

22.0619/01/2006
VC37**LONGWOOD**

This Policy applies to land use and development within Longwood township and surrounds.

Policy Basis

Longwood (240) is a small rural community located between Avenel and Euroa and 22 kilometres east of Nagambie. Longwood has extensive and attractive community recreation facilities in combination with social and community infrastructure. The town serves as a community and service centre for the surrounding hinterland as well as a dormitory area for Nagambie, Euroa, Seymour and Melbourne.

Investment in the thoroughbred horse industry around the township has been significant. The township provides recreation and sporting facilities to surrounding rural areas.

There is some potential for low density residential development, while potential for infill development is significant, given the level of vacant allotments within the existing urban area. Development however is constrained by the lack of infrastructure, services and facilities.

Objectives

To retain an established urban form by integrating future residential subdivision and expansion within a defined township area.

To provide community service and facilities, commensurate with the current and future urban population.

To provide for low density residential development to the east and south west of the existing township area.

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.
- Consideration will be given to the findings and recommendations of the following report:
 - Longwood Township Structure Plan, Barnes Planning, 1991

