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VC37

## **EUROA TOWNSHIP**

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

### **Policy Basis**

Euroa is the largest town in the Shire with a population of 2,697 (ABS 1996). It contains the local government administrative centre for the Shire. It provides a major service role function for the Shire's population. Euroa supports an active retail area, livestock saleyards and rural service industries. Employment opportunities in agriculture, manufacturing industry, retailing and tourism are provided.

Constraints to the development of Euroa include:

- Flooding along Seven Creeks watercourse.
- Augmentation of water and sewerage infrastructure.

Opportunities for the future development of Euroa include:

- A range of residential in-fill development including medium density housing opportunities.
- Low density residential development options on the outskirts of the township and where services are available.
- Redevelopment of the former Hume Highway commercial precinct.
- Development of large scale industrial areas in close proximity to the Hume Freeway.
- Conservation and development of the railway heritage precinct.
- Recreation open space development along Seven Creeks.

### **Objectives**

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

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

To maintain a buffer along the Hume Freeway.

To maintain the retail and commercial core of the town.

To improve the presentation of the town entrances.

### **Policy**

It is policy that:

- The future use and development of land is to demonstrate 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 recommendation of the following studies and reports:
  - Euroa Floodplain Warning System, 1998

- Euroa Floodplain Management Study, 1998
- Euroa Flood Study, Camp Scott Furphy, 1993
- Euroa Townscape and Conservation Study (part 1) Wilson Sayer Core 1985
- Euroa Townscape and Conservation Study (part 2) David Bick, 1985
- Euroa Strategy Plan, Kinhill, 1990
- Seven Creeks Concept Plan, Parklinks, 1995
- Industrial Land Strategy, Shire of Euroa, 1995

