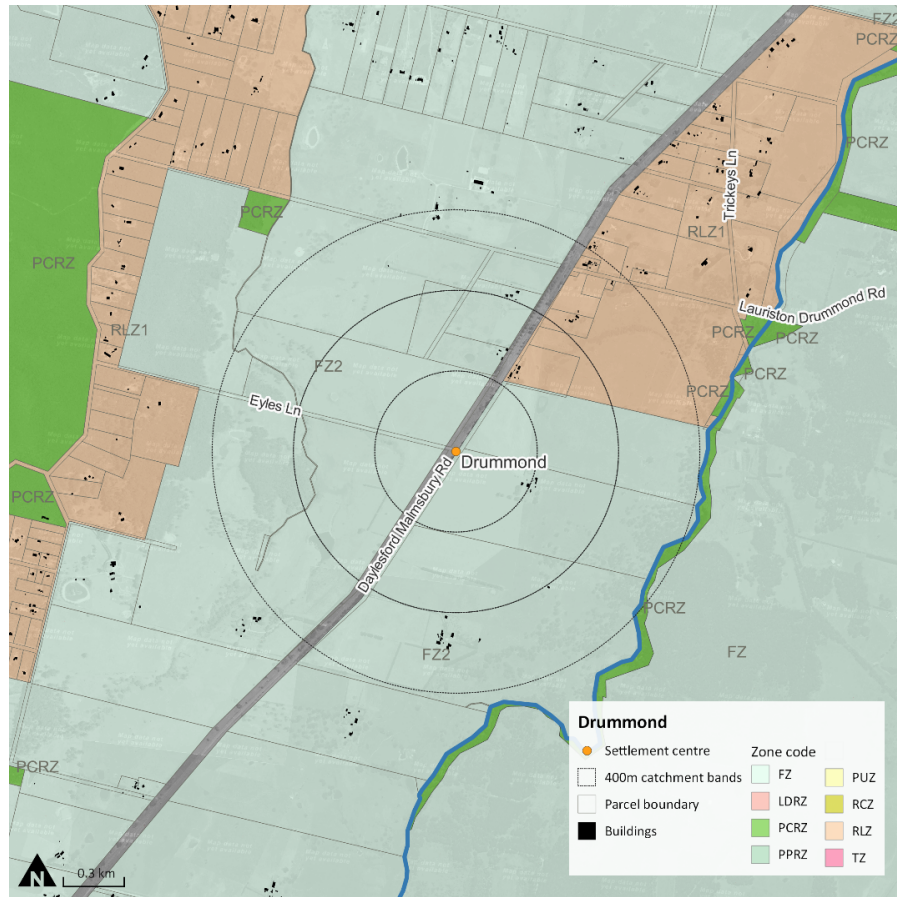


Figure 27: Planning zones in Drummond North



Figure 28: Planning zones in Eganstown

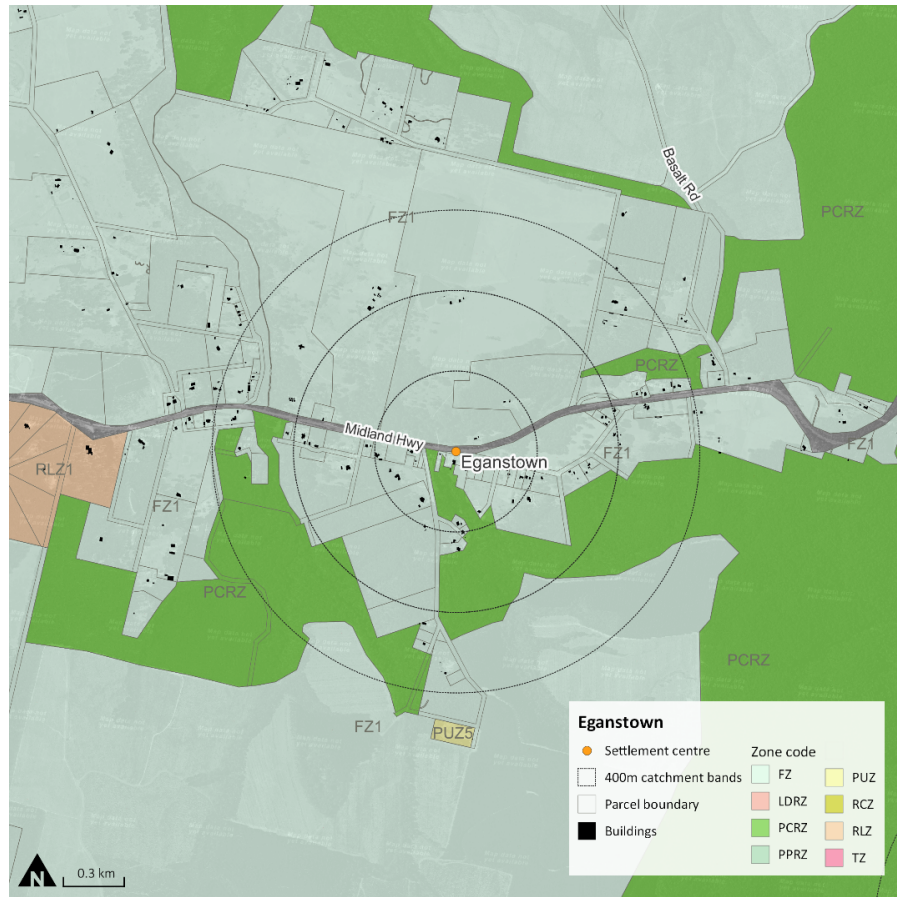


Figure 29: Planning zones in Franklinford

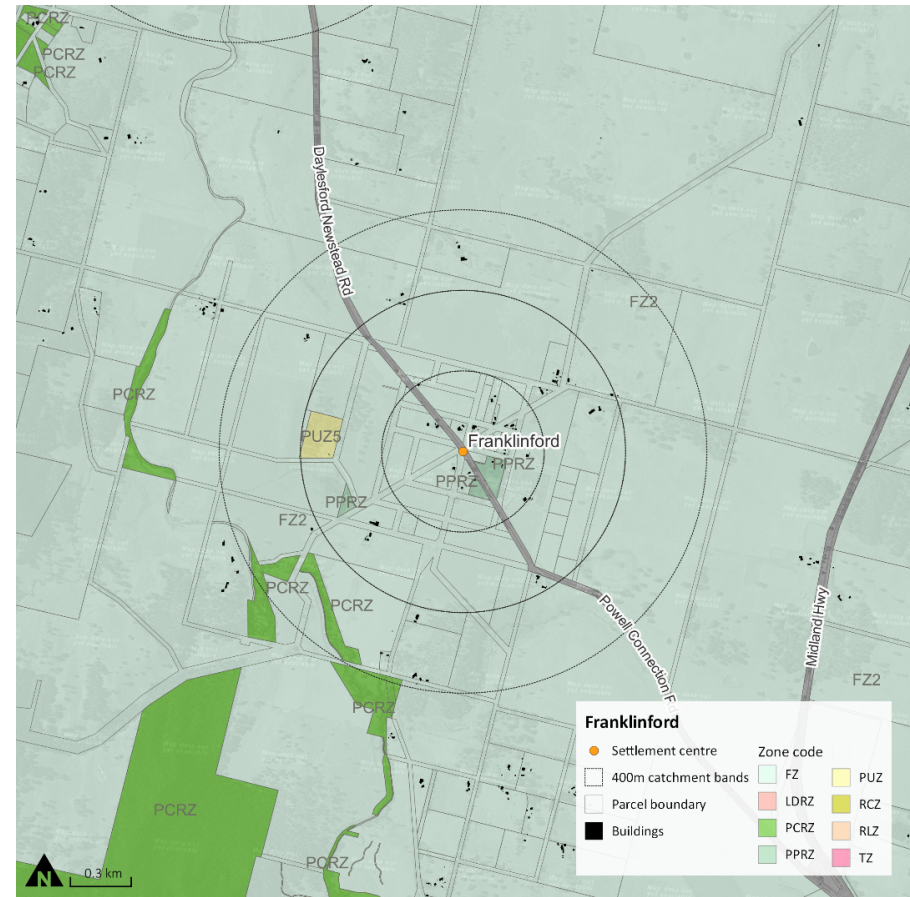


Figure 30: Planning zones in Glenlyon

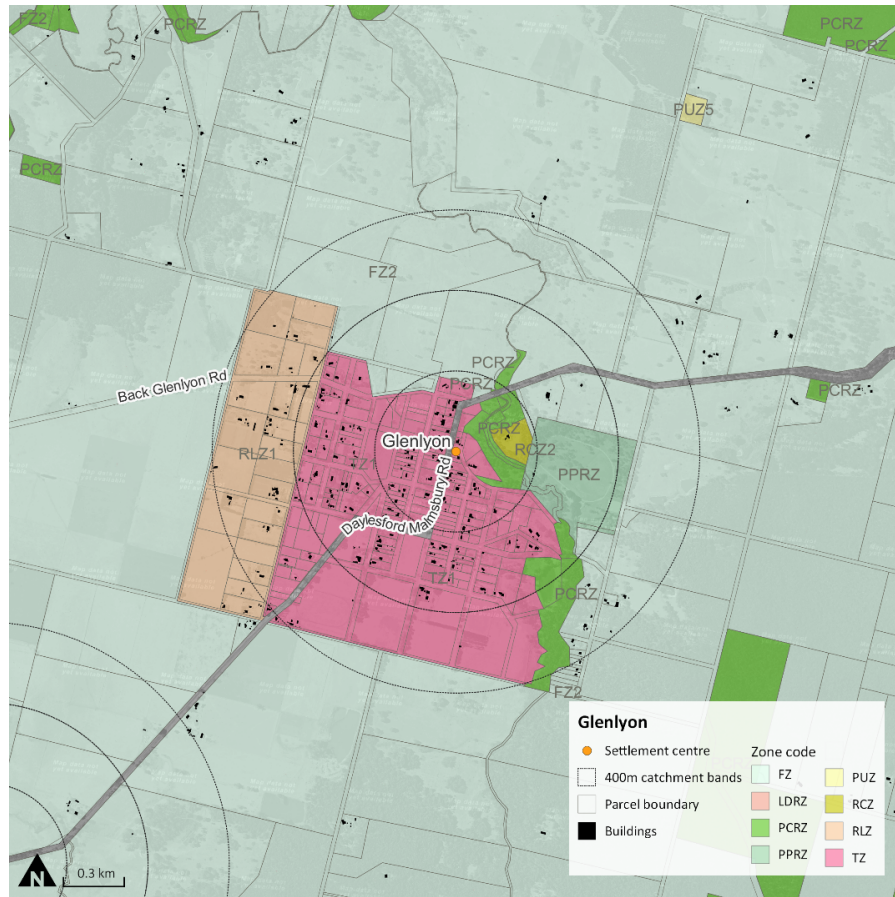


Figure 31: Planning zones in Kingston

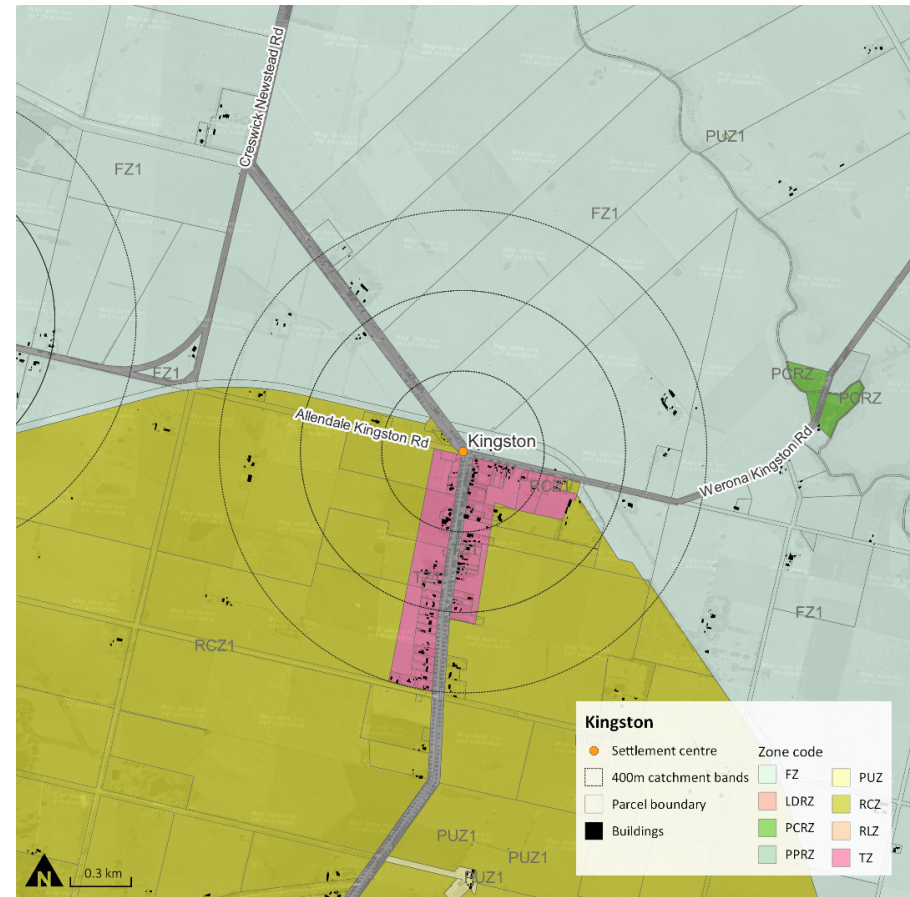


Figure 32: Planning zones in Lyonville

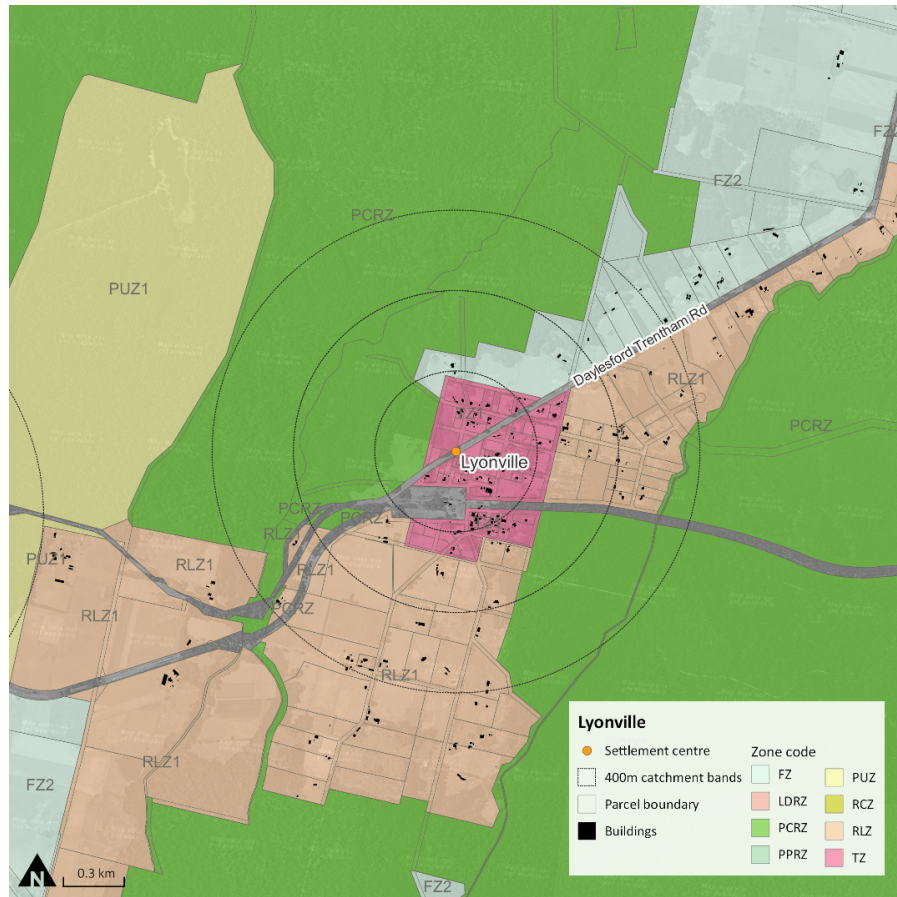


Figure 33: Planning zones in Muskvale

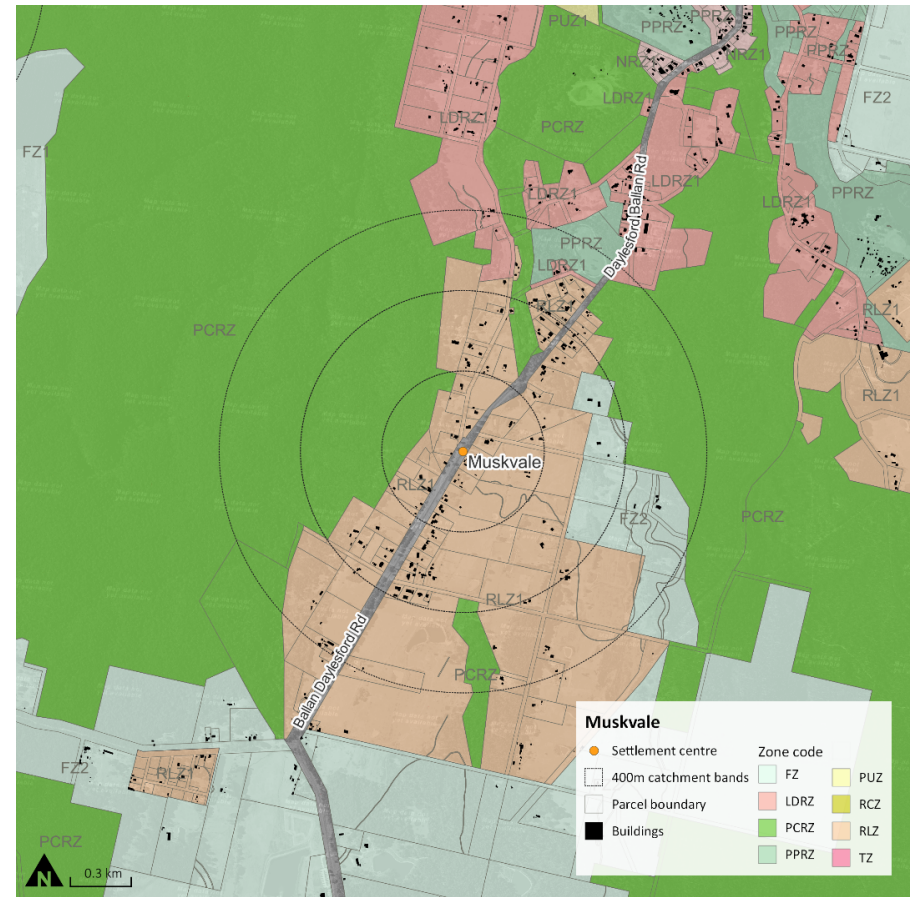


Figure 34: Planning zones in Newlyn North

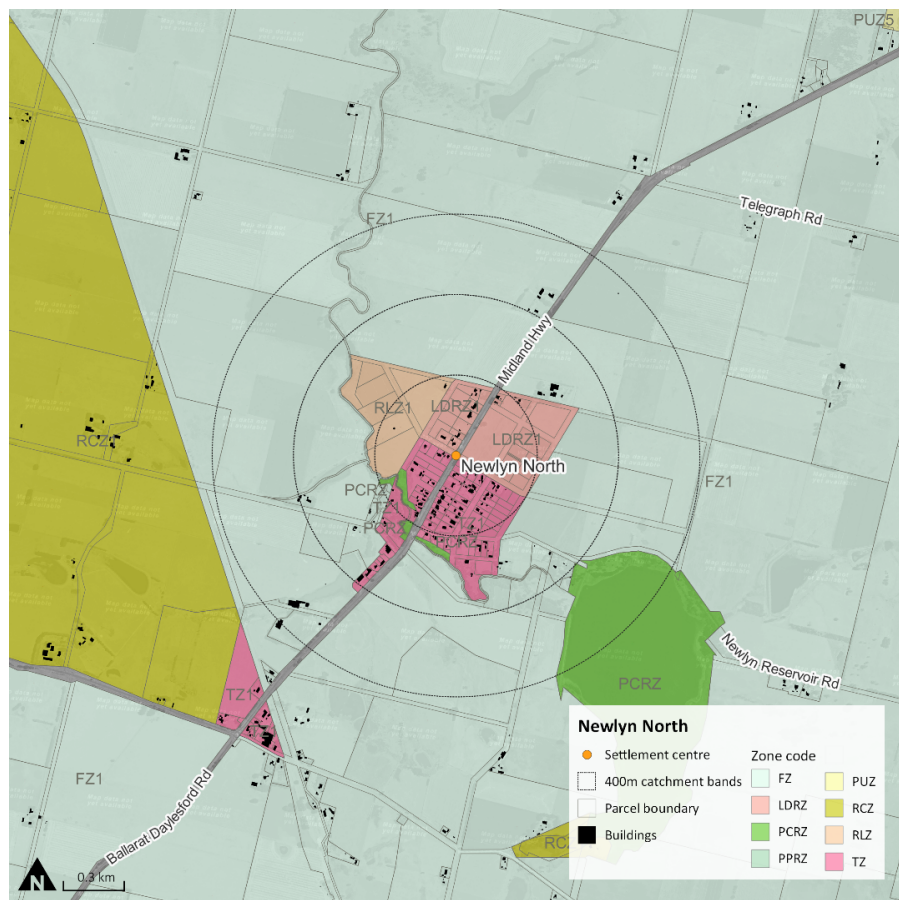


Figure 35: Planning zones in Smeaton



Figure 36: Planning zones in Wheatsheaf

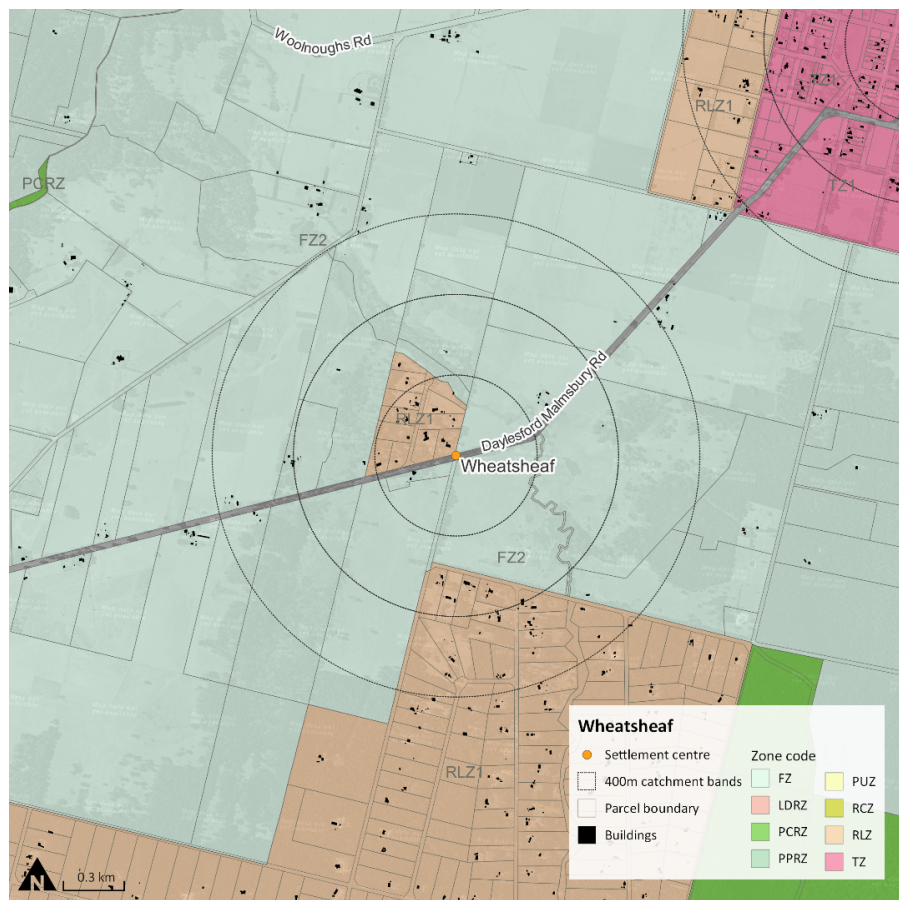


Figure 37: Planning zones in Yandoit

