

SOUTHERN GRAMPIANS SHIRE

Small Towns Strategy

WHAT IS THE SMALL TOWNS STRATEGY?

Over the last two decades Council has conducted extensive strategic planning work to guide the future growth and character of the region responding to the variety in size, infrastructure provision, history and community needs of each of the local towns surrounding Hamilton.

Accordingly, the specific strategic direction for each town, outlining a vision, existing assets, challenges, and a future plan for service and infrastructure delivery needs to be reviewed and updated.

The limitations in funding and resources available to Council means that creative approaches to service and infrastructure delivery are required.

Strategic thinking is necessary to determine how to best balance investment across the towns with projected growth and those experiencing population decline, while ensuring communities have fair access to the facilities and services necessary for liveability.

To do this, it is important to understand how each community uses the facilities in their town, what they need and value, and how/where they access services not available locally.

The vision for each town outlined in this Small Towns Strategy will enable each of our towns to complement and support one another to provide the services, infrastructure and opportunities necessary to ensure the wellbeing of the Shire's residents for years to come.

NEXT STEPS?

The project team is now pleased to exhibit this draft Small Towns Strategy to the community for a final engagement period.

Feedback on the document and on township priorities can be sent through to planning@sthgrampains.vic.gov.au.

All feedback received will be considered by Council prior to adoption of the Strategy early next year.



Key items in Strategy (more detail pages 66-76).

CONSIDERATIONS

Community Infrastructure and Services

- None

Lifestyle and character

- There is a shortage of aged care housing and housing suitable for young families.
- Cavendish Camping Ground needs upgrading.
- There is a distinct heritage character to Cavendish.
- Historic stores need improved maintenance.

Access, Connection and Transport

- Recent discussions with potential sand mining companies in the Wimmera/Horsham area foreshadow using the local road network and driving through Cavendish (WIM Resources). A stronger rail network on the Maroona to Portland line would remove need for road freight.
- Impact on Cavendish is unclear noting 24 hr/day operation and B double trucks.
- Settlers Walk lacks wayfinding signage.

Infrastructure (servicing)

- There are no reticulated sewerage services in Cavendish.

Natural Values and Open Space

There are a number of factors inhibiting potential future residential growth within the town boundary:

- Part of the southern portion of the town is covered by a bushfire overlay.
- A north-eastern portion of the township is intersected by a temporary freshwater lake.
- Native vegetation requiring a permit for removal is interspersed throughout the majority of the town.
- The River Red Gums around Cavendish require a re-mapped VMO.

OPPORTUNITIES

The following list of opportunities was developed to reflect previous strategic work and community engagement results.

Community Infrastructure and Services

- Develop of a unique annual community event as well as support a Community Leadership group to coordinate planning and activities.
- Support and strengthen Kinder and Primary Education

Lifestyle and character

- Improve opportunities for tourism.
- Deliver upgrades to Cavendish Camping ground.
- Deliver improvements to wayfinding signage on the Settlers Walk
- Elevate heritage character of township.
- Maintain the heritage buildings in the town.
- Deliver interpretation signage throughout the town to acknowledge Traditional Owners and better incorporate Aboriginal history.

Access, Connection and Transport

- Improve and extend footpaths in the town centre and walking tracks.
- Increase transport options including a Community Bus
- Advocate for a bus service to Hamilton

Infrastructure (servicing)

- Consider implementing findings of the Domestic Wastewater Management Plan for future land use to address lack of reticulated wastewater.

Natural Values and Open Space

- Better manage bushfire risk by delivering community water tanks or overhead fill supply in areas with non-reticulated water supply
- Remap VMO application on River Red Gums.

Key Aspects to be Updated in Strategic Planning Documentation

- Cavendish has a background report only. Provide gaps analysis of existing strategic planning work (structure plans or other key docs) developed across all small towns, identifying any changes/refinements required. This would also examine UDFs and have regard to the issues identified in existing community plans. Review recently collected feedback on Council Plan 2021–2025 as to local priorities.
- Cavendish is sufficiently close to Hamilton to support rural living, possibly low-density residential use.
- Examination of appropriate zoning for public utilities and education facilities; appropriate zoning for conservation and public open space assets; appropriate zoning of small, fragmented lots on Farming Zone land adjoining Natimuk–Hamilton Road, Cemetery Road and Dunkeld– Cavendish Road; examination of planning policy to encourage the intensification of Farming Zone land along Cavendish East Boundary Road which adjoins strategic water assets.
- Land on the eastern side of the township in close proximity to Wannon Waters untreated/ unpressurised water assets should be considered for future agricultural intensification due to its proximity to key water assets and high capability agricultural land. The potential economic role of these lands should be recognised through any future land use framework.
- A number of conservation reserves have been included in the Public Park and Recreation Zone. Consideration should be given to rezoning these public reserves to accurately reflect their status as conservation areas, as distinct from parks and recreational uses.