1.2.3 Local Strategies for the Rural Locality

1.2.3.1 Overview

The Rural Locality includes the balance of the City and includes the rural townships of Howard, Torbanlea and Aldershot. Growth in the Rural Locality will be low scale in nature predominantly accommodating a mixture of low density residential in the townships and rural activities. Industrial activities, including extractive industrial operations, are located in the Rural Locality where appropriate.

The Planning Scheme includes conservation areas, open space areas and a natural areas overlay which identifies and protects key environmental areas. Protection of significant environmental areas in the Rural Locality (predominantly National Parks), are facilitated through the inclusion of a large portion of the Rural Locality designated as Natural Area on the Planning Scheme overlay maps. Development is not to impact on these areas.

High Density residential development and large scale commercial development is not supported in the Rural Locality.

Sufficient residential zoned land is provided to accommodate further development in the townships to the extent of existing and future infrastructure provision within the planning period (15 years) of this Planning Scheme.

1.2.3.2 Rural Townships

The rural townships of Howard, Torbanlea and Aldershot are included within the Rural Locality.

Development in Howard will be limited to one dwelling unit per lot in existing residential zoned areas. Until the municipal sewerage system is expanded, development is limited to existing residential zoned areas and the minimum allowable lot size of Residential Low Density zoned land without reticulated sewerage is 2000m^2. A domestic sewerage treatment and effluent disposal system is required on all new lots.

Torbanlea is serviced with sewerage and further development in the existing Residential Low Density areas will continue. No further expansion of the township is zoned, and future development outside of the zoned areas will be dependent on extension of municipal sewerage.

These two townships are jointly served with local shopping, light industrial and community facilities at designated nodes – these nodes will continue to function as the commercial centres for the townships. The establishment of small-scale personal services and community facilities will be supported in the residential zones. Highway-related residential development (motels) and possible future industrial areas will be permitted subject to mitigation of impacts. The existing heritage and streetscape character of the townships is to be retained, enhanced and promoted.

Aldershot has no water and no sewerage and development will be limited to one dwelling unit per existing lot in existing residential zoned areas. No expansion areas are provided.

1.2.3.3 Remainder of the Rural Locality

All existing rural residential settlements are included in the Rural Residential Zone. A defined “edge” to these rural residential areas has been established and no further expansion beyond these boundaries is supported. Infill subdivision to a minimum lot

size of 2 hectares will be supported. The prevailing land use amenity in these areas is residential, on large lots, with associated hobby-farm activities.

The remainder of the City is generally included in the Rural Zone. Further subdivision below the minimum lot size of generally 200 hectares is not supported. Important rural resources and industries including extractive resources and good quality agricultural land will be protected. Beyond single dwellings and dual occupancies, no further residential development in the rural areas will be supported. Tourist facilities based on the use or interpretation of significant man-made or natural features as well as ancillary residential accommodation will be supported.