

21.05 OBJECTIVES AND STRATEGIES

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21.05-1 Strategic Land Use Planning

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Council’s key strategic directions for future land use planning and development are set out in the Strategic Land Use Framework Plan. The purpose of the plan is to identify locations and areas where Council is supporting specific land use and development outcomes. The plan also identifies physical and environmental constraints to development and notes particular features or attributes to be protected and managed. Framework Plans have also been prepared for each of the major towns and settlements, these are set out in the Local Policy Section Clause 22.01. These Plans provide more detailed direction on land use planning and development issues specific to each town.

The major strategic themes identified on the Strategic Land Use Framework Plan include:

The major transport corridors, particularly:

- Hume Freeway
- Goulburn Valley Highway
- Melbourne-Sydney rail line

The rivers, creeks and waterways system forming part of the Goulburn River catchment.

The Strathbogrie Ranges identified for its high value agriculture attributes, land resource management issues and foothills that have high visual exposure to the Hume Highway.

The rural areas near Avenel associated with Mangalore Airport and areas generally to the east and north east of Nagambie to be retained at low density settlement to provide extensive buffers for rural industries.

The forested eastern areas of the Shire which have high environmental values and limited suitability for agricultural development.

The northern plains area which is suitable for extensive dryland agriculture.

The Goulburn River and Nagambie Lakes areas which have high tourist and recreational values and able to support higher value more intensive agriculture but have important environmental qualities to protect particularly highly productive land, riverine vegetation and wetlands.

Focusing future residential development in and around the major serviced towns.

21.05-2 Residential and Urban Development

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Context

Strathbogrie Shire’s residential and urban development is based on a series of small towns and settlements which largely serve as rural service centres. The Shire’s larger towns with their existing facilities, services and water and sewerage infrastructure will be the focus for future residential, commercial and industrial development. Provision has been made for industrial expansion in Euroa and Nagambie.

It is important that the central business area of each town is consolidated and not fragmented by stand alone commercial developments which do not relate to the town centres. It is also imperative that Council supports and encourages its townships to grow by assisting commerce/industry groups. These groups should be educated and encouraged in the provision of services to new and emerging agricultural activities, tourism and the needs of the absentee landowner. It will also ensure that a strong link is maintained between Council and its business community.

Some opportunities exist in and around the townships for low density residential development where it does not compromise future urban development needs and supportive infrastructure can be provided. Proposals for further rezoning of land for low density residential development around the Shire's main towns will be assessed against supply/demand factors, the road infrastructure capacity, drainage and flooding, water supply and effluent disposal and the application of the Minister's Direction No. 6 on Rural Residential Development.

Framework Plans for all towns and settlements have been prepared indicating key features, constraints and growth opportunities and establishing a framework for future development. Given the aging of the Shire's population and the need to meet demands for different forms of housing particularly in the larger towns, opportunities will need to be taken to redevelop residential sites particularly in Euroa, Nagambie, Violet Town and Avenel. Strathbogie and Longwood although small have residential and tourism demand due to their location and the development of rural employment opportunities in the equine and wine industries.

Key Issues

- Coordinating future urban development with infrastructure and services particularly sewerage and flooding controls.
- Providing mix of housing development types particularly in view of the aging population.
- Environmental and lifestyle qualities across the Shire will be compromised if residential growth is not suitably managed within the capacity of the natural resource base and the capacity of the supporting infrastructure.
- Urban development in smaller townships and villages is presently limited by lack of infrastructure services such as reticulated sewerage.
- An ageing population and declining household sizes will create a demand for a larger range of housing needs services and facilities.
- Unplanned development at the edge of townships has the potential to increase service and infrastructure demands, and impact on the productive capacity of agricultural areas.
- Development of towns and settlements on some watercourses has resulted in localised flooding problems. Flooding places constraints on the growth potential of some towns including Euroa, Avenel and Violet Town.
- The need to provide Framework Plans for the settlement provisions of Euroa, Nagambie, Violet Town, Avenel and Strathbogie.

Objective

To provide for well planned towns and settlements based on the coordination of services and infrastructure, the provision of housing diversity and the facilitation of high standards of residential and community amenity.

Strategies

- Apply a residential growth strategy that reflects infrastructure availability, promotes efficient urban forms, does not diminish the character of the Shire's rural areas and urban centres, protects important resources and environmental values and addresses potential flooding constraints.
- Implement directions for the use and development of land within Euroa, Nagambie, Violet Town, Avenel, Longwood and Strathbogie, as outlined in the Strategic Framework Plans for these towns within the Residential and Urban Development Policies in Section 22 of this Scheme.

- Focus future urban development in the Shire's key urban centres that have reticulated sewerage and other infrastructure services available.
- Manage urban growth in conjunction with improvements to infrastructure.
- Provide for greater certainty for landowners, communities, investors and service agencies by locating and managing future development areas in the Shire's towns through the use of Framework Plans.
- Minimise the risk to life and property from wildfire in subdivisions to comply with fire safety criteria and the advice of the Country Fire Authority.
- Promote energy efficient and site responsive subdivisions and residential buildings.

Implementation

Planning Scheme

These strategies will be implemented by the following zones, overlays and policies:

- Residential 1 Zone, Township Zone and Low Density Residential Zone.
- Urban Floodway Zone, Land Subject to Inundation, Rural Floodway and Special Building Overlays to towns and rural areas subject to flooding.
- Heritage Overlay to buildings and places fully documented and identified as having cultural heritage significance.
- Wildfire Management Overlay to areas identified as having high fire risk.
- Use of the Euroa, Nagambie, Violet Town, Avenel, Longwood and Strathbogie policies for the use and development of land in these townships.

Further strategic work and other actions

- Identify and rezone by way of further amendment areas of land that are suitable for rural living development, taking into consideration issues such as retention of agriculture land, environmental constraints and infrastructure servicing.
- In consultation with Community Service Agencies and relevant residential user review the recently completed feasibility study to identify the future needs for the aged and homeless in public housing and crisis accommodation within the Shire.
- Promote and support commerce/industry groups in the provision of services to new and existing businesses and tourism trends.
- Prepare Restructure Overlays as required for old crown layouts and in townships of Mitchellstown, Tabilk, Old Longwood, Miepoll, Graytown and Baillieston.
- Reference the recommendations of the Euroa Floodplain Warning System, the Euroa Floodplain Management Study and other floodplain studies, as they become available in the Planning Scheme.
- Undertake a Heritage Study throughout Shire during 1999/2000 and incorporate the recommendations for protected places under a Heritage Overlay in the planning Scheme.
- Complete fire hazard assessment rating throughout the Shire and incorporate recommendations into the Planning Scheme through the application of a Wildfire Prevention Overlay.
- Continue Council's Streetscape Improvement Projects in retail commercial areas.

- Review the recently completed Recreation Study to determine implementation procedures.

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Rural Land and Agricultural Investment

Context

The productive capacity of the Shire's rural land represents the municipality's greatest resource. Areas of high quality agricultural land associated with major streams such as the Goulburn River are a particular asset which need to be managed to avoid fragmentation, use and development that does not use its productive potential.

The Shire's rural areas are affected by significant environmental risks such as wildfire, flooding, erosion, salinity and loss of important native vegetation areas. There must be maintenance of biodiversity and habitat, and the management of land and waterways to protect and improve water quality in the Shire's rivers, streams and lakes particularly in respect to salinity and nutrients. Fundamental to the protection of the rural environment in the Shire is the Rural Land Management Project, initiated by the Council to develop a culture of good land management by individual landowners. This project has been jointly funded from local resources and the Victorian Government Weeds Initiative, with strong working links to the Landcare Movement and the Goulburn Broken Catchment Management Authority. The project was commenced in 1997/98 and will continue to develop a series of local land management strategies across the Shire. Part of the innovation of this project will be the ability of landowners to continue to benefit from the rural rate differential (currently 25%) by demonstrating progress toward community set land management objectives.

Council strongly supports further investment in agriculture particularly where such investment makes more sustainable use of the natural resource base, higher value products are produced and local employment opportunities are created.

The Strathbogies Ranges and its hill face viewed from the Hume Highway are important landscape features. The significance of the landscape needs to be taken into account when assessing development proposals. Particular attention needs to be given to the development of timber plantation in the Strathbogies Ranges especially on the Plateau.

The Council's strategy is to promote and support new housing in the Rural Zone only when it is in association with an agricultural use of the land. Such development should be on lots larger than 20 hectare in area on the basis that lots smaller than this size are rarely able to support agricultural enterprises. Plans for the use and development of land for houses must be where appropriate accompanied by a detailed whole farm plan for the proposed agricultural enterprise. The siting and location of proposed houses and other developments will need to demonstrate that it has comprehensively addressed the physical and environmental constraints of the site including the continuing use of any adjoining or nearby land for agricultural purposes. The proponent should demonstrate that development can satisfy specific requirements including where necessary the provision and upgrading of all weather access to the site at the proponents expense.

Further housing development in rural areas, particularly in remoter areas often requires extensions to existing infrastructure. This cost should be borne by the developer through the application of a development contribution levy. A Developer Contributions Policy will need to be prepared to address this issue.

Many properties in the rural areas of the Shire comprise multiple titles. For various reasons to support agricultural development and the sale and transfer of land between owners it is necessary to realign boundaries. Council will support such boundary realignments where it can be demonstrated that they are for the purpose of facilitating agricultural development. Boundary realignments will not be supported where they are being undertaken to create lots for the purpose of providing further housing development.

The long term sustainable management of the Shire's rural land resources is a fundamental underpinning of the strategy in the Scheme. Proposals for the subdivision of rural land must take into account the quality of the agricultural land and its capacity to support productive agriculture on the relevant lot size.

In further support of agricultural investment Council has identified a large tract of rural land east and north east of Nagambie which is in large private holdings and has only a small number of residences. This area has the potential to add to the number of agricultural enterprises which require large buffer distances and separation from residences. Council strategy is to limit the further development of this area for houses and to encourage uses requiring substantial buffers.

The Shire has provided for a range of minimum lot sizes for new subdivision in the rural areas relating to the agricultural land type, capacity to diversity the productive base and the environmental constraints. The area south of the Hume Freeway encompassing the Strathbogrie Ranges and the area around the Goulburn River valley and Nagambie lakes has been set at 40ha given the agricultural quality of area and the pattern of existing lot sizes.

The remaining areas of land have been set at a minimum lot size for further subdivision at 80 hectares reflecting their land capability, rainfall and land use. The area to the east and north east of Nagambie which has been designated for uses requiring extensive buffer distances has been set at 100 hectares to prevent fragmentation of land ownership and minimise uses inconsistent with uses requiring buffers.

Council's overall strategic approach is to rigorously apply its policies in respect to rural land development and subdivision. Assessments of development and subdivision in rural areas should take into account the environmental and physical attributes of areas and the development and maintenance of the Shire's road network.

Key Issues

- High quality agricultural land is an economic and natural resource that needs to be protected and managed in a sustainable manner.
- Scattered rural housing development needs to be managed to avoid loss of land to non-productive land uses and conflicts with the operation of agricultural activities.
- Many parts of the rural area within the Shire are susceptible to wildfire.
- The Strathbogrie Ranges are an area of high landscape and environmental value where new development needs to be sensitively assessed in terms of its impact.
- Productive agricultural land creates opportunities for further specialty farming activities, diversification in agricultural production and local value adding.
- The management of water supplies in sub catchments to maintain environmental flows while meeting ongoing agricultural supplies and demands for new investment.
- The need to protect some agricultural industries from other non-agricultural land uses.
- The costs of the maintenance and provision of infrastructure to rural housing development in remote rural areas and the need to ensure that this is borne by the developer/beneficiary land owner.
- Rural land provides an attractive landscape and environmental setting in many parts of the Shire.

Objective

To assist in the management and conservation of the Shire's rural land and water resources.

Strategies

- Ensure all use and development of land in rural areas accords with proper land management practices including revegetation, erosion control and management, vermin and weed eradication, salinity, flood management and water management.
- Provide for a range of subdivision minimum in the rural areas which relates to the productive capacity and resource base.
- Maintain and enhance the landscape character of the rural area by retention of existing vegetation, revegetation of degraded areas and protection of view lines and key features such as the Strathbogie ranges.
- Ensure that the use and development of rural land does not increase the risk of wildfire.
- Encourage rural landowner participation in the Rural Land Management Program.
- Restructure old crown allotments and townships at Mitchellstown, Tablik, Old Longwood, Miepoll, Graytown and Baillieston.
- Provide an extensive area east of Nagambie that can provide for the location of industries requiring extensive buffer distances.

Objective

To provide further agricultural investment in productive enterprises by value adding to existing enterprises and the diversification into high value agriculture and related tourist services.

Strategies

- Encourage innovative forms of agriculture, diversification in agricultural production higher value agricultural uses in rural locations able to support it.
- Minimise the fragmentation of rural land.
- Ensure water resources are managed to maintain sustainable environmental flow in natural streams and rivers.
- Optimise opportunities for high value agricultural activities by encouraging use of land that is related to suitable soil type, climatic conditions and protection of land and water resources.

Implementation

Planning Scheme

These strategies will be implemented by the following zones, overlays and policies:

- Apply minimum subdivision sizes of 40, 80 and 100 hectares in the Rural Zone that are consistent with the productive capacity of agricultural land and land capability assessment.
- Require a planning permit for new timber plantations over 40ha in the Rural Zone in the Strathbogie Ranges area and the hill face of the Ranges.
- Land Subject to Inundation and Rural Floodway Overlays for lands subject to flooding.
- Wildfire Management Overlay for areas identified as having high fire risk and Local Policy requirements for access and water for fire fighting purposes.

- Use the *Houses in the Rural Zone policy* to provide for houses in rural areas where they are associated with productive enterprises.
- Use the *Boundary realignments policy* to ensure that boundary realignments maintain and facilitate the continued production use of agricultural land.
- Use the *Dams in watercourses policy* to manage dams in watercourses and ensure sustainable water yields in catchments.
- Use the *Timber plantations policy* to guide timber production south of the Hume Freeway and maintain the potential of land for agricultural enterprises.
- Use the *Agricultural development requiring buffers policy* to provide adequate buffers to protect rural industries.

Further strategic work and other actions

- Determine the location of high quality agricultural land for possible inclusion within an Environmental Significance Overlay.
- Further develop and promote the Rural Land Management Project, initiated by the Council to develop a culture of good land management by individual landowners.
- Undertake a comprehensive study to identify the suitability of land for rural living development based on:
 - Productive capacity and adjoining agricultural uses
 - Land capability
 - Infrastructure in particular the road network
 - Overall environmental management
 - Cost of delivery of services
- Prepare and implement a Development Contributions Overlay.
- Prepare framework plans for the old township areas of Mitchellstown, Tablik, Old Longwood, Miepoll, Graytown and Bailieston and include relevant areas in a Restructure Overlay.
- Investigate the need for a Design and Development overlay to apply to specific forms of development (residential, accommodation, tourism and wineries) in rural areas.
- Undertake a landscape assessment study of the Strathbogie Ranges with a view to identifying areas for the application of the Significant Landscape overlay and the provision of guidelines to assist in the assessment of development proposals.
- The area south of the Hume Freeway is zoned Rural (consistent with the scheme as exhibited), however, it is Council's intention as a matter of priority, to review the planning provisions for the whole of the area. The review would have as its principal objective to identify those areas where the Rural Living Zone could be applied with the objective of facilitating development consistent with the opportunities provided by the qualities of the area.
- Accompanying the application of the zone would be the preparation of appropriate provisions such as overlays, overlay schedules, and local planning policies designed to address and manage the environmental, landscape, land capability and infrastructure constraints in the area. The review would be designed to provide the opportunity for suitable designated areas to be developed for lots sizes consistent with the agricultural, horticultural and environmental capacity with new residential development supporting such use and development.

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Environment and Heritage

Context

The maintenance of water quantity and quality is a major issue in the Shire. The Shire contains a number of significant waterways including the Goulburn River which has been identified under the Heritage Rivers Act.

The State Planning Policy Framework provides a comprehensive framework of environmental matters which must be addressed to protect water quality and quantity. Local policy for on-stream water storages has been developed for the equitable allocation of water resources for agricultural activities whilst not compromising the environmental health of our streams and rivers.

The Shire is located in the Goulburn-Broken Catchment for which a Regional Catchment Management Strategy (1997) has been prepared. Key recommendations from this Strategy deal with issues of erosion, dryland salinity, vegetation and bio-diversity. These issues will be addressed in the Scheme through applications of relevant zones, overlays and local policies that address the issue of integrated catchment management. Additional resource mapping and investigations are required in conjunction with the Department of Natural Resources and Environment to identify further environmental areas of significance in the Shire.

Other natural resource issues include the protection of important deposits of extractive materials. It is important for the whole region that potential stone quarry resources at Tubbs and Creightons Hills are preserved for future extraction. Local policies will also need to address future management of land uses in floodplain areas such as the Seven Creeks area around Euroa.

Significant areas of native vegetation are located along its roadsides, watercourses and within forest areas such as the Box Ironbark Forest. The commercial use of forest areas and plantations for softwood and hardwood production will require careful assessment to ensure the continuation and growth of rural communities. The location of commercial plantations needs to be carefully managed so as to protect the Shire's environmental qualities particularly in areas like the Strathbogie Ranges.

The Shire contains significant cultural heritage buildings and places, particularly in Euroa and Avenel. The promotion of heritage attributes is an important component of the Shire's economic strategy. Some places have been fully documented and included in the Scheme. A Shire wide Heritage Study is scheduled to be in 1999/2000. Findings from this Study will need to be included in the new Scheme. A Local Policy will also be required to address long term management issues associated with these heritage areas and assets.

Key Issues

- Extensive areas of the Shire fall within local and regional water catchments. Use and management of land within catchments is critical for the protection of water quantity and quality.
- Environmental and landscape features within the Shire make a significant contribution to the rural character, setting and quality of life for residents and visitors.
- Strathbogie Ranges, Box Ironbark Forest and the Goulburn River are dominant features of the Shire. The landscape, environmental and scenic qualities of these features need to be protected.
- Forests and bushland areas along major roads and on hilltops are an important element of the Shire's landscape character.
- Poor land management techniques have resulted in areas of environmental damage such as erosion and salinity and loss of important native vegetation.

- Unplanned development of large dams within catchment areas can lead to loss of potential water supply and environmental damage if dam failure occurs.
- Retention of vegetation along watercourses and roadsides is important for the protection of their environmental qualities.
- Native forests provide an essential habitat for wildlife and contribute to the area's bio-diversity. There are competing demands on some forested areas including residential development, construction of roads and fences, tourism and commercial plantations.

Objectives

To provide for the protection and management of the Shire's environmental and resource assets.

To protect and manage the Shires cultural heritage assets.

Strategies

- Ensure all use and development of land in catchment areas accords with proper land management practices relating to revegetation, erosion control and management, vermin and weed eradication and management, salinity and flooding control.
- Protect the landscape and scenic qualities of forests, slopes and rural landscape setting of the Shire's towns, villages and rural settlements.
- Maintain and protect the bio-diversity and habitat significance of forests and bushland areas.
- Conserve and protect water catchment areas by discouraging uses and activities within catchment areas that have the potential to reduce water quantity, quality and stream biodiversity.
- Discourage the clearing of native vegetation and unnecessary disturbance of topsoil.
- Protect vegetation cover in all forested areas and ensure any loss of vegetation that results from urban development is replaced elsewhere on the site.
- Ensure that the natural drainage functions are retained, wherever possible, in the development of land for residential purposes.
- Encourage the retention of natural features such as trees and watercourses on both public and private land.
- To provide for the recognition, protection and management of the Shire's built heritage assets.
- Presentation and enhancement of the existing character, historical elements and form of townships and villages and heritage places in rural areas.

Implementation

Planning Scheme

These strategies will be implemented by the following zones, overlays and policies:

- Urban Floodway Zone, Land Subject to Inundation, Rural Floodway and Special Building Overlays to towns subject to flooding.
- Vegetation Protection Overlay to cover areas identified in the Strathbogrie Roadside Management Plan 1996 and the Box Ironbark Forest.

- Wildfire Protection Overlay based on Fire hazard mapping and use of Local Policy in high fire risk areas.
- Heritage Overlay to buildings and places fully documented and identified as having cultural heritage significance.

Further strategic work and other actions

- To urgently consider the implementation of an Environmental Rural zone to protect the unique landscape and environmental features of the Strathbogrie ranges. An Environmental Rural zone is considered important to allow the development of timber production in app
- In conjunction with the Department of Natural Resources and Environment (DNRE) complete erosion risk mapping, include high erosion risk areas in an Erosion Management Overlay and consider the use of a Local Policy to prevent erosion risk and control inappropriate soil removal in rural areas.
- Undertake a study to identify significant landscapes to enable the preparation of a Significant Landscape Overlay.
- In conjunction with DNRE, complete salinity mapping to identify recharge and discharge salinity areas and include relevant areas in a Salinity Management Overlay.
- Review the outcome of DNRE natural resource mapping, Roadside Management Plan and Rural Land Mapping Projects to identify further areas of vegetation and environmental significance and incorporate findings into the Scheme through the use of an Environmental Rural Zone or Environmental Significance/Vegetation Protection Overlays.
- That Council encourage resources to be made available to DNRE and Catchment Management Authorities to accelerate the provision of natural systems mapping to municipalities.
- That Council seek assistance from the Department of Infrastructure and DNRE to prepare overlays and schedules to identify and manage biodiversity issues within the Shire.
- Undertake a Land Capability Study to address environmental concerns in unsewered areas.
- In conjunction with the Goulburn Broken Catchment Management Authority identify watercourses and catchments, including catchment capacity, that should be protected and included within the Environmental Rural Zone and/or an Environmental Significance Overlay.
- In conjunction with DNRE and Goulburn Broken Catchment Management Authority, complete flood mapping for the Shire and introduce the appropriate zone and overlay provisions for rural and urban areas.
- Investigate the application of an environmental rate incentive scheme.
- Investigate and apply the Salinity Management Overlay to areas identified with high watertable, discharge and recharge areas.
- Investigate mechanisms to protect Victorian Rare and Threatened Species detailed in the VROT document 1996.
- Undertake a comprehensive heritage study for the Shire, including an assessment of Aboriginal heritage sites, and include relevant items in the Heritage Overlay.
- Continue to work with all relevant referral authorities for continuous improvement in the management of natural resources through the development and implementation of guidelines, codes of practice, etc.

- Investigate the use of the Draft Goulburn Broken Native Vegetation Management Strategy as the basis for Vegetation Overlay controls.

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Business, Tourism and Industry Development

Context

The Shire's business, tourism and industry development is expected to be derived from:

- Consolidating the service role of townships.
- Providing for additional agricultural investment particularly where it leads to local employment through value adding, processing and tourism development.
- Small scale local and service industries particularly in the larger towns.
- The Shire's location on major transport links.
- The opportunity to provide for an area for agricultural industries which require a buffer.
- Tourism development based on wineries, Nagambie Lakes, Mangalore Airport, Strathbogies Ranges and heritage.

The Shire will encourage initiatives that support and attract a diverse range of economic activity, and will seek to maintain and enhance existing enterprises.

Rural locations for industry will be protected by overlays where noise or smell is likely to be produced. The minimum subdivision size has been set at 100ha in the area east of Nagambie where industries such as Chiquita Mushrooms and Eatmore Poultry are located to ensure that development densities remain low. The shire supports and encourages further agricultural investment and development where it makes more productive use of existing resources and contributes to the long term management of those resources and provides for further local employment opportunities.

The Avenel Farmers market is a relatively new concept and is based on the farmers markets in the U.S.A. The Avenel Farmers Market draws on local producers in agriculture and horticulture to display, promote and sell their products in the regional environment where it is grown. LaTrobe University (School of Leisure and Tourism) is undertaking a study with 3rd year students to ascertain the extent and range of locally grown produce. This project will assist local producers add value to their products.

Mangalore Airport has recently been privately bought and is expected to develop an important economic role for the Shire and the region.

The Strathbogies Shire will continue to attract tourists and associated developments due to the Shire's strategic location close to key road networks including the Hume Freeway and Goulburn Valley Highway. Future tourist developments are likely to occur primarily in Nagambie, Avenel and the Strathbogies Range.

The natural environment of the Shire must also be enhanced through the on-going improvement and appearance of its settlements. Streetscape works and upgrading the general amenity in key towns and settlements can assist in the promotion of tourism. The lack of a clear image for the region to promote has been highlighted in the Goulburn Murray Waters Regional Tourism Plan.

Key Issues

- Diversification of economic development opportunities in the primary industry sector.
- Serviced and accessible land for industrial and business development needs to continue to be made available in the major urban centres of Euroa and Nagambie.
- Strengthening the retail and business sector of the service towns.

- Protecting and facilitating the capacity of the Mangalore airport.
- Providing low density rural areas for the appropriate location of rural industries requiring buffers.
- Providing opportunities for the development and location of tourism activities.

Objective

Facilitate further business, industry and tourism investment which reinforces the role of the local towns, increases local employment opportunities and makes more productive sustainable use of the Shire's resources.

Strategies

- Develop programs to increase opportunities for the Shire community arising from the municipality's economic diversity that is based on its strong agricultural base, transport advantages, suitability for a diverse range of agricultural enterprises, significant landscapes and rural lifestyle choice.
- Facilitate development of the tourism sector through strategies that protect the natural environment, heritage and town character, promote tourist related industries and strengthen tourism links with surrounding municipalities located in the region.
- Ensure that industrial land supply in the Shire's major urban centres can readily meet the needs of new industries (lot sizes, location and availability of services).
- Ensure that land use planning addresses the future land requirements of existing major industries, and identifies suitably located sites for new industries focussed on transport and freight movement.
- Encourage home based businesses and facilitate relocation for enterprises with a demand for out-of-home business accommodation.
- Encourage the use and development of land for tourist activities in rural areas that are associated with or complement the use of land for agricultural purposes.
- Enhance the tourism potential of major urban centres including Euroa, Nagambie, Avenel and Violet Town by facilitating improvements to the functions, design and presentation of these town centres and entrances.

Implementation

Planning Scheme

These strategies will be implemented by the following zones, overlays and policies:

- Business and Industrial zones, in Euroa and Nagambie to provide for a range of opportunities to consolidate and where appropriate, expand commercial and industrial activity areas within these towns.
- Use minimum subdivision sizes in the Rural Zone that encourage productive farming units and facilitate diversified agriculture activities.
- Airport Environs Overlay to cover the Mangalore Airport and provide protection from other sensitive land uses.
- Environmental Significance Overlay to protect the buffer area of Chiquita Mushrooms and Eatmore Poultry sites south east of Nagambie.
- Use the *Agricultural development requiring buffers policy* to provide adequate buffers to protect rural industries.

Further strategic work and other actions

- Develop a policy to encourage home based businesses that do not have a detrimental impact on the amenity of residential and rural areas.
- Examine the use of the Special Use Zone-Extractive Industry over known mining and stone resource areas and identifying potential mining and stone quarry sites from inappropriate location of sensitive land uses.
- Further develop the Shire's Tourism Strategy to address the issues outlined in the Goulburn Murray Waters Regional Tourism Plan and assist in providing a clear strategic direction for the development of the tourism industry in the Shire.
- Develop a policy that establishes the decision-making criteria to assess the merits of tourism developments in rural areas of the Shire.
- Establish a capital works and /or promotion/facilitation program that addresses and /or assists the development and construction of the following major projects:
 - Development of the Nagambie Lakes Rowing and Canoeing Course, including foreshore works around the Lake;
 - Development of the Mangalore Airport;
 - Improvements to the industrial areas of Euroa and Nagambie;
 - Development of the Euroa Saleyards;
 - Continuation of Streetscape Improvement Programs to key towns and villages in the Shire;
 - Improvements to Council Caravan Parks at Chinaman's Bridge and Euroa;
 - Development of an Equine Research and Development Centre.
 - Promotion and development of the Avenel Farmers Market
- Prepare a Shire Profile to assist in marketing the Shire to potential investors, tourist operators and residents.
- Prepare guidelines to assist in the development of viticulture, equine and other agricultural enterprises to locate in appropriate areas where resources and infrastructure are available eg. water resources and road networks.

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Infrastructure

Context

The provision and maintenance of high standards of physical infrastructure to support the Shire's population and further development is critical.

In order to protect water quality Violet Town and Avenel will require the installation of sewerage treatment plants. Euroa and Nagambie have reticulated sewerage facilities, however, the growth of these towns will require augmentation of their existing sewerage treatment plants. Septic tank systems are used where reticulated sewerage is unavailable. The installation of the tanks will comply with the Septic Tank Code of Practice.

Planning measures to manage land use and development can materially assist the efficient performance of freeways and highways and can protect the appearance of areas through which they pass. The first stage of the Goulburn Highway duplication, from the Hume Freeway interchange to north of Hughes Creek, is included in the Strathbogie Planning Scheme. The extent and quality of the telecommunications infrastructure is an important influence on business and private individuals when making location choices. Rural areas are often at a disadvantage relative to capital city regions when high quality

communications infrastructure is required. The Shire is participating in a Regional Communications Initiative with three other municipalities in the Goulburn Valley to investigate the telecommunications needs of a wide range of industries in the region, particularly with respect to their ability to maintain and develop data transfer linkages.

Disposal of waste, recycling, paper collection, mulching service and other Shire services are expensive. Community education is being undertaken in the Shire to reduce the need for off-site disposal of waste, and a Shire-wide comprehensive waste management plan was commenced in 1998.

The Shire promotes the extension of mains natural gas services to Nagambie and Violet Town.

The Shire is located within the nation's major transport corridor which includes the Hume Freeway, the Goulburn Valley Highway linking to the Newell Highway and the Melbourne – Sydney Rail line. Mangalore Airport is also a significant infrastructure asset. All these facilities provide the basis for substantial future business development.

Key Issues

- Transport infrastructure such as the Hume Freeway and Goulburn Valley Highway and the Melbourne-Sydney Railway provide important freight and passenger links to intra and interstate markets.
- The need to provide facilities for travellers rest along the Hume Highway at the turn off to Euroa.
- The freeway service centre is integrated with the proper and safe functioning of the Hume Freeway.
- Mangalore Airport has the potential to assist and expand both the air freight activity and tourism industry within the Shire.
- Water quality in the catchment and Shire generally will be improved through the provision of reticulated sewerage services at Avenel and Violet Town.
- Upgrade of sewerage treatment plants within the key towns of Euroa and Nagambie will assist future growth potential of these areas.
- Upgrading and provision of telecommunication facilities to rural areas for business investment and attracting future residents to the Shire.
- Serviced and accessible land for commercial, industrial and business investment needs to be made available in the major urban centres of Euroa and Nagambie.
- Ensuring that industrial land supply in the Shire's major urban centres of Euroa and Nagambie can readily meet the needs of new industries, particularly those related to the transport and freight sectors.
- Development will be encouraged where adequate infrastructure, social and community services exist or can be provided within local financial resources and/or private development contributions from benefiting landowners.
- Limited infrastructure services in smaller townships and villages such as reticulated sewerage will restrict future growth.
- The method and future treatment and management of waste material is important to maintain the environmental quality of the Shire.

Objective

To progressively assist and work with relevant servicing and infrastructure bodies to provide for the upgrading of the infrastructure facilities in the Shire.

Strategies

- Concentrating future urban development in the Shire's key urban centres of Euroa and Nagambie and limiting the urban expansion of smaller villages and settlements until reticulated sewerage and other infrastructure services are available.
- Ensuring population and urban growth coincides with improvements to infrastructure and community services.
- Providing certainty for landowners, communities, investors and service agencies by locating and directing future growth and development through approved Town Framework Plans.
- Development contributions from developers and beneficiary land-owners commensurate with the provision of new or extended infrastructure and services to the development.
- Ongoing maintenance and improvement to the Shire's key road and rail infrastructure networks to encourage investment into the local and regional economy.
- Avoiding the alienation of land required for extensions to existing or new infrastructure, waste transfer and waste disposal sites in the Shire.
- Provide for the future use and development of the Mangalore Airport for business and special accommodation development associated with airport operations.
- Support the extension of reticulated gas to towns.

Implementation

Planning Scheme

These strategies will be implemented by the following zones, overlays and policies:

- Road Zone to National Highways and Declared Roads.
- Special Use Zone to the Freeway service centre site at the turn off to Euroa.
- Special Use Zone to the Mangalore Airport.
- Business, Industrial and Public Use zones to provide for a range of opportunities to consolidate and when appropriate, expand commercial and industrial activity areas within the town centres of Euroa, Nagambie, Avenel and Violet Town.
- Airports Environs Overlay over the Mangalore Airport to protect the future use and development of the Airport.
- Public Acquisition Overlay to provide for road duplication and acquisition of land for public purposes.
- Use of the *Hume Freeway and Goulburn Valley Highway environs policy* to protect the environs of Hume Freeway and Goulburn Valley Highway.

Further strategic work and other actions

- Prepare an Infrastructure Standards and Design Manual.
- In consultation with DNRE and surrounding Councils investigate a regional and uniform approach to drainage control and flood mitigation program.
- Identify key infrastructure needs and development contributions for new subdivisions and major developments.
- Preparation of a Development Contributions Plan and Development Contributions Plan Overlay.

- In consultation with the Department of Natural Resources and Environment and Goulburn Broken Catchment Management Authority, identify ground water areas to be protected from inappropriate development and include these areas in the Environmental Significance Overlay as required.