

Highway Frontage

Subdivision and site design to acknowledge access and landscape requirements of Highway

Access

Provide for pedestrian access between North Boundary Road and King Street

Drainage

Address drainage impacts on residential streets and properties. Apply best practice to ongoing management of drainage

Waste Management

Apply best practice to ongoing management of drainage and waste management systems

Drainage

Provide open space area as environmental feature and drainage management area in association with future resubdivision

Services

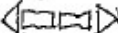
Areas 1a, 1b and 1c to be progressively provided with reticulated water and sewer. Pumping stations required for southwest of area 1b and north of Jolly Street

Boundaries

Review boundaries to eliminate anomalies between zone and overlays

Grange Burn

Continue to enhance drainage and environmental value of this corridor. Provide public access to both sides of Grange Burn and connection to town centre. All future subdivision adjacent to contribute to the environmental quality of this important asset

-  Future Road
-  Future Pedestrian Link
-  Drainage Link
-  Existing Vegetation
-  Allotment Boundaries
-  General Location
-  Boundary of Development Plan Area

Area 1b

Pedestrian Links

Provide future mid-block pedestrian links to Grange Burn

Environment

Future subdivision of allotments with significant visual exposure and potential environmental contribution to Grange Burn require site built form and landscape guidelines

Dartmoor Hamilton Road

Improve pedestrian access

Views

Future allotments area to optimise orientation of dwellings to north providing views across Grange Burn. Design of fencing at interface to Grange Burn to be integrated with landscape treatment

Open Space

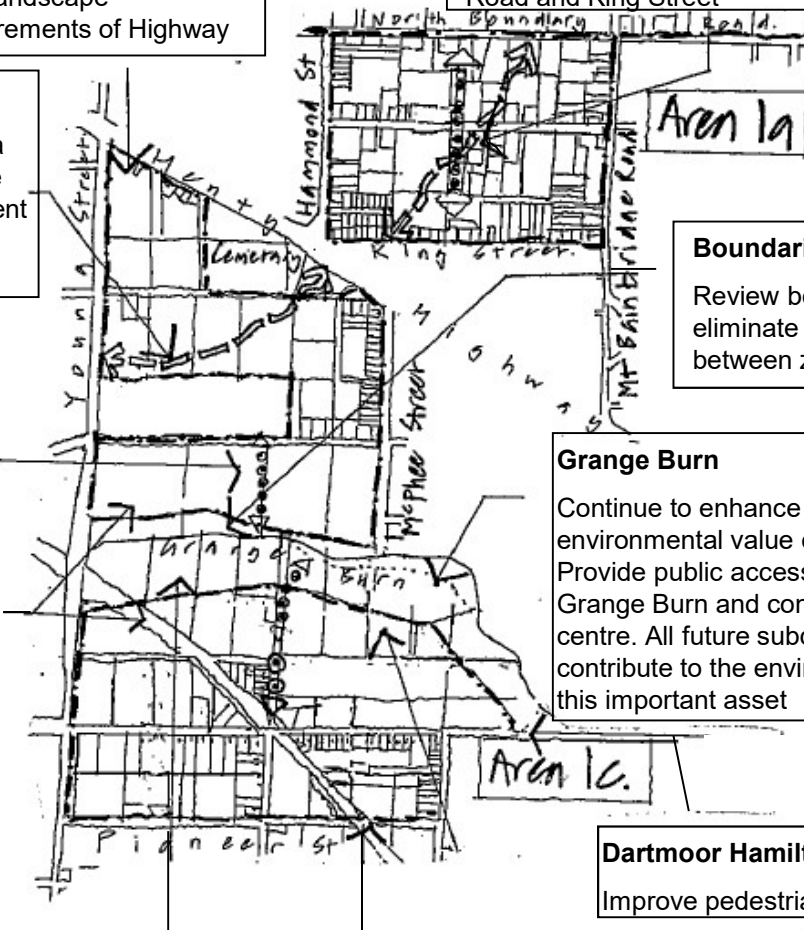
Provide for high quality landscape treatment of Grange Burn

Access

Provide future pedestrian access to Grange Burn

Railway Line


Disused rail corridor to be subject of recently revised Management Plan Strategy



Southern Grampians Shire Council

Outline Development Plan

Areas 1a-1c



Drainage

Address drainage impacts on residential streets and properties and apply best practice management of drainage

Access

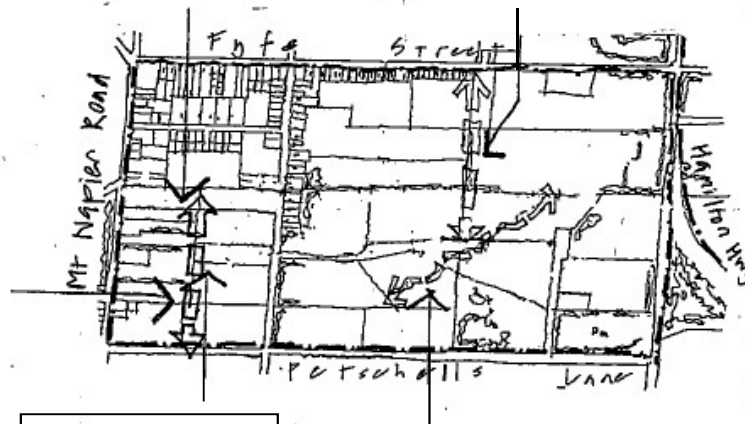
Provide for future north-south vehicle link as mid-block connection. Incorporate pedestrian / cycle facilities

Services

Area 1d to be progressively provided with reticulated water and sewer. New trunk line, pumping station and rising main for sewer required in southwest

Access

North-south link to provide for improved access for pedestrians / cyclists to the south



Waste Management

Provision of reticulated sewerage requires installation of pumping station

Drainage

Important drainage line. Preserve natural creek environment

Vegetation

Siting of dwellings to maximise retention of existing remnant native vegetation and significant trees

- Future Road
- Future Pedestrian Link
- Drainage Link
- Existing Vegetation
- Allotment Boundaries
- General Location
- Boundary of Development Plan Area

Southern Grampians Shire Council

*Outline Development Plan
Area 1d*



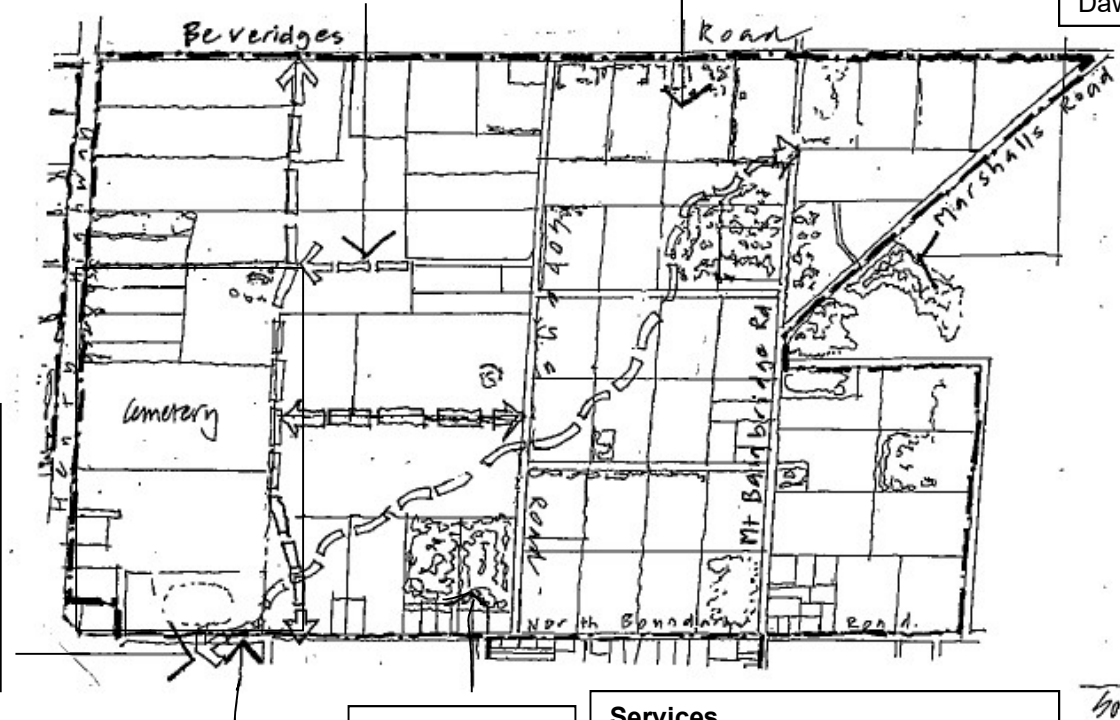
Access
 Provide for pedestrian / vehicle access as part of future subdivision of western half of development plan area

Waste Management
 Where sewerage installation is not anticipated in medium-long term, require best practice in on-site waste management

Fauna Links
 Promote establishment of vegetation corridors to link to Hamilton Parklands and Dawsons Creek

Waste Management
 Progressively extend sewerage capability with service to North Boundary Road and Henty Highway

Drainage
 Address drainage impacts of development plan area and apply best practice to future management



- Future Road
- Future Pedestrian Link
- Drainage Link
- Existing Vegetation
- Allotment Boundaries
- General Location
- Boundary of Development Plan Area

Open Space
 Provide open space links where appropriate along drainage line. Preserve environmental values of drain. Future subdivision to provide adequately sized / located building envelopes

Vegetation
 Protect remnant Red Gums by careful siting of built form and limited use of paved surfaces

Services
 Area 3a to be progressively provided with reticulated water and sewer from the south. Water available to land below 210m contour, and system augmentation for higher elevations. Some downstream sewers may require subsequent upsizing

Southern Grampians Shire Council
 Outline Development Plan
 Area 3a

This plan was adopted by the Southern Grampians Shire Council on 14th March 2007 as The Development Plan for this area

Rural Interface

Scope for subdivision into larger allotments while providing for future resubdivision

Access

Developers to address need for more integrated access road to improve efficiency of vehicle and pedestrian movement

Drainage & Waste

Apply best practice to ongoing management of drainage and waste management systems

Context

Limit scope for residential development with large outbuildings / sheds that dominate landscape. Ensure lot sizes are appropriate within surrounding context

Golf Course

Potential to create / reinforce vegetation links for fauna that connect with residential properties

Services

Area 3b to be progressively provided over medium-long term with reticulated water and sewer. System capability to supply southern area, with system augmentation for the area to the north

Infrastructure

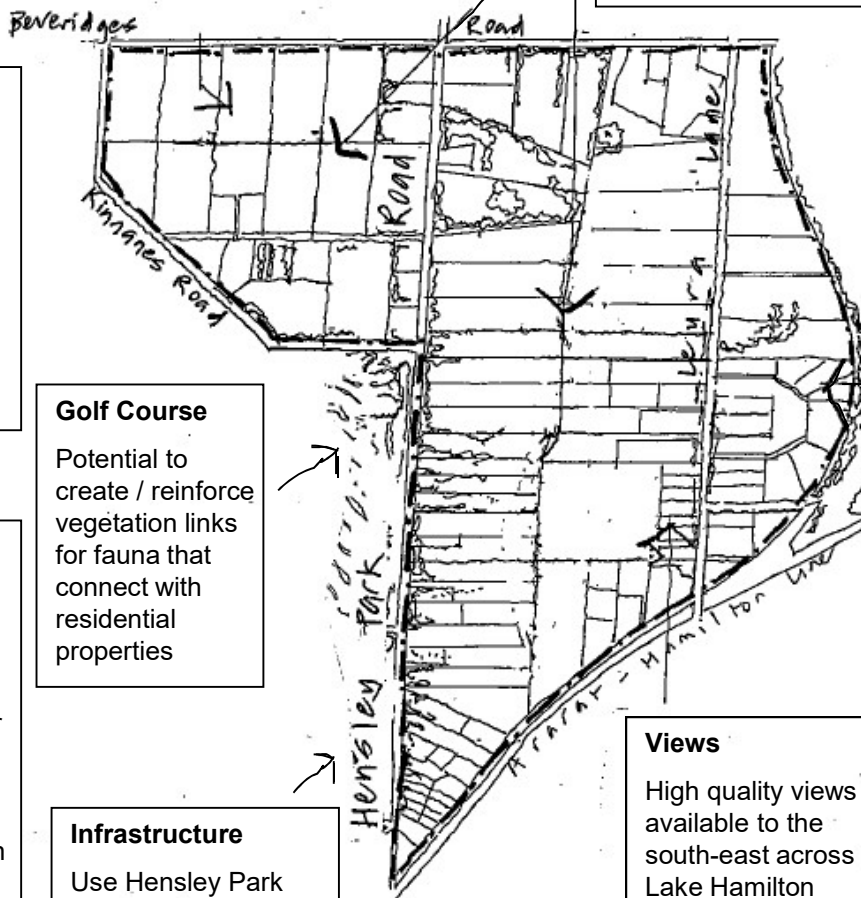
Use Hensley Park Road as primary route for service delivery, and progressively extend available services to the north

Allotment Size

Provide a range of allotment size that promotes high quality landscape and environmental treatments of allotments, open space areas and road reserves

Views

High quality views available to the south-east across Lake Hamilton



-  Future Road
-  Future Pedestrian Link
-  Drainage Link
-  Existing Vegetation
-  Allotment Boundaries
-  General Location
-  Boundary of Development Plan Area

Southern Grampians Shire Council

Outline Development Plan



Area 3b

This plan was adopted by the Southern Grampians Shire Council on 14th March 2007 as The Development Plan for this area

Services
 Area 3c to be progressively provided over the medium-long term with reticulated water and sewer. System augmentation for water supply and sewer for lower land

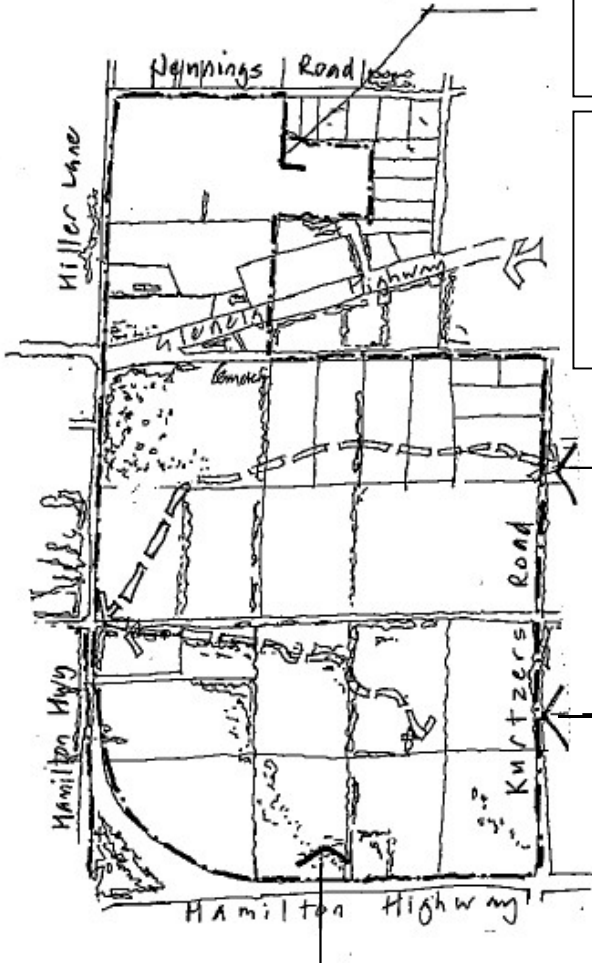
Future Use
 Potential for more intensive low density residential development requiring pedestrian / vehicle access

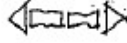


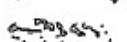
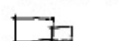

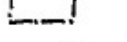
Fauna
 Promote establishment of vegetation corridors to supplement important remnant planting and provide for movement of fauna, particularly bandicoots

Drainage
 Consider potential impacts of future subdivision on operation and quality of drainage lines

Access
 Unsealed road which may require future upgrade

Vegetation
 Project remnant native vegetation and significant trees and overall visual quality of environment along gateway site to Hamilton



-  Future Road
-  Future Pedestrian Link
-  Drainage Link
-  Existing Vegetation
-  Allotment Boundaries
-  General Location
-  Boundary of Development Plan Area

Southern Grampians Shire Council

Outline Development Plan



Area 3c

This plan was adopted by the Southern Grampians Shire Council on 14th March 2007 as The Development Plan for this area

Railway Line

Disused rail corridor to be the subject of recently revised Management Plan Strategy.

Industrial Use

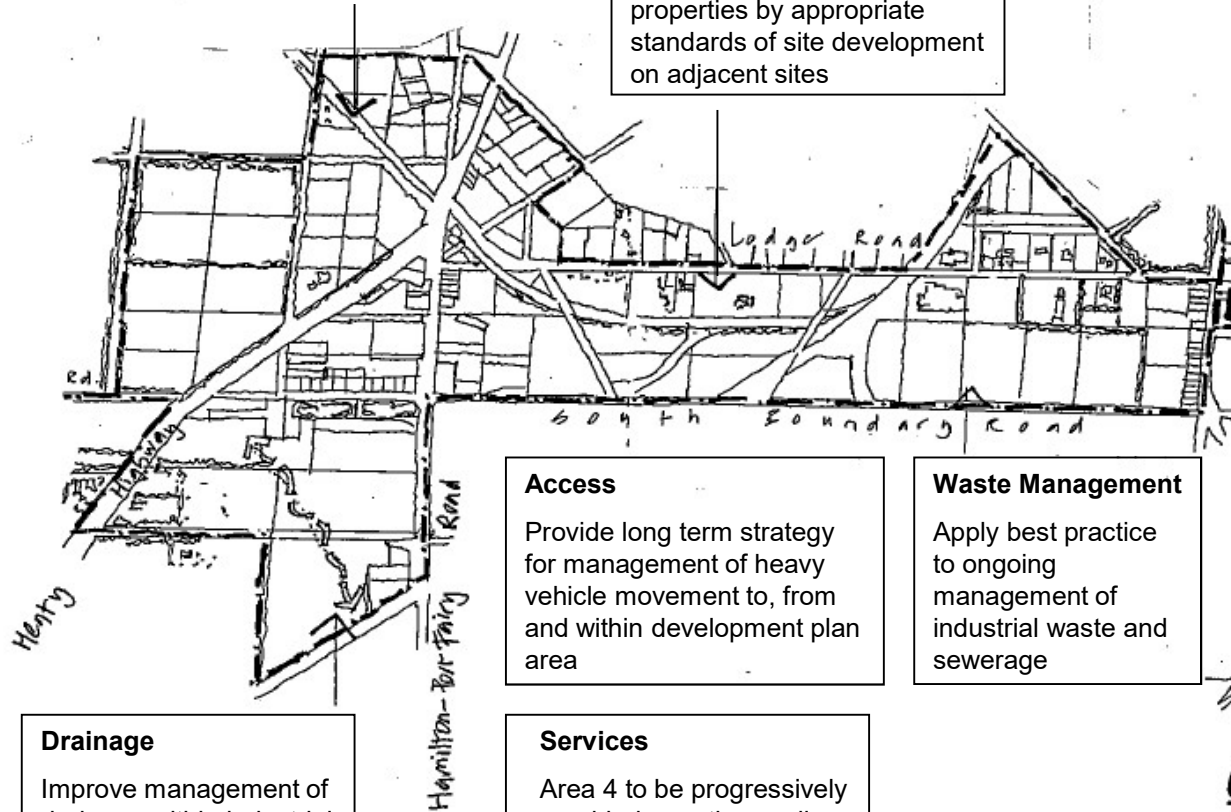
Promote appropriate industrial use which is sensitive to maintaining amenity of existing residential properties by appropriate standards of site development on adjacent sites

Residential Use

Within this industrial zone residential use will continue to be non-conforming

Boundary

Proposed future DPO boundary change to exclude zoned residential land adjoining Mt Napier Road



-  Future Road
-  Future Pedestrian Link
-  Drainage Link
-  Existing Vegetation
-  Allotment Boundaries General Location
-  Boundary of Development Plan Area

Access

Provide long term strategy for management of heavy vehicle movement to, from and within development plan area

Waste Management

Apply best practice to ongoing management of industrial waste and sewerage

Drainage

Improve management of drainage within industrial area to achieve best practice and improve environmental assets

Services

Area 4 to be progressively provided over the medium term with reticulated water and sewer. Possible restrictions to delivery of water to major industries. Augmentation of sewer required

Southern Grampians Shire Council

Outline Development Plan



Area 4

This plan was adopted by the Southern Grampians Shire Council on 14th March 2007 as The Development Plan for this area

Services

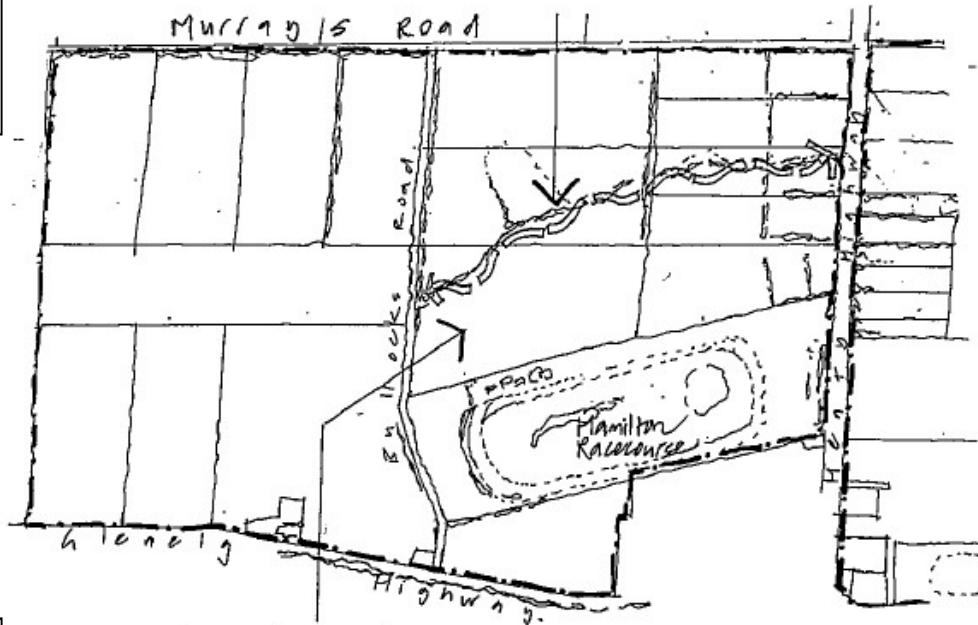
Area 5 to be progressively provided over the longer term with reticulated water and sewer. Some restrictions to delivery of service to the north. General system augmentation required for water and sewerage services

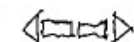

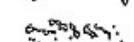
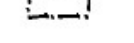
Drainage

Provide for improvement of drainage management and long term enhancement of environmental values of drainage line

Highway Frontages

Maintain the visual quality and character of the Henty / Glenelg Highway approach routes to township



-  Future Road
-  Future Pedestrian Link
-  Drainage Link
-  Existing Vegetation
-  Allotment Boundaries
-  General Location
-  Boundary of Development Plan Area

Utility Services

Provide for staged implementation of utility service requirements from south and east when appropriate

Racecourse

Development Plan area is preferred location for racecourse associated uses and other complementary rural enterprises

Southern Grampians Shire Council

Outline
Development
Plan
Area 5



This plan was adopted by the Southern Grampians Shire Council on 14th March 2007 as The Development Plan for this area

Services

Area 6 to be considered in the future for reticulated water and sewer. System augmentation required

Drainage

Address future site drainage requirements as part of long term site development strategy

Highway Frontage

Improve presentation of Highway approach route and provide visual buffer to future industrial uses

Waste Management

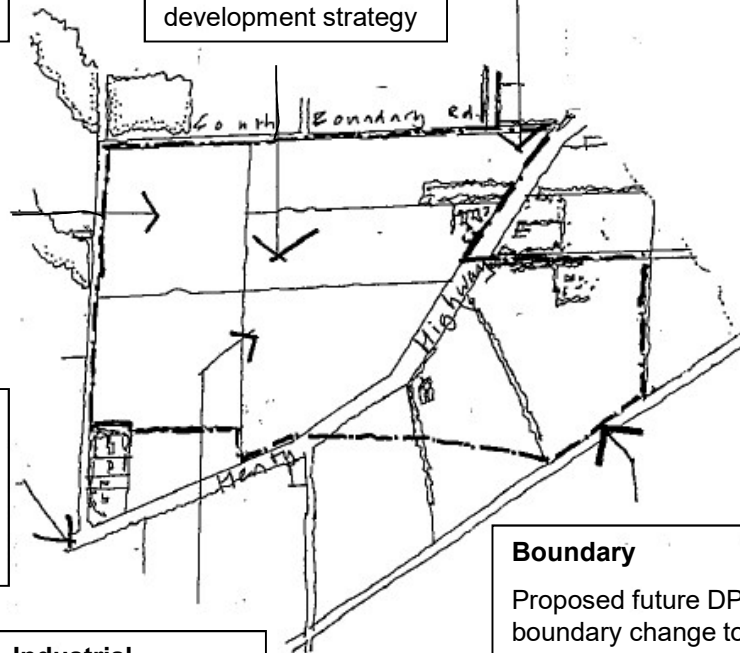
Apply best practice to ongoing management of industrial waste and sewerage

Buffers

Utilise required environmental buffers for a range of industrial uses

Access

Provide for effective access by heavy vehicles to mineral sands processing

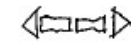


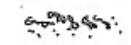
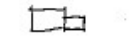
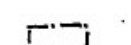
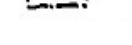


Boundary

Proposed future DPO boundary change to exclude Farming Zone south and east of Henty Highway (correcting amendment)

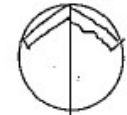
Industrial Development

Provide adequately sized allotments for potentially offensive industrial land development

-  Future Road
-  Future Pedestrian Link
-  Drainage Link
-  Existing Vegetation
-  Allotment Boundaries
-  General Location
-  Boundary of Development

Southern Grampians Shire Council

Outline Development Plan



Area 6