

21.08 Strategies and actions

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The major land use and development themes are the basis for specific strategies and actions for the Shire and the community and the basis of the provisions in the planning scheme. Strategies and actions are set out under the three themes of Economy, Environment and Quality of Life and Urban Development and Quality of Life. Each theme comprises statements concerning:

- Policy influences.
- Local strategies.
- Specific actions.
- Monitoring - performance indicators.

That is followed by a brief section for all three themes on how the strategies are implemented through the planning scheme.

21.08-1 Economy

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Policy influences - external

The external influences on the economy are:

Markets	The future of agriculture for the Shire not only lies locally, but overseas. The agricultural sector will increasingly think globally for its continued prosperity. The needs and standards expected by these markets in quality produce and food processing will strongly influence the Shire's development and economy.
The regional economy	Baw Baw is part of the Gippsland region that represents an important critical mass of agricultural productivity at the National and State level and associated value added industries and employment opportunities.
Manufacturing	Natural resources and raw materials from the Shire's forests and farms are often processed outside the Shire. Economic development will be assisted by increased local processing.
State planning policies	Policies on high quality agricultural land have a direct impact on the Shire's future land use options.
Resources	Demands on the Shire's resources from a range of industries will continue to influence the Shire's development. These include the maintenance of water resources, the impact of the timber industry and mining and the expansion of agriculture, horticulture and silviculture.

Policy influences - local context

- Agricultural output in the Shire is valued at about \$180 million. Milk production comprises 7% of Victoria's total milk production, cattle and calves contribute 4% of Victoria's total, and vegetable production generates \$24 million and significantly 13.4% of the total Shire's agricultural production. Within the West Gippsland area, the Shire produces 97% of the fruit, 81% of the vegetables and 73% of the potato seeds.
- The economic strength of the Shire will continue to lie in agricultural production, principally in dairying and in a range of support services and industries. The

requirements of traditional agriculture are rapidly changing with practices such as high input farming techniques and improved stock through genetic enhancement coupled with and increase in the average size of establishments.

- Increased land values have resulted in commercial farmers relocating out of the Shire where land prices are lower and the pressures from urban development are less. These changes and the popularity of alternative agricultural pursuits means that there should be a more flexible approach to facilitating agricultural production. Tighter control on uses and developments likely to impact detrimentally on agriculture and consideration of the impact on the environment will be necessary.
- Agriculture and rural employment is gradually declining in common with statewide trends in the restructuring of these industries. This trend is expected to continue and be counterbalanced by growth in tertiary sector employment. The dominant tertiary sectors in the Shire are community services and public administration. These industries employ 23% of the local workforce. Their growth per annum is 3% and the wholesale/retail sector which employed 16% of the workforce, experiences an increase of approximately 2% per annum. The Shire's strengths in these sectors are represented in extensive education institutions and the Warragul central business district. Agriculture and forestry employ 17% of the local workforce, although declining in numbers by around 2% per annum since 1986.

Objectives

- Many opportunities exist for the further economic development of the Shire. Such opportunities include traditional produce, cut flowers, fresh fruit, nuts, bulbs, potato seeds and the timber industry.
- Such products will also assist in the further development of the Shire as a centre for agricultural production, research and education.
- The significant role of the tertiary sector, agricultural service industries and manufacturing in providing employment opportunities means the role of the towns is critical to the economy of the Shire. This can be further enhanced through the development and promotion of Warragul and Drouin as joint service centres and twin towns providing a major service and business centre for West Gippsland.
- Businesses and service industries have significant potential in generating employment opportunities in the Shire. These industries can be developed through the expansion of agricultural production, population growth and increases in value added agricultural industries, within the Shire and the wider region .
- Tourism can be enhanced through improvements to accessibility and promotion of the ski fields at Mount Baw Baw/ Mount St Gwinear and linking Erica and Rawson with Walhalla by a tourist train and by heritage based development of Walhalla.
- The Trafalgar Sands deposits have been identified as a major resource of State significance and economic value and offer significant future development opportunities.

The Trafalgar Sands resource area occupies an area of approximately 31 square kilometres and contains a geological sand resource estimated to be 500 million tonnes. Within this total resource the most prospective region has an indicated a sand resource of almost 200 million tonnes within an area of 850 hectares. This is a resource of State significance. The Trafalgar Sands area has the potential for development as a major sand supply region to the Melbourne Metropolitan Area and the Gippsland Region in the medium to long term. The Environmental Significance Overlay (ESO3) has been applied to land which has been identified as being likely to contain sand resources of sufficient quantity and quality to support a commercial extractive industry operation and in an area which has limited environmental and/or social constraints to the establishment of such operations.

Local strategies

The following strategies will be pursued to achieve the major land use and development themes:

Agriculture and rural land

1. Land use planning for the Shire should seek to balance the dynamic nature of agriculture while ensuring that agricultural activity is environmentally sustainable.
2. Rural land subdivision and the construction of houses on high quality agricultural land should only be undertaken where the sustainability of the agricultural resource is not undermined. Development should be consistent with the protection of the primary use of the land for agricultural production. Use of agricultural land for intensive, productive horticultural uses is encouraged. The standard 40 hectare minimum subdivision size for rural areas will be used. However, this will be reassessed following an extensive rural areas review to be undertaken in the review of the Municipal Strategic Statement.
3. Agricultural land classified as Class 1 and 2¹ is one of the Shire's most valuable natural resources due to it being the most versatile land for agricultural activity. Such land is to be retained for agricultural use and protected from indiscriminate use and development unless alternative sites for the use or development cannot be identified.
4. Agricultural land classified as Class 3² should be maintained for agricultural purposes as it contributes significantly to the agricultural outputs and agricultural production of the Shire. Development of the land for non agricultural purposes can be considered where it is demonstrated that the land is required for the extension of an urban area for residential development. Class 4² land may perform important agricultural roles. Class 5² land is generally too steep for conventional farming.
5. Identify the location of the Trafalgar Sands deposits on the planning scheme as a resource requiring approvals for new development so as to minimise the impact on this highly valuable resource.
6. The development of the timber industry on a sustainable basis is supported particularly where it can assist with environmental rehabilitation.

Manufacturing industries

1. Manufacturing, service industries and the tertiary sector (education, administration, retailing, services) are major contributors to the local economy. These industries are to be supported by targeting Warragul and Drouin as twin towns and as the primary tertiary and service centres. Trafalgar and Yarragon should continue to be important centres for development. Amenity of residents should be protected by appropriate design and siting requirements and pursuit of minimum impact techniques.

Tourism

Tourism is to be encouraged and promoted as it has a significant economic development future given the Shire's vast natural assets and its proximity to Melbourne. Tourism based around agricultural assets should be a major initiative. Places of interest should be made more accessible to the public while protecting their quality by sound management practices.

¹ Swan and Volum 1984, Assessment of agricultural quality of land in Gippsland, pg.22

² Ibid., pg 22

Implementation

The following actions are proposed:

- Develop the concept of the Shire as a centre for high quality agricultural production. Coordinate and continue the development of agricultural research, education and marketing facilities.
- Introduce planning provisions that protect high quality agricultural land from fragmentation and development which may result in the loss of land for agriculture, other than where planned extension of urban areas is justified. Proposals to use agricultural land for non agricultural land uses need to demonstrate that the uses will not conflict with agricultural practices. High Quality Agricultural Land to be identified by a local policy in the planning scheme and through an environmental significance overlay.
- Minimise conflict between agriculture and residential uses by ensuring that the needs of agriculture are considered in the location and design of urban development areas.
- Promote enhancement and consolidation of Warragul and Drouin as the major service centres for West Gippsland. Warragul as a centre for education, business and retailing. Drouin as a focus for local service industries, supported by further small manufacturing businesses at Trafalgar and Yarragon.
- Provide for future large scale plants processing local agricultural product in the Princes Highway transport corridor. Development to be subject to environmental requirements, in particular how development treats and disposes of waste and ensures that water quality is not affected.
- Raise the profile of tourism in the Shire at a state level and through the development of coordinated Tourist Strategy encompassing the key tourism features of the Shire.
- Support a locally based building industry to supply housing and other building needs and recognise this industry as a strong element of the local economy.
- Improve access to key tourist destinations within the Shire, including the ski-fields at Mt Baw Baw and Mt St Gwinear and to the Walhalla Historic Area.

Monitoring - performance indicators

The following indicators will be used to monitor performance:

- Maintain the proportion of land used for agricultural production, other than land identified for planned growth of urban settlements.
- Level of contribution by the Council to forums and organisations which develop links between agriculture and industry and environmental quality.
- The level of business investment in value added industry.
- Increase in available accommodation beds and attendance levels at tourist facilities and places of interest.
- Bi-annual survey of businesses in the Warragul and Drouin CBD's to establish trends in business services and reduction in level of escape expenditure.

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Environment and quality of life

Policy influences - external

The external influences on the environment are:

Catchment Protection	Baw Baw Shire falls within two catchments, the Westernport catchment, and the West Gippsland catchment. Land use and development within catchments may have an impact on water quality and natural resource management both within and outside the Shire. Therefore a whole of catchment approach is required for the management of natural resources and in the exercise of decision-making.
Development	New uses and developments may impact on the environment. This particularly applies to environmentally sensitive land that may be prone to slippage, erosion, flooding, or areas where the threshold for adequate effluent disposal has been reached.
Government funding and cooperation	Funding decisions of key government departments at the Federal and State level have a direct impact on the future of the large areas of public land within the Shire.
Extraction of natural resources	The demands for the use of the natural resources of the Shire, including water, timber and extractive materials, have an impact on the sustainability of the natural environment.

Policy influences - local context

- The long term sustainable management of the environment is the most important factor influencing the economy, lifestyle and recreational choices in the Shire.
- The Shire contains mountainous country, rural areas and significant water catchments. These all play a significant role in the provision of the State’s water and natural resources. They also provide flora and fauna habitats, timber resources and landscapes of high visual quality that need to be protected.
- Water quality is important to the health of the community and the economy of the Shire. Planning decisions should recognise its importance through protection of water catchment areas.
- Baw Baw Shire has developed an image as a clean, fresh environment with high quality water with few environmental problems. This image needs to be protected and promoted.
- The Shire possesses extensive areas of native vegetation in the mountain areas and public land. Most areas used for agriculture have been extensively cleared for grazing.
- The rural setting of townships and the high quality landscapes in the Shire are highly valued by the community.

Objectives

- The environmental features and assets of the Shire are linked with the future of agriculture and tourism. Realise the opportunities for tourism provided by Baw Baw National Park and Mount Worth State Park.
- The township of Walhalla is a significant asset to the Shire. It presents opportunities for the development of a world class heritage town. Environmental management is required to ensure that its significance is not threatened by incompatible or unsustainable levels of use.
- The encouragement of agroforestry as an economic product and for the stabilisation of country prone to land slip and erosion is to be supported.
- The major natural environmental areas and features of the Shire represent long term assets for the quality of life of the Shire’s residents.

Local strategies

1. Consider the potential impact of development and use of land on the environment. Coordinated decision making and actions taken at the local and regional level and involving a range of government and community agencies should be undertaken.
2. Landslip to be recognised as a significant land and development constraint in parts of the Shire.
3. Protect water catchments from inappropriate development and install reticulated sewerage systems in all urban areas where the population base can support the investment.
4. Areas under native vegetation are to be maintained where practicable as an important asset.
5. Ensure that new uses and developments in the towns and rural areas and particularly on the fringe of towns and the Princes Transport Corridor are of a high quality design and presentation, are consistent with the landscape qualities and the maintenance of the environment.
6. Protect significant stone (including sand) resources to ensure an adequate supply of stone (including sand) in future years.
7. The protection, development and use of stone (including sand) resources is integrated with the management of other natural resources and community needs.
8. Use planning measures to provide adequate protection of residents and visitors from wildfire.
9. Minimise the impact of pest plants and pest animals on environmental values by working in partnership with land managers to facilitate the adoption of appropriate control measures on a local basis.

Implementation

The following actions are proposed:

- Prepare and implement a Shire wide Environment Strategy.
- Support for the provision of reticulated sewerage in towns identified as requiring urgent attention.
- Establish partnerships and common goals with:
 - Department of Natural Resources and Environment.
 - Environment Protection Authority.
 - Catchment Management Authorities.
 - Minister for Planning and Local Government and the Alpine Resorts Management Boards.
 - Community Groups, such as Landcare.to ensure environmental quality and that expert advice is obtained on the potential impact of developments or land uses on the environment and amenity of residents.
- Encourage agroforestry in sensitive environmental areas to assist in rectifying erosion and land slip issues and in improving water quality.
- Monitor the implementation of the Forestry Code of Practice and introduce policies and initiatives to assist both the industry and the environment.
- Develop initiatives and gain government support for the more efficient use of water resources.
- Review planning provisions that recognise the constraints on land for development (eg. landslip areas, erosion, flooding,).

- Review the Municipal Fire Prevention Plan within the context of a risk management approach as outlined in the CFA Guidelines.

Monitoring - performance indicators

- Consistent decision making which supports protection of the environment through environmentally compatible uses and the ongoing management of development to ensure there is a minimal impact on the environment.
- Monitor water quality.
- Community acceptance of guidelines and codes that seek to encourage development that complements a sustainable natural environment and the rural landscape.
- Maintain the proportion of the Shire covered with high quality native vegetation.

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Urban development

Policy influences - external

The external influences on urban development are:

Melbourne	Expansion of the Pakenham corridor in the Melbourne Metropolitan Area has exerted strong pressures and development expectations. This has occurred particularly on the western part of the Shire in terms of providing residential land, industrial land, tourism facilities and transport infrastructure.
Latrobe Valley	Structural change in industry has resulted in a decline in employment opportunities in the Latrobe Valley. This has influenced the rate of development in the Latrobe Valley. The level of demand for alternative residential development, such as rural residential or hobby farming has been significant.
Princes Corridor	Pressures for residential, commercial or industrial development will be mainly experienced along the Princes Highway and Melbourne-Gippsland railway corridor as it forms the economic spine of eastern Victoria and the Shire.

Policy influences - local context

- Continuing population growth with the likelihood of another 13,191 persons living in the Shire by the year 2031.
- Warragul and Drouin are the two largest urban and employment centres. This has been reinforced by a history of rezoning of land on the outskirts of both towns for future urban and low density residential development. Growth pressures, influenced by policies in Melbourne 2030, have resulted in a significant increase in demand for land in these towns for residential, commercial and industrial development. The *Growth Management Strategy and Structure Plans – Warragul and Drouin* has identified that, with expected growth trends over forthcoming years, there will be a substantial shortfall of residential land in both Warragul and Drouin unless further land is rezoned and made available for development. As well, it is expected that there will be a shortfall of commercial and industrial land in Warragul. The strategy has therefore recommended that additional land should be rezoned in both towns, to accommodate expected demand.
- Rural residential development has often been allowed to occur in an uncoordinated way in the past. Such development has resulted in the unco-ordinated expansion of towns. This has led to the subdivision of farms and land of high agricultural quality. This has

resulted in the intrusion of urban activity into rural areas such as pollution from urban runoff, destruction of livestock from pets, nuisance complaints and difficulties for normal and necessary farming practices.

- The population levels of the smaller towns have generally remained stable. Each town has a significant role in providing alternative living locations and servicing their local area. These roles are important and should be supported. Towns such as Trafalgar and Yarragon provide opportunities for future industrial development. Many towns have a critical role to play in the Shire's tourism development.

Objectives

- Warragul and Drouin contain excellent urban services. Promotion as twin towns should assist in attracting and facilitating employment, services and facilities.
- The role of Warragul as the major retail, business and service centre in the Shire should be strengthened. Town Centre Structure Plans need to be implemented for Warragul and Drouin.
- Significant holdings of under utilised industrial land exist in Yarragon and Trafalgar that are located away from residential areas and are readily accessible from the transport corridor. The potential exists for value added industries if infrastructure is made available.
- Smaller towns such as Longwarry, Neerim South, Willow Grove and Rawson contain large amounts of undeveloped residential land and in some cases significant under utilised infrastructure such as reticulated sewerage and community facilities. Development to utilise these resources should be encouraged.
- To maintain a diversity of residential settlement opportunities within all established towns throughout the Shire.
- To ensure that there is sufficient land available for the future orderly, sequential development of designated urban growth areas, consistent with demonstrated end-user demands and the availability of services and infrastructure.

Local strategies

Urban areas, towns, and settlement pattern

1. The Princes Highway and rail transport corridor is to be maintained and developed as an efficient transport facility linking the main urban areas of the Shire with neighbouring employment centres.
2. The urban settlement pattern is to be developed based on towns clustered along the transport corridor and separated by rural land. Future urban development should be principally directed to existing urban areas or on the periphery of existing urban areas where land can be serviced.
3. Urban growth boundaries are to be established around Warragul, Drouin, Trafalgar and Yarragon, which are designed to contain future residential expansion to the year 2030
4. Warragul and Drouin are to be planned and promoted as twin towns separated by a green belt with each maintaining its distinct identity and character. These urban areas should be the main centres for future urban expansion, including commercial and light industrial activity. Additional areas of land should be rezoned for residential development following the completion of appropriate structure planning exercises, to ensure that at least a 10 years' reserve supply of developable land is maintained, in accordance with Clause 14.01-2 of this Scheme.

5. The Rural Living Zone will be used where this type of use exists and where such a use can be strategically justified. The minimum subdivision area will be specified to reflect the dominant lot size in the locations where the zone has been applied.
6. Towns within the Shire which supply local community and commercial services, employment and recreational facilities are to be maintained, promoted and enhanced to a sustainable level. Trafalgar, Yarragon and Longwarry are to be planned as major local centres for agricultural service provision, residential development and for commercial and industrial opportunities.
7. Neerim South, Nilma, Darnum, Buln Buln, Thorpdale and Willow Grove are to be supported as local rural service centres and residential areas.
8. Walhalla, Rawson, Erica, Noojee and Tanjil Bren provide important local service roles and alternative living environments and are important in serving tourism. The supply and installation of infrastructure should be critical to their potential.

Development standards

1. Urban development is to be planned and staged to accord with Council's staging requirements to ensure that development is economically, environmentally and socially sustainable.
2. Urban development shall be consistent with any settlement policies included in clause 22.02.
3. The character and heritage of the towns of the Shire and their hinterland are a significant feature of the Shire that is highly valued by the community and is to be protected from inappropriate development.
4. Future low density residential and rural living development should not result in the unplanned loss of high quality agricultural land.
5. Development proposals should demonstrate a positive contribution to the environment by taking into account the capability of the land in terms of soil stability, erosion, flood and drainage management and the retention of native vegetation.
6. Residential development should be fully serviced with roads, water, electricity, sewerage and drainage. As a general principle, strong consideration will be given to a requirement for fully reticulated services including sewerage for all low density residential development.
7. Attractive medium density accommodation to provide for smaller household units is encouraged in all towns.
8. Prevent sediment loss from construction sites to minimise the impact of urban development on water quality in local waterways by facilitating the adoption of practices outlined in Construction Techniques for Sediment Pollution Control (EPA, 1991) and Environmental Guidelines for Major Construction Sites (EPA, 1995).

Implementation

General

The following actions are proposed:

- Future proposals to rezone land for residential purposes should consider current supply and demand for residential and/or rural residential lots.
- A partnership is to be developed with Gippsland Water to install sewerage services in residential locations and townships where there is community support or major environmental problems to be overcome.

- A code for development in rural areas within areas of landscape value, including along the Princes Highway Corridor is to be prepared.
- The Gourmet Deli Trail is to be considered for extension to link all relevant towns and individual hamlets. Key facilities such as tourist information centres, public conveniences, rest and picnic areas need to be further developed to assist in the extension of this Trail.
- A consistent signage theme and comprehensive directional and tourist signage system should be implemented, complementing the Latrobe regional signage system.
- A comprehensive heritage study for the Baw Baw Shire should be prepared to complement the existing Heritage Studies of Warragul and Walhalla.
- Public reserves, parks and roadsides should be co-ordinated and managed to a high standard.
- Strong attention should be given on the edges of urban areas particularly Warragul and Drouin to the creation of a buffer area (within the urban area) to the adjoining rural land. This should be developed as a landscaped edge incorporating open space and bicycle and walking trails.

Local Strategies for the urban areas of Warragul, Drouin, Trafalgar and Yarragon are also linked to the development framework plans set out in Clause 22.2.1 of the Local Policies in this scheme.

Specific

The following actions are proposed:

Warragul and Drouin: Twin towns and prime urban and business centres

Integrated development

- Prepare Structure Plans for designated growth areas of Warragul and Drouin, consistent with the principles of planning for urban settlements as prescribed in Clause 14.01-2 of this Scheme.
- Implement the Baw Baw Shire Development Contribution Plan, 23 March 2007, to provide funding for future infrastructure requirements in Warragul and Drouin.
- Encourage integrated development through the participation of servicing authorities in defining areas in Warragul and Drouin that can be readily supplied with infrastructure.
- Introduce water sensitive urban design infrastructure in accordance with the Warragul Urban Drainage Strategy, 26 February 2007.
- Encourage consolidated mixed use redevelopment and refurbishment of the Warragul Transit Precinct.
- Introduce heritage planning provisions to protect historic places and sites in Warragul as identified in the Warragul Heritage Study.

Revitalisation

- Recognise the land south of the Warragul Central Business District (CBD), adjacent to Alfred Street and Howitt Street, as having potential to contribute to the revitalisation of the Warragul Transit Precinct. Development of this land should include adequate built form, landscape, traffic and pedestrian responses to integrate with the transit precinct.

- Continue to improve the urban environment through the development and implementation of streetscape plans and revised traffic management arrangements to strengthen the Warragul and Drouin shopping precinct and commercial areas.
- Investigate the feasibility of a discount department store in Warragul as a means of consolidating and reinforcing the status of the Centre and addressing 'escape' retail expenditure from the Shire.
- Identify potential sites and facilitate development within or adjoining the existing Warragul central business district.
- The retail centre of Drouin is to be consolidated in its development with consideration given to the recommendations for traffic management, urban design and redevelopment in the Drouin Town Centre Structure Plan.
- Encourage further light industrial development in Drouin and Warragul.
- Improve the appearance of the entrance roads to Warragul through landscaping improvements and a development code for restricted retail premises.

Trafalgar: Residential and agricultural service centre

Integrated development

- Encourage integrated development through the participation of servicing authorities in defining areas in Trafalgar that can be readily supplied with infrastructure. Prepare Outline Development Plans for these areas.
- Promote Trafalgar as providing affordable and attractive housing choices with excellent education facilities and retirement opportunities.
- Encourage all residential development within the main residential areas to the south of the Princes Highway.
- Provide for future residential and industrial development in accordance with the Strategy Plan at Clause 22.02-1.

Business, industry and tourism

- Develop off-street car parking areas behind the existing shopping centre, to improve the retail function and tourist potential of Trafalgar.
- Investigate a new traffic circulation system and link to new tourist facilities, such as toilets.
- Further develop tourism links and facilities.
- Encourage industrial development along the railway line north of Waterloo Road.
- Build on existing and nominated future industrial development areas and strengthen the existing shopping facilities.

Yarragon: Service centre and tourism

- Encourage integrated development through the participation of servicing authorities to define areas in Yarragon that can be readily supplied with infrastructure. Prepare Outline Development Plans for these areas.
- Continue to develop and promote the village scale tourism role and support the tourism role with increased car parking at the rear of the shops.
- Encourage residential development to the south of the railway line.

- Encourage industrial development to the north of the railway line.
- Provide for future residential development in accordance with the Strategy Plan at Clause 22.02-1.

Longwarry: Rural service and industrial centre

- Develop revised siting and flooding controls with Melbourne Water for all buildings and works.
- Encourage infill residential development before allowing any further rezoning of land for residential development.
- Protect the airfield's future operations from residential development.
- Consolidate the Longwarry commercial area with the main focus on the north side of the railway line.
- New residential development to have consideration for flood hazards in the area.
- Develop open space links within the urban area to improve amenity.
- Implement the rezoning recommendations of the Longwarry Outline Development Plan - Henshall Hansen & Associates (1994).

Nilma: Residential hamlet

- Opportunities for infill serviced residential and rural residential development within the township area still exist and need to be developed.
- Preferred development areas are to the south of the Princes Highway.
- Linear development along the highway is to be prevented.
- Address drainage and watercourse issues.

Darnum: Residential hamlet

- Preferred low density residential development areas to the south of the highway.
- Linear development along the highway is to be restricted.
- Limit further ribbon residential development and consolidate the existing residential area.

Buln Buln: Residential hamlet

- Support residential development within limits of existing developed area as the town is encircled by high quality agricultural land.
- Further development is dependent on the provision of services.

Neerim South: Rural service centre

- Infill residential development to be encouraged on vacant land within the town boundaries. Vacant land to the east of the town to be retained for future residential use.
- Develop landscape plans for the entrances to town.
- Implement the recommendations of the Neerim South Outline Development Plan, Henshall Hansen Associates (1994)

Thorpdale: Rural service centre

- Future development is limited due to topographic and servicing constraints.
- Continue rural servicing role and maintenance of existing facilities.
- Industrial land to continue along the west side of Station Street and the Mirboo-Thorpdale Road.

Willow Grove: Residential hamlet

- Encourage residential development towards Blue Rock Dam and existing available residential land within the town boundaries.
- Commercial development to be consolidated within the existing commercial area.
- Promote Willow Grove as a lifestyle choice within the Shire close to recreation facilities.

Erica: Residential hamlet and tourism

- Encourage the installation of sewerage facilities or an acceptable alternative system.
- Future residential development to be catered for within the existing town boundaries.
- Encourage appropriate accommodation and tourism opportunities in Erica.

Rawson: Residential hamlet and tourism

- Promote accommodation and tourism opportunities, particularly to support tourism at Walhalla.

Walhalla: Tourism and heritage protection

- Limit residential development as it is detrimental to the sensitive cultural and natural environment.
- Develop and enhance the tourism role of the town.
- Strengthen links with Rawson and Erica for providing accommodation.
- Support provision of an effective effluent disposal system.
- Implement the Walhalla Strategy and Action Plan - March 1997.

Neerim: Rural Living hamlet

- Restrict further development of the township beyond 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 township by ensuring any further subdivision be in accordance with schedules 1 and 3 to the Rural Living Zone.

Neerim Junction: Rural Living hamlet

- Restrict further development of the township beyond 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*.

Monitoring - performance indicators

- Containment residential development within urban growth boundaries and existing townships.
- Decreased levels of escape expenditure.
- Increased levels of tourist visitation.
- Maintenance of water quality in rivers and streams.
- Increased local employment levels.
- Enhanced appearance and presentation of towns.

Reference Documents

- *Growth Management Strategy and Structure Plans – Warragul and Drouin (2005)*.
- *Warragul Transit Precinct Study (2005)*.
- Other Township studies, including Shire of Narracan Planning Strategies Report, Urban Areas (1994).
- *Baw Baw Shire Development Contribution Plan, 23 March 2007*.
- *Warragul Urban Drainage Strategy, 26 February 2007*.