

## 22.12 URBAN GROWTH BOUNDARIES

This Policy applies to the urban rural interface of Baringhup, Campbells Creek, Castlemaine, Chewton, Elphinstone, Guildford, Harcourt, Maldon, Newstead, and Taradale.

### Policy Basis

The Mount Alexander Shire Council is committed to providing a high quality urban environment and encouraging the consolidation of existing township areas by maximising opportunities within these areas. It is important to accommodate urban development within the main townships areas that have or will have reticulated infrastructure, such as water, sewerage and stormwater drainage. Urban development should not prejudice or limit the agricultural use of land around towns.

### Objectives

- To ensure that incompatible urban and rural uses are clearly separated.
- To ensure that all urban areas are provided with reticulated water, sewerage, power, stormwater and all-weather roads.
- To establish a clear process and set of criteria which are to be met to guide the process of the future conversion of rural land, particularly where it is productive agricultural land, to urban uses.

### Policy

It is policy that:

- Provision for population growth within the main township areas should be designed to:
  - Prevent further reduction of water quality within the water catchment;
  - Maximise the use of infrastructure;
  - Lessen conflict in agricultural areas between agriculture and non-agricultural land uses;
  - Ensure greater use of our community services and facilities;
  - Assist in increasing the viability of such facilities;
  - Ensuring the viability of local businesses and shopping areas;
  - Improve service delivery due to increased population of urban centres.
- A clear urban edge for towns should be established to ensure that the area of development is known to all residents.
- Land in agricultural production is to be protected from adjoining uses and development inconsistent with normal farming practices. Zoning will be used to provide a clear urban growth boundary.

### Reference documents

Refer to the Strategic Framework Plans and Township Structure Plans.