

22.10 RURAL COMMUNITIES**Policy Basis*****Baringhup***

Baringhup is a small community located to the west of Maldon on the Maryborough Road. It provides essential services to the local community, however most residents commute for work and shopping opportunities. With the surrounding environs of Lake Cairn Curran, the village is an attractive setting for low density residential development.

Metcalfe

Metcalfe township is a small rural community. Its location on the Coliban River creates a attractive setting for low density residential development.

Yapeen

Yapeen is a small township located approximately eight kilometres south of Castlemaine. Lying to the east of the Midland Highway, the settlement is situated in the shallow valley adjacent to the Mopoke Creek. It mainly comprises older properties with some new houses.

It is unlikely that demand for residential activity will increase significantly in the near future. Yapeen has a pleasant rural setting and, along with its proximity to Castlemaine, makes an attractive location for rural living development.

Fryerstown

Fryerstown is a small former goldmining community located about ten kilometres south east of Castlemaine. It mostly comprises of older houses scattered throughout an attractive well treed valley.

Fryerstown's attractive setting and surrounding landscape, together with its proximity to Castlemaine make it attractive to those seeking a rural residential lifestyle.

Sutton Grange

Sutton Grange is a small rural locality based mainly on agriculture.

Vaughan

Vaughan is a small rural community with significant landscape value.

Policy

It is policy that:

- The community atmosphere be maintained and enhanced.
- Residential densities take into account effluent disposal limitations, access, fire prevention measures.
- Commercial development is located adjacent to the existing commercial facilities.

- Future urban development be at a scale which is in harmony with the historic character of the area
- Township boundaries be maintained and take into account:
 - existing small lots and some large vacant parcels which could also be developed,
 - the low rate of development in this area balanced by the need to provide a choice of land for development, and
 - the lack of reticulated water and sewerage services in Metcalfe.
- Streetscape improvement works such as tree planting be encouraged to improve the overall appearance of the township .
- The historical and landscape character of these areas be preserved.

Reference documents

Metcalfe Heritage Study – Wendy Jacobs Architects Planners, Karen Twigg Historian Dec 1997