

22.0422/03/2007
C24**HARCOURT**

This policy applies to the township of Harcourt as defined on Plan 6: Harcourt Framework Plan.

Policy Basis

The township of Harcourt is located on Barkers Creek, approximately 8 kilometres north of Castlemaine and 30 kilometres south of Bendigo, at the junction of the Calder and Midland Highways. The population of the town in 2001 was 420.

Harcourt is a long established fruit growing district. The annual Apple Festival attracts many visitors and a number of growers sell their produce from road side stalls.

The primary role of the township is as a residential environment and in the provision of essential services. Community facilities are also a significant feature of the town, especially with the recently completed Harcourt Leisure Centre which provides a venue for meetings and recreational activities.

Policy

It is policy that:

- Residential development should occur in accordance with the Harcourt Framework Plan which has been determined with regard to:
 - the availability of reticulated sewerage;
 - the need to avoid the development of additional houses on lots that do not dispose of effluent on site;
 - the need to avoid conflict with intensive rural land uses;
 - the existence of flood and drainage prone land and steep land areas; and
 - the need to contain the town to avoid conflict with the Calder Highway upgrade route.
- Residential development densities take into account effluent disposal limitations and the availability of sewerage services.
- The business/commercial area is centred on the existing commercial centre in High Street.
- The light industrial area recognises existing industries and allows for some expansion on the west side of Coolstore Road.
- Township entrances be improved with signage and planting.
- The location of the Calder Highway up-grade does not have a detrimental impact on the future development of the town and the adjoining rural hinterland, and that the existing fabric of the town is not lessened.
- The future growth and development of the local apple and pear industry will be supported and protected from the encroachment of inappropriate land uses.
- Residential development proposed to be located outside of the sewerage district will be actively discouraged.
- Where reticulated sewerage is not possible, proposals for residential development must satisfy the requirements of a land capability assessment prepared in accordance with the Septic Tanks Code of Practice.