

22.0519/01/2006
VC37**AVENEL**

This Policy applies to land use and development within Avenel Township and surrounds.

Policy Basis

Avenel (population 550) is a small Village with strong historical links to early settlement in Victorian. It has excellent recreation facilities, while commercial facilities are limited to the Post Office, butcher shop, hotel and corner store. The town is fragmented in as such as the local hotel is situated at the eastern approach to the township while the commercial centre is to the west of the town.

Located in the southern part of Shire it provides opportunities for both normal and low density residential development and as a dormitory settlement for residents working in other parts of the Shire.

- The constraints to the future development of the township are:
- Flooding characteristics of Hughes Creek.
- Lack of reticulated sewerage to service the urban area. A sewerage scheme is currently being prepared by Goulburn Valley Water to service the township.
- Lack of community and commercial services and facilities.

Opportunities for the future development of Avenel include:

- Promotion and development of Avenel Farmers Market.
- A passive open space corridor along Hughes Creek.
- The Jubilee Park as a focal point for active recreation.
- Lime Street Industrial Estate.
- Heritage precincts within the urban area.
- Streetscapes for all approaches into the town.
- Areas for infill residential development.

Objectives

To retain a defined urban form by integrating future residential subdivision including low density residential development within the existing urban area.

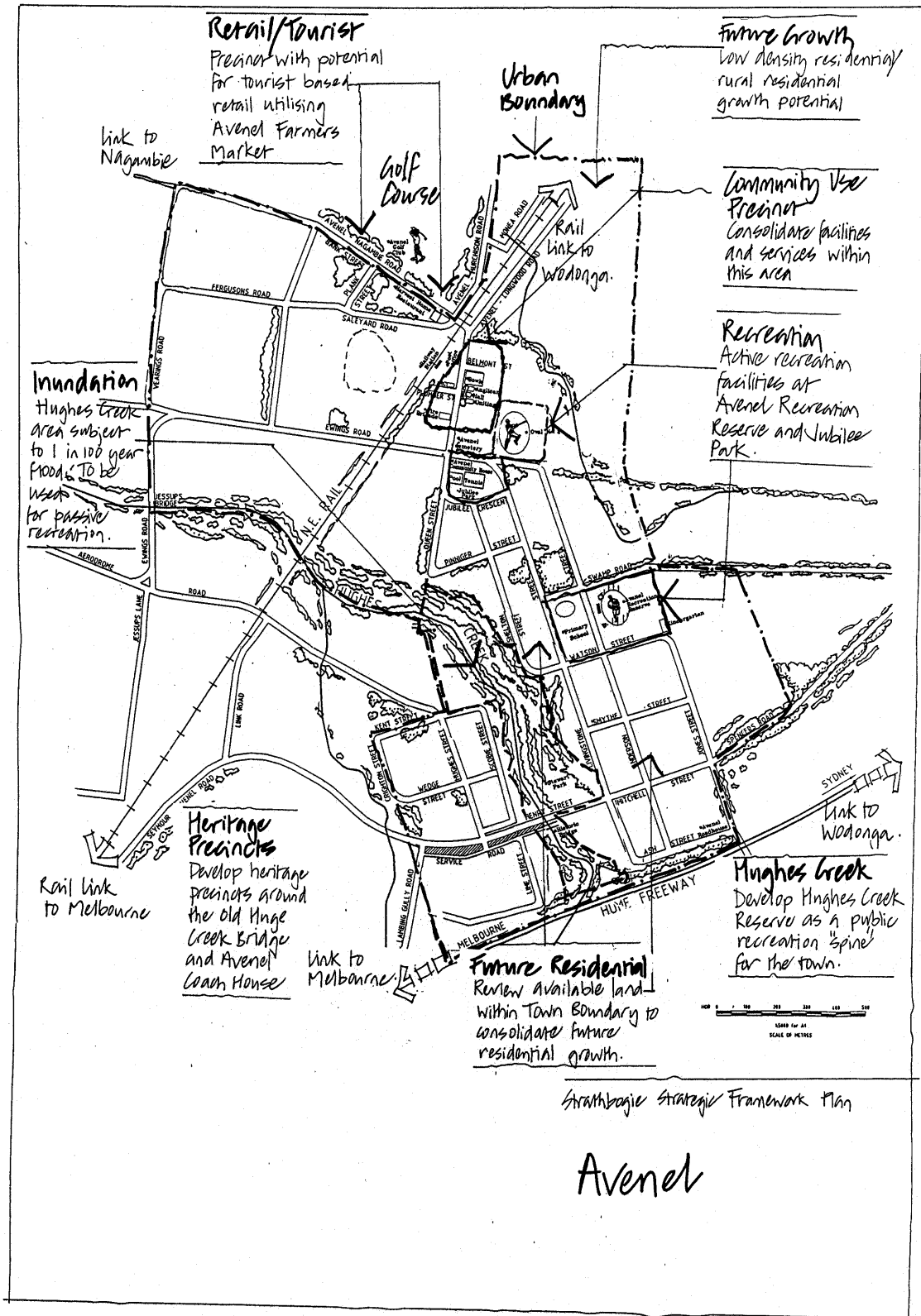
To protect and enhance Avenel's character through heritage protection and presentation of townscape features.

To ensure that development does not compromise the flood management along Hughes Creek.

Policy

It is policy that:

- The future use and development of land demonstrates consistency with the Structure Plan for the town.
- New residential development proposals be assessed on their capacity to provide for high quality lot layout, diversity in lot sizes, energy efficiency and enhanced environmental features.



Strathbogrie Strategic Framework Plan

Avenel