

21.05

23/07/2015
C110

SMALL TOWNS AND RURAL SETTLEMENTS

21.05-1

27/11/2014
C104(Part 1)

Vision

Council will consider planning applications and make decisions in accordance with the following vision:

- To ensure affordable, liveable, and sustainable communities for existing and future residents of Baw Baw.
- To develop clear directions and strategies through consultation with the community ensuring sustainable and balanced development.

21.05-2

27/11/2014
C104(Part 1)

Overview

The small towns and settlements of Willow Grove, Thorpdale, Rawson, Darnum, Nilma, Buln Buln, Noojee, Erica, Tanjil Bren, Walhalla, Neerim, Neerim Junction, Jindivick and Rokeby provide an attractive lifestyle choice in a rural setting as well as providing a local service role and tourism networks.

Whilst a number of residents from these small towns and settlements work in the nearby main towns of Baw Baw Shire, they often use the shops, schools and community facilities in the small towns.

A structure plan has been prepared for Willow Grove and review of planning controls in Walhalla is taking place in 2014 to identify development potential.

Bushfire risk and/or the absence or limited capacity of sewer infrastructure within some small towns and settlements is a significant limitation to new growth and development opportunities

Objectives

- To provide the flexibility for limited development to occur in each town to accommodate the needs of its population as well as to contribute to the Settlement network.
- To ensure new development enhances the amenity and unique character of its neighbourhood and environs.
- To facilitate development in accordance with the specific structure plan or directions attached to this clause.

21.05-3

27/11/2014
C104(Part 1)

Willow Grove

Context

Willow Grove is a small town and service centre, a role which is set to continue, with potential as a dormitory town for nearby employment centres and a tourism and recreation destination due to its Lakeside location. Willow Grove began as a pastoral district in the 1870s and the town formed in the following decades, serving the farming community, particularly dairying. Gold mining also figures in the district's history. The town is located overlooking Blue Rock Lake, with the forested foothills of the Baw Baw Ranges rising behind it and farmland below it. The town is sewered but with a limited capacity.

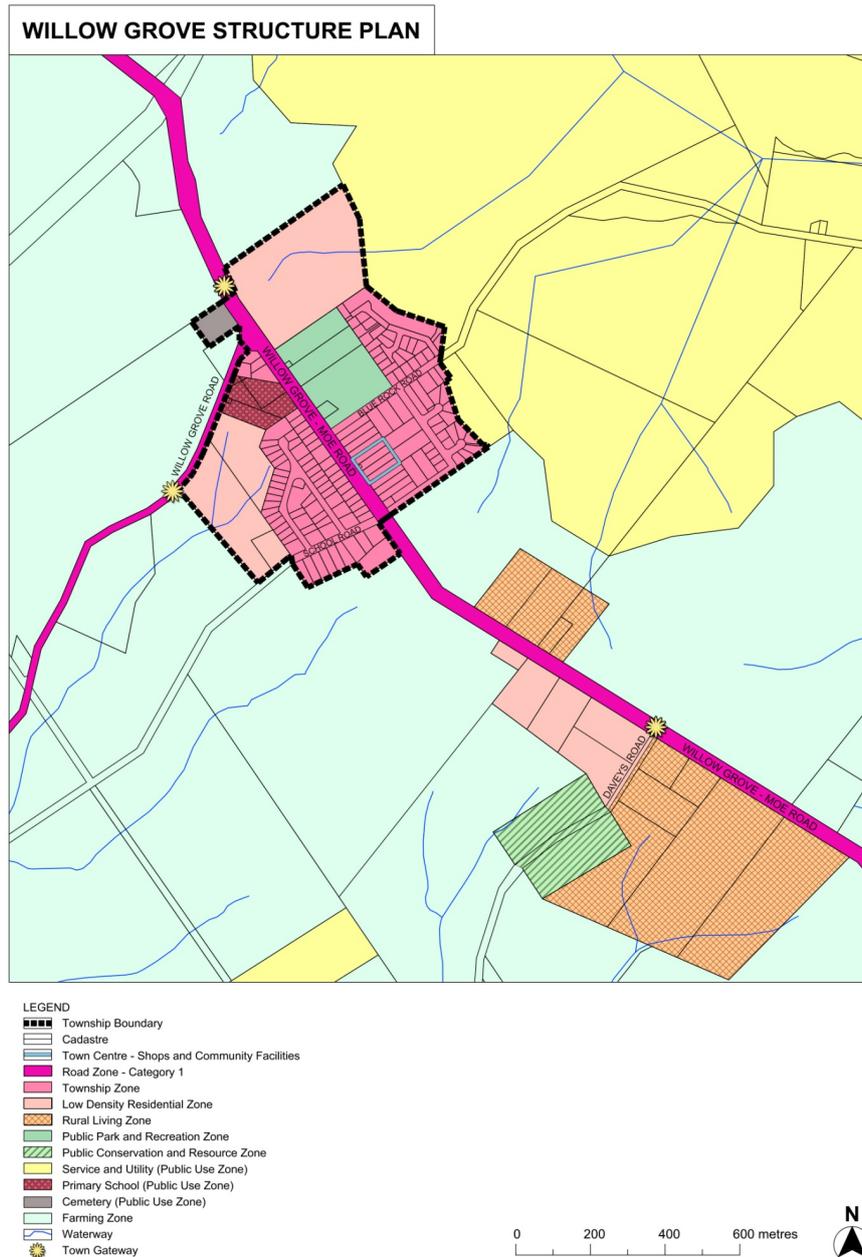
Willow Grove's character is defined by these elements:

- Views to mountains, surrounding farmland and Blue Rock Lake.
 - Wide, open main street with houses mostly well set back, contrasting with commercial strip having lesser setbacks.
 - Streetscapes consistent with a quiet country town.
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BAW BAW PLANNING SCHEME

Residential and Commercial

- Encourage master planning or a suitable design guideline for the Willow Grove and Blue Rock Lake interface to facilitate residential, tourism and commercial development subject to infrastructure capacity.
- Liaise with agency stakeholders when preparing master plans or design guidelines.
- Explore augmenting existing sewerage or finding alternative solutions.
- Support the integration of Willow Grove with Blue Rock Lake reserves with vehicle, pedestrian and visual links.
- Limit urban development to no further east than Daveys Road, in order to preserve rural land.



21.05-4

27/11/2014
C104(Part 1)

Thorpdale

Context

Thorpdale is a small town nestled amongst green hills in the Strzelecki Ranges. It began as service centre at the end of the now defunct railway line from Moe in the 1880s and now continues to provide a local service and community role, including a primary school, to residents and the surrounding farming community and businesses, and is on a key connecting road to South Gippsland. Its location in a proclaimed water supply catchment limits further development unless reticulated sewerage is provided throughout the town.

Thorpdale's character is defined by these elements:

- A picturesque grouping of commercial buildings from the late nineteenth and early twentieth centuries along the main street, some with post supported verandahs, and including the landmark hotel at the southern end. This comprises the historic town centre precinct.
- Views to surrounding hills and farms
- Local road reserves and parks enhanced by established plantings
- A compact urban area offering a country town lifestyle.
- Plantings particularly in the town's Pioneer Park complement the town and the surrounding rural streetscape.

Residential, Commercial and industrial

- Confine residential, commercial and industrial growth to existing urban zoned areas subject to waste management capacities
- Development potential within the Narracan proclaimed water catchment should be indentified in consultation with the catchment manager .
- Support industrial land development along the west side of Station Street and the Mirboo-Thorpdale Road. Development to be village in scale, and of supporting agriculture.
- Maintain and enhance the heritage streetscape of the town centre

21.05-5

27/11/2014
C104(Part 1)

Rawson

Context

Rawson is a small modern town set high in the Mountain Rivers region, close to the Thomson Dam and snowfields, state forest, National Parks and farm land. Its beginnings as a completely planned and constructed 'model town' has left a legacy of excellent civic and community facilities. It provides retail services for daily needs, modest health and emergency needs, and a wide variety of accommodation options for tourists and visitors. Proximity to the Alpine National Trial, snowfields, Thomson Dam and other attractions are a drawcard for visitors and tourists. A strategic bushfire risk restricts future growth areas.

Rawson's character is defined by these elements:

- Picturesque scenery and abundant wildlife provided by the mountain and bushland setting, and enhanced by walking trails and open spaces.
- Compact town setting based on a distinctive late 20th century subdivision layout, with homogenous housing styles and streetscape treatments around the Crater Lake neighbourhood
- Low key commercial centre with discreet signage recognised as heritage precinct

Residential and Commercial

- Encourage residential growth to be accommodated within the existing urban zoned settlement
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- Encourage commercial growth to retain a local service role and also promote accommodation for nearby snowfields, parks and historic destinations such as Walhalla.
- Support walking and cycling infrastructure and networks for residents, tourists and visitors, including the retention of the original footpath network
- Enhance the streetscape and public areas of Rawson through landscaping and discreet signage

21.05-6

27/11/2014
C104(Part 1)

Darnum

Context

Darnum is a small town that provides ‘country town’ lifestyle with a variety of lot sizes for residents. Beginning as a timber town on the railway line and presently surrounded by rich farmland, it now provides community facilities and a daily service role, including a primary school, recreation ground, hotel, shop and hall. Due to lack of infrastructure at present, future growth will be limited to taking up land within the Township Zone rather than expanding beyond. Town beautification is an issue and opportunity given the wide road reserves and nature strips.

Darnum’s character is defined by the following elements:

- Township setting on relatively high ground surrounded by countryside
- Princes Freeway splitting the town in two
- Significant views to surrounding ranges, farmland and mountains
- Wide streets and a variety of housing with deep setbacks.
- Approaches to Darnum enhanced by roadside vegetation

Residential and Commercial

- To reinforce the local service role of Darnum for its hinterland and as a stop-off for travellers
- To encourage in-fill development of Darnum within the limitations of infrastructure and existing urban zoned settlement
- To enhance the streetscapes of Darnum where possible so new development contributes to their improvement through landscaping and discreet signage.

21.05-7

27/11/2014
C104(Part 1)

Nilma

Context

Nilma is a small town split by the Princes Freeway, providing for residential development at a variety of densities, with some small business. It began as a timber town in the 1870s.

Nilma’s character is defined by these elements:

- Distinct neighbourhoods each with their own character and uniform development type.
- Older parts of Nilma comprising a variety of interwar and post war detached housing set on large blocks with established gardens, contrasting with the newer parts of modern housing on large low density parcels.
- Views to surrounding countryside and Warragul township
- Wide road reserves and a mix of gravel and sealed roads.

Residential and Commercial

- Retain a defined separation of green space between the residential areas of Warragul and Nilma, north and south of the Freeway.
 - Consolidate urban development within the existing urban zoned area, appropriately managed with consideration of infrastructure constraints.
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21.05-8

27/11/2014
C104(Part 1)

Buln Buln

Context

Buln Buln is a small dormitory town surrounded by hills and originally centred on the 1890s Warragul-Noojee railway line, now gone. It is encircled by high quality agricultural land. Residents in the town and the surrounding area are served by community facilities such as a recreation ground, primary school and church.

Buln Buln's character is defined by these elements:

- Views to nearby farmland on surrounding and higher hills
- Trees and buildings with heritage significance
- Mostly low density residential development of detached houses on large lots in garden settings.

Residential and Commercial

- Contain urban development within existing urban zoned boundaries to conserve surrounding farmland
- Encourage development to stay clear of ridgelines and hill tops to retain rural character of the town

21.05-9

27/11/2014
C104(Part 1)

Noojee

Context

Noojee is a small town set around the Latrobe River at the foothills of Mt Toorong, and fulfils a service and community role to local residents, weekenders and tourists, as well as supporting the timber industry, and has a hall, shops and a primary school. Its forested environment (presenting a strategic bushfire risk) and lack of reticulated sewerage infrastructure provides challenges for increased development. Settlement began in the 1860s following gold and tin mining, and later timber and farming became important. The town was largely razed in the 1939 bushfires.

Noojee's character is defined by the following elements:

- A quiet town surrounded by a forested and mountainous landscape arranged in a linear fashion around the 1890s rail line, now closed.
- The sounds and sights of wildlife from adjacent forest
- The existence of walking tracks and tranquil settings for residents and visitors
- Evidence of the town's heritage in a range of buildings and relics

Residential and Commercial

- Consolidate development within existing urban zoned area with no further growth beyond existing zoned township
- Encourage short stay accommodation to facilitate tourism and small business
- Consider mapping flood risk along along the Latrobe River to better inform development proposals along its floodplain.

21.05-10

27/11/2014
C104(Part 1)

Erica

Context

Erica is a small town set high in the foothills of the Baw Baw Ranges, spread out over a hillside. It provides for daily needs and community services for residents, and services and accommodation for visitors and tourists. This role is likely to continue. The town has a hall, shops and preschool.

BAW BAW PLANNING SCHEME

The town began in the 1880s following gold mining in the district, and its growth was sustained by the timber industry during the 20th century. The lack of sewerage infrastructure and strategic bushfire risk restricts future growth areas.

Erica's character is defined by the following elements:

- The setting in cleared farmland bounded by forest in the middle distance
- Views to the mountains and ranges nearby
- The historic central part comprising a relatively intact pre-World War 2 small town centre of residential, commercial and community buildings
- Detached housing of various ages set in larger lots with established gardens
- Rail trail to Walhalla,

Residential and Commercial

- Encourage urban growth to be contained within existing urban zoned areas
- Identify development potential for the town within the Tyers River proclaimed water supply catchment in consultation with the catchment manager.
- Investigate the connection of reticulated sewer from Rawson which has additional capacity. This would allow for the subdivision of existing zoned areas providing high amenity housing. Vegetation controls should also be placed on these areas to contain bushfire risk.
- Encourage short stay accommodation to enhance tourism and build on the 'mountain retreat' appeal of the town.

21.05-11

27/11/2014
C104(Part 1)

Tanjil Bren

Context

Tanjil Bren is an isolated sub-alpine town set in forest (presenting a strategic bushfire risk) on the Mt Baw Baw Tourist Road on the side of Mt Baw Baw. It began as a timber camp then timber town, and later figured in the beginnings of the ski and wilderness industry on the Baw Baw Plateau. Many of the houses are weekenders rather than permanently occupied.

Tanjil Bren's character is defined by the following elements:

- Detached housing at low density set amongst and surrounded by tall, wet and damp forest, providing a distinct lifestyle of isolation and retreat
- A clearing around the road providing for limited visitor and tourism services
- An area of natural beauty that provides habitat for an abundance of wildlife
- Visual links to the past timber and gold history in and nearby Tanjil Bren

Residential and Commercial

Encourage the retention of Tanjil Bren as an isolated town surrounded by National Park with low key services and population growth.

21.05-12

23/07/2015
C110

Walhalla

Context

Walhalla township is one of the State's most important heritage assets. Its long term protection and development as a major heritage resource and tourism attraction is supported. Walhalla is located in a complex landscape that is subject to multiple hazards, including bushfire.

BAW BAW PLANNING SCHEME

Residential, commercial and industrial

- Maintain the steep valley setting by minimising modification to the valley's slopes.
 - Maintain the form of the mullock heaps.
 - Maintain the appearance of forest surrounding the town by retaining forest on the majority of land above the level of the tramway tracks.
 - Maintain the appearance of nature reclaiming the township and maintain the stability of the slopes by removing vegetation below the tramway tracks only where development requires it e.g. for buildings, gardens, fire buffers and views.
 - Enhance the historic landscape character and reduce fire hazard by using appropriate exotic and native species on cleared private and public land up to the tramway tracks.
 - Preserve significant 19th century vegetation.
 - Preserve significant buildings and encourage their restoration and adaptation to modern needs.
 - Preserve physical remnants of Walhalla dating from 19th Century and 20th Century which have been identified as having historic significance.
 - Retain, where possible, physical remnants of lesser significance which provide evidence of Walhalla's past.
 - Complement the historic character of the township through complementary siting, forms, materials, colours and details.
 - Maintain the historic character of the township by replicating encouraging the reconstruction of buildings of the gold-era (1863-1915 1870-1914), particularly in the Historic Town Centre.
 - Ensure that new development is planned appropriately in response to bushfire risk.
 - Manage residential development as it is detrimental to the sensitive cultural and natural environment.
 - Strengthen links with Erica and Rawson for providing accommodation.
 - Protection environmental systems through sustainable and cost effective wastewater management.
 - Prevent accelerated erosion of hillsides and creeks.
 - Maintain the winding nature of the Walhalla/Main Road, recreate the 19th Century footpaths, and, elsewhere, maintain informal verges.
 - Preserve and encourage the use of stone walling and use of timber balustrades on bridges.
 - Stage parking area development in association with growth in tourist numbers and provision of non-car based transport with the aim of minimal parking be available in the town centre and the main car parks being located to the south of the town.
 - Enhance key open space areas to provide a high level of visual and user amenity.
 - Provide camping opportunities at designated locations with appropriate facilities. Maintain and enhance, where necessary, land immediately adjacent to Stringers Creek.,
 - Provide public facilities adequate to manage visitor impacts e.g. bins for litter, toilets.
 - The Department Environment, Land, Water and Planning is to be consulted if an application is for land adjacent to Crown Land.
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21.05-13

27/11/2014
C104(Part 1)

Neerim

Context

Neerim is a small settlement providing for rural lifestyle choice and some community facilities for the surrounding rural area. The district has its origins in gold, timber and farming, and today farming is its predominating industry, and the settlement started as a service centre for the district. Its expansion is constrained by a lack of reticulated sewerage, given much of it being located within a water supply catchment.

Neerim's character is defined by the following elements:

- Low density residential development with substantial plantings
- Surrounded by farmland
- Views to West Gippsland, Bunyip State forest and the Baw Baw ranges
- Wide nature strips offset somewhat the busy main road traffic

Residential

- Contain further residential development of the settlement within the area zoned Rural Living Zone.
- Minimise further development within the Tarago Water Supply Catchment Area, except on lots created in accordance with the Neerim Restructure Allotment Plan - April 2007.
- Minimise the impact of further development on the character of the settlement by ensuring any further subdivision is in accordance with schedules 1 and 3 to the Rural Living Zone.

21.05-14

27/11/2014
C104(Part 1)

Neerim Junction

Context

Neerim Junction is a small settlement providing for daily service needs of residents, visitors and travellers, and a rural lifestyle. Neerim Junction is in a district which has its origins in gold, timber and farming, particularly dairying, and farming today continues as the predominate industry locally. The settlement's expansion is constrained by a lack of reticulated sewerage, givens its location within a water supply catchment.

Neerim Junction's character is defined by the following elements:

- Main-street buildings with heritage significance
- Roadside vegetation and planting
- Low density residential development on large parcels, contrasting with commercial buildings set close to the street frontage.
- Views to the surrounding forest and farmland

Residential

- Contain further development of the settlement within the area zoned Rural Living Zone.
 - Minimise further development within the Tarago Water Supply Catchment Area, except on lots created in accordance with the Neerim Junction Restructure Allotment Plan - April 2007.
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21.05-15

27/11/2014
C104(Part 1)

Jindivick

Context

Jindivick is a settlement that fills the role of daily convenience retail needs and community facilities (school, hall, recreation facilities) for residents in the town and from the wider area. It also has tourism enterprises enjoyed by visitors and residents alike. It began as a stopping place on the stock route from Melbourne to Sale in the 1850s although gold also attracted settlers. It is now a farming area. The settlement is constrained by lack of reticulated sewerage.

Jindivick's character is defined by the following elements:

- A settlement spread along a ridgeline with expansive views to the surrounding farmland, forests and distant panoramas
- Low density development set amid established gardens on large lots
- Several buildings and structures of heritage significance contributing to the visual amenity of the streetscape
- Wide road reserves and established trees

Residential and Commercial

- Encourage population growth to support existing services and facilities through subdivision within town boundaries.
- Encourage provision of appropriate short-stay accommodation (for example, B' & 'B, host farm).

21.05-16

27/11/2014
C104(Part 1)

Rokeby

Context

Rokeby is a settlement with basic community facilities spread over two hills next to the Tarago River. Its origins are in pioneer stock routes from the 1860s, the 1890s railway line, and timber and farming. Today it is a largely a dormitory settlement, expansion constrained by the lack of reticulated sewerage services.

Rokeby's character is defined by the following elements

- A layout oriented around the 1890s rail line to Noojee
- The park and community facilities centrally located
- Views to the surrounding hills and farmland, with winding roads and revealed bushland vistas
- Some buildings of heritage significance

Residential and Commercial

- Consolidate development within current urban zoned areas with no proposed expansion of the township boundaries.
- Encourage development that contributes positively to the streetscape.

21.05-17

23/07/2015
C110

Reference Documents

- Baw Baw Settlement Management Plan August 2013.
 - Other Township studies, including Shire of Narracan Planning Strategies Report, Urban Areas (1994).
 - Neerim Junction Restructure Allotment Plan - April 2007.
 - Neerim Restructure Allotment Plan - April 2007.
 - Walhalla Design, Permit and Exemption Guide, April 2015.
-