

22.04 HARCOURT

This policy applies to the township of Harcourt as defined on the Township Structure Plan.

Policy Basis

The township of Harcourt is located on Barkers Creek, approximately 8 kilometres north of Castlemaine and 30 kilometres south of Bendigo, at the junction of the Calder and Midland Highways. The 1996 estimated resident population of the town is 900.

Harcourt is a long established fruit growing district. The annual Apple Festival attracts many visitors and a number of growers sell their produce from road side stalls.

The primary role of the township is as a residential environment and in the provision of essential services. Community facilities are also a significant feature of the town, especially with the recently completed Harcourt Leisure Centre which provides a venue for meetings and recreational activities.

Coliban Region Water Authority have estimated that sewerage infrastructure will be provided to Harcourt in 2000/2001.

Policy

It is policy that:

- Residential development should occur within the boundary of Harcourt urban area which has been determined with regard to:
 - the need to contain the township to ensure reticulated sewerage is more easily and economically connected when it becomes available,
 - the need to avoid the development of additional houses on lots that do not dispose of effluent on site,
 - the need to avoid conflict with intensive rural land uses,
 - the existence of flood and drainage prone land and steep land areas, and
 - the need to contain the town to avoid conflict with the Calder Highway upgrade route.
- The township boundary will be expanded to the south of Bagshaw Road and along Coolstore Road.
- Future residential growth be provided to the south of Mills Road and east of the recreation reserve, with the intention of this eventually becoming a fully serviced residential area.
- Residential development densities take into account effluent disposal limitations and the ultimate provision of sewerage services.
- The business/commercial area be centred on the existing commercial centre in High Street.
- The light industrial area recognises existing industries and allows for some expansion on the west side of Coolstore Road.
- Township entrances be improved with signage and planting.
- The location of the Calder Highway up-grade does not have a detrimental impact on the future development of the town and the adjoining rural hinterland, and that the existing fabric of the town is not lessened.
- The future growth and development of the local apple and pear industry will be supported and protected from the encroachment of inappropriate land uses.

Harcourt Township Structure Plan



Mount Alexander Shire
Draft Town Structure Plan

Harcourt

The Draft Town Structure Plan is indicative only of desirable growth patterns. The lines show broadly the areas required for different uses. Planning Scheme maps show precise boundary zones.