

22.05 ECONOMIC DEVELOPMENT

19/01/2006
VC37

22.05-1 Primary produce sales

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This policy applies to the development or use of Primary produce sales.

Policy Basis

The development of primary produce sales assists the rural economy. The location of such stalls needs to consider their contribution to tourism, the impact on the landscape and the safety and function of roads.

Objectives

- To ensure that the number and visual impact of primary produce sales is not detrimental to the landscape and visual quality of the Shire.
- To provide for primary produce sales where they can contribute to the rural economy and tourism.
- To ensure that primary produce sales do not have a negative impact on the safety and flow of traffic.

Policy

It is policy that:

Access

- The position and width of all points of vehicular access to the site and areas set aside for the parking of vehicles should be to the satisfaction of the responsible authority.
- The primary produce sales should not cause a hazard to the free flow of traffic.

Advertising signs

- Advertising signs associated with the primary produce sales should not detract from the landscape character of the locality. Their effect on the safety of vehicles and persons using the road, having regard to the colour, brightness and location of such signs should be considered.
- The area of all advertising signs should generally not exceed 4.0 square metres and the number of advertising signs should not exceed 3.

22.05-2 Tourist development

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This policy applies to the use or development of land for tourist development that includes any residential or commercial activity primarily directed at attracting tourists.

Policy basis

Baw Baw Shire's reliance on the natural environment is significant for both agriculture and tourism. The relatively unspoilt nature of the area in close proximity to Melbourne offers significant opportunities for tourism development. The tourist resources include Mount

Baw Baw, Strzelecki Ranges, Mount Worth State Park, Walhalla Township, Walhalla Goldfields Railway, the Gourmet Deli Trail and Baw Baw's location on the Princes Highway that services the Greater Gippsland Tourist Region.

Baw Baw Shire Council seeks to attract high quality tourist development that is compatible with the environmental attributes of the area. Development should be designed to be unobtrusive and ensure that current environmental and aesthetic values are retained and not degraded. Landscape features such as the Strzelecki Ranges, Mount Baw Baw and the numerous ranges and hills are important to the function of the tourism industry.

Development should build on the strengths of the areas in terms of expanding the accommodation and conference base and continue to offer a wide range of recreational activities and accommodation types.

Consideration should be given to the location of development adjacent to towns in order to benefit the local economy by improving linkages between development, commercial operators and service providers within these centres.

Strip development along major highways and roads should not be supported. The appearance of the environment is important to the tourism industry.

In order to promote active recreation and tourism, Council strongly supports the development and maintenance of a network of cycling, walking and horse riding trails including Rail Trails, as proposed in the Shire Bicycle and Walking Paths Development Plan, 1998.

Objectives

- To ensure that building design and location takes into account the attributes of the natural environment.
- To ensure that building mass, scale and proportions do not impact upon the landscape attributes of the surrounding area.
- To ensure that infrastructure is supplied to the site to treat and contain all wastes, provide potable water and have access to appropriate on site fire fighting facilities.

Policy

It is policy that:

Building design have regard to:

- The natural environment.
- Location along roads, both major and minor.
- The landscape features of the immediate environs.
- The use of landscaping treatment to assist in the presentation of the development.
- Height, scale, mass and colour to reflect building forms and types that are typical to rural areas.

Works and layout of the site have regard to:

- Native vegetation, watercourses and other natural features.
- The capability of the site to accommodate the proposed development.
- The treatment and containment of all wastes on site.
- Access from roads, both internal and external to the site and the provision of car parking areas for patrons.

- Fire, flooding and erosion hazards and the implementation of measures to alleviate these environmental factors.

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Walhalla Tourist Development Area

This policy applies to Walhalla Township.

Policy basis

Walhalla township is one of the State's most important heritage assets. Its long term protection and development as a major heritage resource and tourist attraction is supported.

Objectives

The objectives of this policy are to ensure that design and development in Walhalla will:-

Valley Setting

- Maintain the steep valley setting by minimising modification to the valley's slopes; and
- Maintain the form of the mullock heaps.

Vegetation

- 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 eg. for buildings, gardens, fire buffers and views;
- Enhance the historic landscape character and reduce fire hazard by using low flammable, exotic and native species on cleared private and public land up to the tramway tracks; and
- Preserve significant 19th Century vegetation.

Historic Buildings & Sites

- 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; and
- Retain, where possible, physical remnants of lesser significance which provide evidence of Walhalla's past.

New Development

- Complement the historic character of the township through complementary siting, forms, materials, colours and details; and
- Enhance the historic character of the township by replicating buildings of the gold-era (1863-1915), particularly in the Historic Town Centre.

Natural Systems

- Protect environmental systems through effective wastewater treatment and disposal; and
- Prevent accelerated erosion of hillsides and creek.

Streetscape

- Maintain the winding nature of the Walhalla/Main road, recreate the 19th Century footpaths and, elsewhere, maintain informal verges; and
- Preserve and continue the use of stone walling and use of timber balustrades on bridges.

Transport

- Stage parking area development in association with growth in tourist numbers and provision of non-car based transport with the eventual aim of minimal parking being available in the town centre and the main car parks being located to the south of the town;
- Provide for non-car based transport modes throughout the town; and
- Ensure that residential development has adequate car and fire access.

Open Space

- Enhance key open space areas to provide a high level of visual and user amenity;
- Provide camping opportunities at designated locations with appropriate facilities i.e. Northern Gardens and possibly Chinese Gardens;
- Maintain and enhance, where necessary, land immediately adjacent to Stringers Creek; and
- Provide public facilities adequate to manage visitor impacts eg. bins for litter, toilets.

Policy

It is policy that:

- Applications be referred to the Department of Natural Resources and Environment if the site is adjacent to Crown Land.
- The responsible authority must consider the Walhalla Design and Development Guidelines - July 1999 in deciding on an application to use or develop land.

Decision guidelines

Before deciding on an application, the responsible authority will consider:

- Whether the use or development will be detrimental to the natural physical features or resources of the area.
- The availability of water, sewerage, stormwater disposal, drainage and reticulated power.
- The capacity of the soil in the area to treat and contain wastes.
- The location and design of existing and proposed roads and their impact on the area.

- Whether the use will overtax existing essential services or require services that would need more intensive land use to be economic.
- The impact on plant life, animal habitats and the landscape.
- The impact on the character and appearance of any area or feature of architectural, historic or scientific significance or of natural beauty, interest or importance.
- The location and design of buildings, lots, access roads and other measures to help prevent or suppress fire.
- The desirability and appropriateness of consolidating lots which are too small for development.
- Whether the site is suitable for the use and will not be detrimental to the traditional activities of the neighbourhood.
- Whether the use caters for people primarily not living in the zone and whether it will have a detrimental effect on the natural resources and environment of the neighbourhood.
- The findings and recommendations of the Walhalla Strategy and Action Plan - March 1997.

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Protection of stone resources

This policy applies to land within Extractive Industry Interest Areas as defined by the Department of Natural Resources and Environment, and to all other known resources with a Work Authority or where it can be demonstrated that a resource is substantial and warrants protection.

Policy basis

The municipality contains significant stone resources. These resources have been identified in 'Extractive Industry Interest Areas, Melbourne Supply Area, Geological Survey of Victoria, Technical Report 1996/1' but may otherwise be identified outside of this area as Extractive Industry Tenements.

The State Planning Policy Framework sets out objectives for the identification and protection of stone resources through the concept of Extractive Industry Interest Areas. The purpose of Extractive Industry Interest Areas is to provide a basis for the long term protection of stone resources and to assist Councils in long term strategic planning.

Objectives

- To achieve a consistent approach towards protection of stone resources.
- To ensure that the long term protection of stone resources is in accordance with provisions and recommendations of the Extractive Industry Interest Areas, Melbourne Supply Area, Geological Survey of Victoria, Technical Report 1996/1.

Policy

It is policy that:

- Stone resources within Extractive Industry Interest Areas are protected.
- Extraction of stone resources should be carried out in accordance with acceptable environmental standards.

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Protection of coal resources

This policy applies to the Gippsland coalfields as shown on policy map titled Coal Resources.

Policy basis

The coal resource is an asset of National and State importance for energy generation and provides a local opportunity for other purposes.

Objectives

- To facilitate the orderly development of coal, so that the resource is utilised in a way that is integrated with State and local strategic planning.
- To ensure that the use and development of land overlying the coalfields have regard to the need to conserve and utilise the coal resource.
- To ensure that the use and development of coal have regard to a broad range of social, environmental, physical, and economic considerations, in order to ensure a high quality of life for residents.

Policy

It is policy that:

Rural areas

- Agriculture and other rural related land uses which are productive and minimise the social and financial cost of the eventual winning and utilisation of coal, should be strongly encouraged prior to coal development in designated areas.
- Prior to coal development in designated areas, the following land use activities and development should be strongly discouraged from becoming a primary land use in the area:
 - Residential and low density residential development.
 - Rural living development.
 - Commercial development.
 - Non-coal related industrial development.

Natural environment

- Planning for coal resource use and development should take into account areas and features of recognised value for nature conservation, recreation, and tourism, and their landscape quality.
- Coal excavations, overburden dumps, and other associated development be planned, managed, and progressively rehabilitated to the highest practicable future use.
- Buffers should be used to provide separation between coal development and associated areas and residential or other sensitive areas in order to alleviate the adverse effects of one upon the other.

Social planning

- Planning for coal resource utilisation take into account the interests of the Victorian community.

Water resources

- The management and use of water resources should complement and be integrated with coal resource planning.

Forestry

- Timber production should be planned in a manner which will be complementary to the orderly development of the coal resource.
- Timber production should take into account the need for effective fire protection of the coal resource.

Decision guidelines

A planning authority in preparing an amendment, and a responsible authority in deciding an application for the use or development of land, in designated coal recovery areas should consider:

- When the land is expected to be required for coal resource development.
- If development of the coal resource may be prejudiced.
- The nature and scale of development.
- The relationship of the proposed use or development to coal resource development.
- If the proposed use or development can be located elsewhere.
- The protection of the coal from fire.