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C25**21.03-1**05/07/2007
C25**OBJECTIVES – STRATEGIES - IMPLEMENTATION****SETTLEMENT****Key Issues and Challenges**

The key issues and challenges facing the Shire of Strathbogie relating to settlement include:

- Orderly development of towns
- Housing and lot size diversity
- Rural living and low density residential development
- Housing and house lot excisions in the rural zones
- Protecting and enhancing the character and environment of the shire
- Management and delivery of infrastructure

An overview of these issues and challenges is provided below.

Orderly Development of Towns

Council aims to ensure that future residential growth and development is accommodated for in a planned manner. Council encourages residential uses in and around the main towns and intends to accommodate rural living opportunities in appropriate locations. Further investigations of localities identified in the *Strathbogie Shire Rural Residential Strategy, 2004*, will be undertaken commencing with the highest priority areas of Violet Town, Euroa, Nagambie North, Avenel and Strathbogie.

Residential development is particularly encouraged in the Shire's four principal towns, so as to attract and support expanding populations that will, in turn, stimulate the economic and social development of these areas. Developers may be required to fund works, services and facilities required by the expanding residential population.

The common issues and challenges that face the Shire in relation to its four largest towns include:

- Identification and recognition of neighbourhood character
- Acknowledgement of built and cultural heritage
- Identification of appropriate land use mix
- Drainage and flooding issues
- Provision of additional, and maintenance to existing, infrastructure resources
- Insufficient retirement / aged care accommodation
- Appearance of town entrances

There are also unique problems to the four main towns within the Shire. These have been identified below.

Euroa:

- Extent of area covered by reticulated sewerage and water

Nagambie:

- Water quality issues associated with development surrounding Lake Nagambie
- No reticulated gas supply
- Increased public access to the lake's edge

Avenel:

- Need for additional land to the north and south of the existing township, in the context of growth constraints to the east (Hume Highway) and west (Airport Environs Overlay)

- Lack of commercial and retail services and facilities
- No designated Industrial precinct

Violet Town:

- Extent of area covered by reticulated sewerage
- No reticulated gas supply
- No designated Industrial precinct

The Shire has a number of small urban developments located within other towns. The common issues and challenges that face the Shire relating to settlement in these smaller townships include:

- The need to restructure inappropriate crown allotments
- Absence of water, sewerage, drainage and road infrastructure
- Limited potable water supply
- Inadequate lot size for effluent disposal
- Location of development within high fire risk areas without a reticulated water supply
- Rural and low density residential demand

Housing and lot size diversity

The Shire of Strathbogrie has the third fastest ageing population in the State and a relatively low household income ratio compared with the Regional Victorian average.

Increased options for housing this population will be required, particularly in the four main towns of Euroa, Nagambie, Avenel and Violet Town where there is greater access to both physical and social services. A range of housing options needs to be provided within walking distance to facilities or transport to such facilities, and in a form such as smaller one and two bedroom units. Alternative forms of housing such as retirement or aged care facilities need to be investigated. Diversity in housing options is also important in maintaining a diverse population mix within the Shire.

Rural living and low density residential development

The location of the Shire on the Hume Freeway corridor has a number of land use implications that will have a significant influence on the future growth and development of the municipality. Given the ease of access to Melbourne by both road and rail, the Shire, like many other municipalities on the Melbourne fringe, is experiencing increasing demand for rural living and low density residential lifestyle housing opportunities.

Rural living and low density residential opportunities need to be investigated, so that they can be provided in identified and appropriately zoned areas rather than being dispersed in an “ad hoc” manner throughout the Shire. This will support the protection of agricultural land for agricultural uses, avoid urban-rural conflicts and assist Council to facilitate efficient servicing which are vital for the Shire.

There is also a need to protect the Puckapunyal Defence base from the encroachment of sensitive uses.

Housing and house lot excisions in the rural zones

The Shire continues to experience demand for the development of dwellings in attractive rural environments and this has been a significant component of the Shire’s recent population growth. This style of development is only appropriate when associated with investment in agricultural activities, and/or protection of the environment, so that it does not compromise the natural resource base and impact on existing agricultural operations. Land capability and the standard of existing and proposed infrastructure, particularly roads, must also be taken into consideration for this style of development.

It is critical to ensure future development of housing in rural areas is reasonably required for the operation of a rural activity conducted on the land, has the appropriate infrastructure and will not adversely affect the long-term sustainability of farming or the environment.

Protecting and enhancing the character and environment of the shire

Council seeks to facilitate the orderly development of its towns, particularly in sympathy with their neighbourhood character and amenity. Council believes that town entrances and main streets will need to be visually enhanced. The neighbourhood character and the environmental assets of the towns and their surround (including watercourses, built and cultural heritage, and remnant vegetation) need to be identified and respected.

Management and delivery of infrastructure

The management and delivery of infrastructure is a key issue and challenge for the Shire. The dispersed population, increasing development pressures and current infrastructure deficiencies (particularly water, gas, sewerage, drainage and road infrastructure) are all challenges which need to be managed by Council as well as other relevant servicing and infrastructure bodies.

The efficient delivery of infrastructure improvements is a fundamental element in providing affordable and diverse housing, generating economic growth and ultimately in managing the Shire in a sustainable manner.

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SETTLEMENT OBJECTIVES

- To provide for the orderly development of towns based on the coordination of services and infrastructure, the provision of housing diversity (including high quality lot layout, diversity in lot sizes, energy efficiency and enhanced environmental features), neighbourhood character and the facilitation of high standards of residential and community amenity
- To ensure future subdivision and development of housing in urban and rural areas is responsive to a demonstrated need, has the appropriate infrastructure and will not negatively influence the long-term sustainability of farming
- To minimise unsewered urban development
- To encourage rural residential development in a strategic and planned way, after appropriate investigations
- Restructure old and inappropriate townships and groups of crown allotments, including lot consolidation, in accordance with the Strathbogie Shire Rural Residential Strategy, 2004 and as otherwise identified
- To protect the environment and landscape views from inappropriate development
- To protect areas of built and cultural heritage
- To protect agricultural land from urban encroachment

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SETTLEMENT STRATEGIES

- Encourage the consolidation of residential development in existing urban centres
- Encourage new residential development proposals which minimise impacts of flooding, provide for high quality lot layout, provide for diversity in lot sizes, are energy efficient, enhance environmental features and are responsive to the character of the area
- Encourage development away from areas affected by major constraints such as flooding and drainage, when they do not have the capacity to resolve or minimise the relevant restriction
- Identify availability of industrial land for present use, and possible future rezoning
- Identify required infrastructure standards for subdivision and development
- Identify areas of built and cultural heritage

- Identify the “neighbourhood character” of the four main towns
- Encourage open space linkages in Nagambie through the combination of open space and recreation areas
- Investigate the provision of rural living and low density residential opportunities as identified in the *Strathbogie Shire Rural Residential Strategy, 2004*
- Improve the town entrances and main road streetscapes to create a sense of “arrival”
- Provide a diverse range of residential in-fill developments, including medium density housing opportunities and retirement housing opportunities, where they can be effectively serviced
- Support new housing in the Farming Zone only when it is in association with an agricultural use of the land

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SETTLEMENT IMPLEMENTATION

The objectives and strategies will be implemented by:

Zones and Overlays

- Apply the appropriate urban zones to all land previously zoned Township Zone that now has reticulated services
- Investigate options and appropriate zoning for industrial uses and future land needs within the Shire.
- After further investigation, apply the Rural Living Zone to areas identified as appropriate
- After further investigation, apply the Low Density Residential Zone to areas identified as appropriate
- Investigate the use of the Design and Development Overlay or Development Plan Overlay to areas identified for future urban or rural residential development, where particular issues of design and development need to be resolved
- Investigate the use of a Development Plan Overlay or a Design and Development Overlay to areas identified for future urban use, where particular issues of design and development need to be managed in areas presently used for residential purposes and, where appropriate, to a selection of areas identified in the *Strathbogie Shire Rural Residential Strategy, 2004*
- Investigate the restructure and lot consolidation in Graytown, Arcadia-two Chain Road, Old Longwood, the western part of Tabilk, Mitchellstown, Miepoll and Baillieston
- Apply a Restructure Overlay to all undeveloped old townships, and to Graytown, Arcadia-two Chain Road, Old Longwood, the western part of Tabilk, Mitchellstown, Miepoll and Baillieston

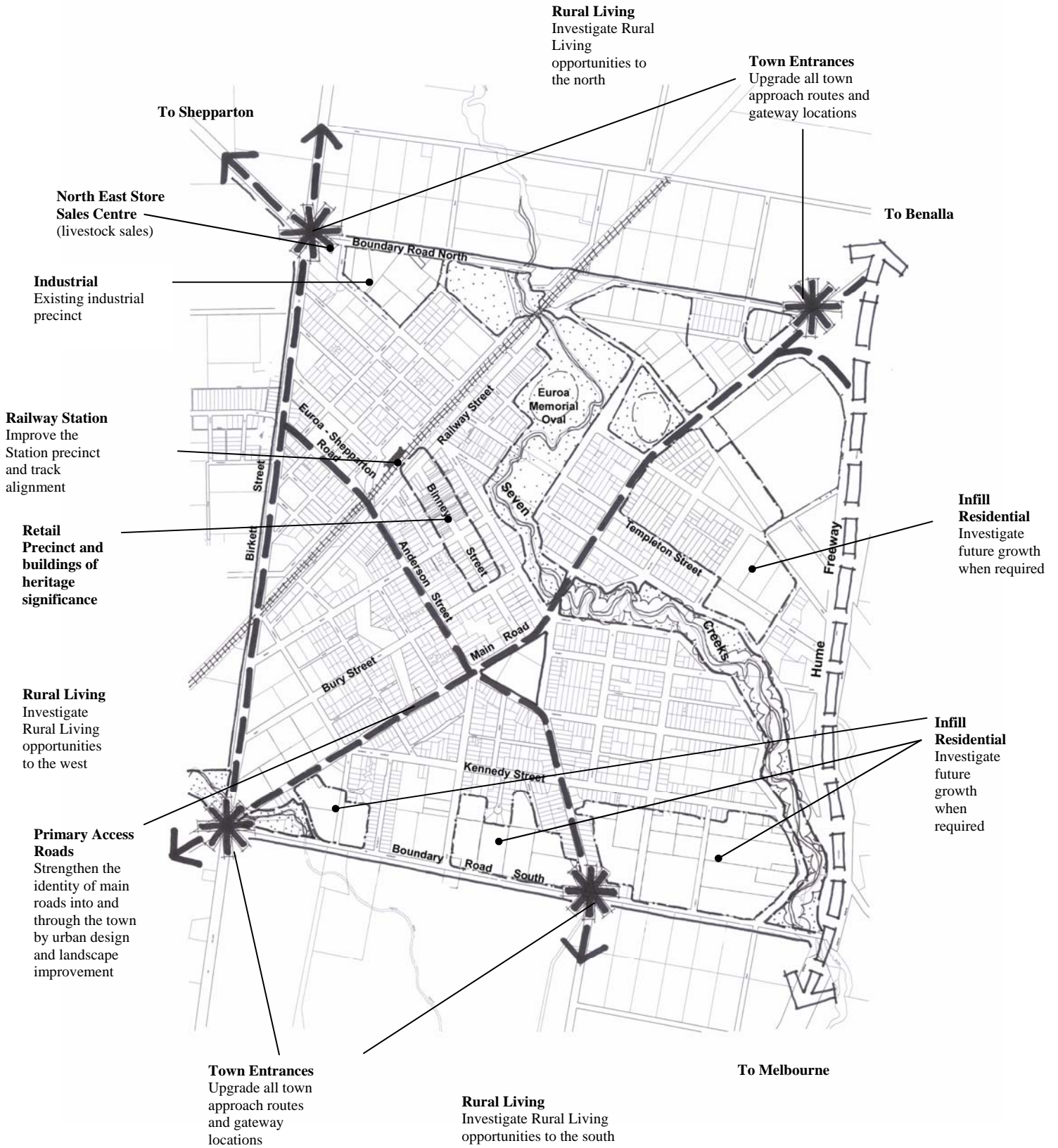
Local Planning Policy

- Implement local policy to guide housing and house lot excisions in rural zones (*Housing and House Lot Excisions in Rural Zones Policy – Clause 22.01*)

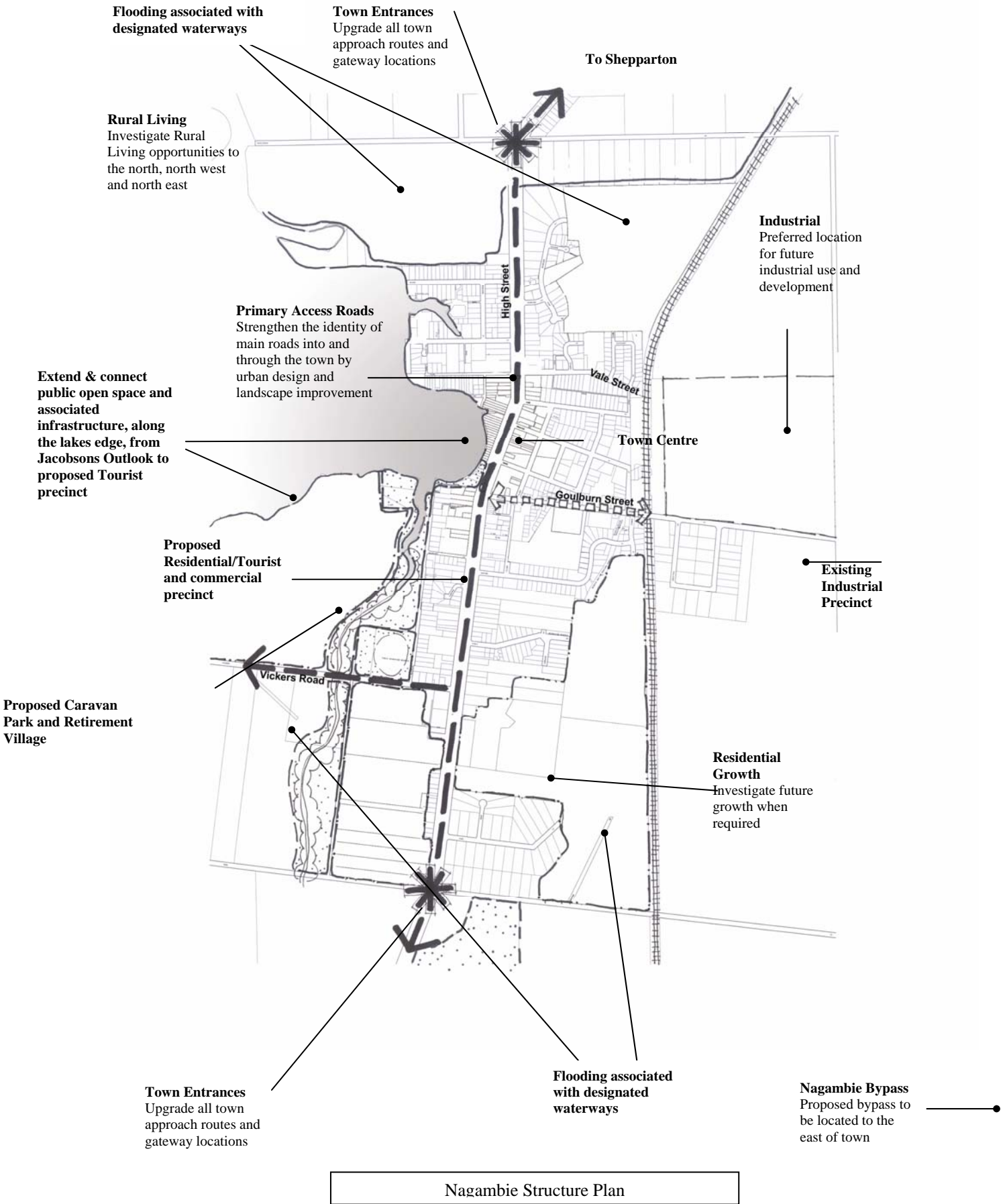
Further Strategic work

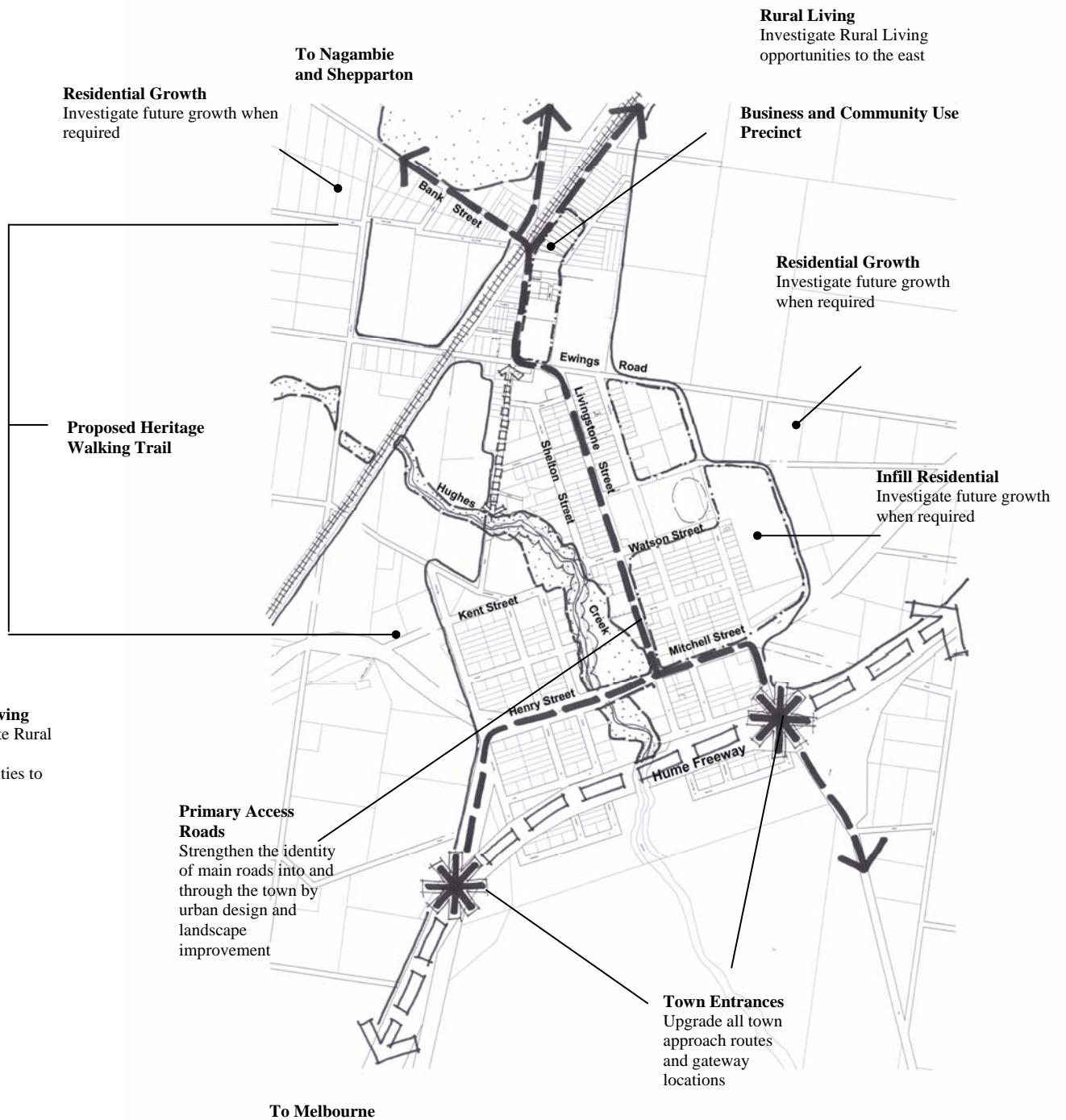
- Undertake further investigations for areas identified in the *Strathbogie Shire Rural Residential Strategy, 2004* to determine the land capabilities and their suitability for rural residential development, commencing with the highest priority areas of Violet Town, Euroa, Nagambie North, Avenel and Strathbogie
- Undertake further Rural Residential and Rural Living investigations in relation to the future of undeveloped Township Zone land in Avenel, Longwood and Strathbogie
- Prepare guidelines for rural residential development as identified in the *Strathbogie Shire Rural Residential Strategy, 2004* and Ministerial Direction Number 6
- Undertake a Neighbourhood Character study for Euroa, Avenel, Nagambie and Violet Town when sufficient funds become available

- Prepare a Landscape Master Plan for the town entrances and main thoroughfares of Euroa, Nagambie, Avenel and Violet Town when sufficient funds become available
- Undertake a Heritage Study for the Shire when sufficient funds become available
- Prepare a manual that identifies the required standards of infrastructure for subdivision and development
- Undertake a review of Local Policy Clause 22.05; *Timber Plantations*



Euroa Structure Plan





Avenel Structure Plan

Rural Living
Investigate Rural Living opportunities to the west

Rural Living
Investigate Rural Living opportunities to the north and east

Town Entrances
Upgrade all town approach routes and gateway locations

Infill Residential
Investigate future growth when required

To Shepparton

Primary Access Roads
Strengthen the identity of main roads into and through the town by urban design and landscape improvement

Town Centre

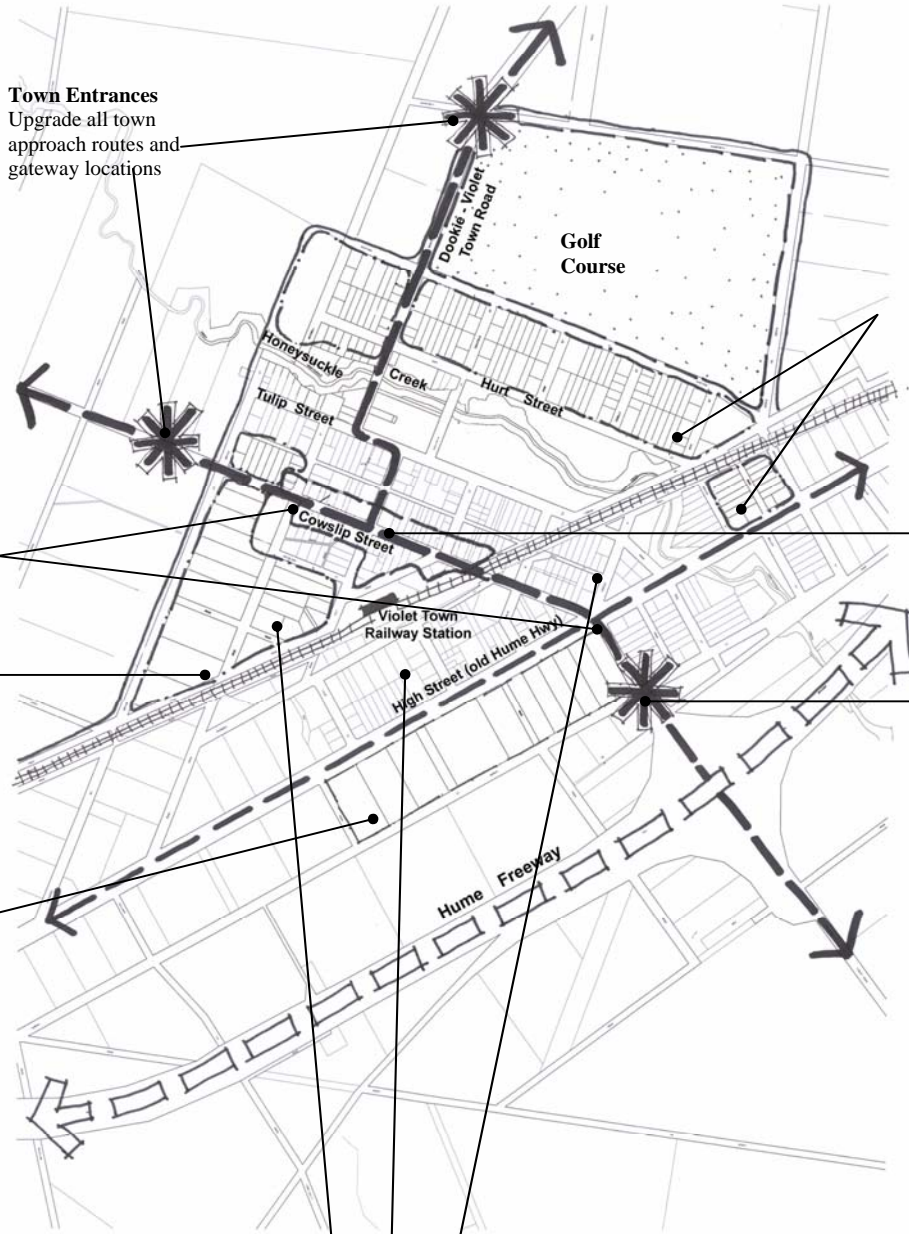
Infill Residential
Investigate future growth when required

Town Entrances
Upgrade all town approach routes and gateway locations

Business Development
Preferred location for future industrial use and development

To Melbourne

Limited subdivision potential due to flooding constraints



Violet Town Structure Plan

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C25**ENVIRONMENT****Key Issues and Challenges**

The key issues and challenges facing the Shire of Strathbogie relating to the environment include:

- Protection of the Shires natural features and bioregions
- Protection of the Shires landscape
- Management of salinity and soil health
- Floodplain management
- Wildfire management
- Effective management of effluent disposal
- Protection of built and cultural heritage

An overview of these issues and challenges has been described below.

Protection of the Shires natural features and bioregions

There is a need to protect and manage the environment of the Shire, to ensure protection of the natural resource base, to preserve and enhance the unique biodiversity and landscape attributes of the Shire, and to ensure a sustainable future. The Goulburn Broken Regional Catchment Strategy sets a range of targets for natural resource management which secures this sustainable future, and there is a need to ensure that these targets are reflected and achieved through the operation of the Strathbogie Planning Scheme.

Strathbogie Shire contains important native flora and fauna including significant examples of a number of depleted vegetation types such as grassy woodland and box-ironbark forest. The Shire has Victoria's largest population of Grey-Crowned Babblers and important populations of the threatened Squirrel Glider, Tuan, Bush Stone-curlew and the State's most important population of the nationally endangered Trout Cod. The Grey-Crowned Babbler is listed as endangered on the Conservation Status in Victoria and is located across the Plains of the Shire.

The environmental provisions of the proposed Strathbogie Special Use Precinct, particularly the identification of environmental assets through an Environmental Significance Overlay and the Conservation Sub-Precinct, and appropriate ongoing conservation management of these assets, should ensure the net gain of native vegetation and the recovery of threatened species.

Minimising the impacts of pests is a key aspect of sustainable natural resource management. Pests reduce farm, fishery and forestry productivity, displace native species and contribute significantly to land and water degradation. Pest animals also have a significant impact on the value and quality of not only the Shire's, but also the State's land and water resources.

There are many streams within the Shire providing water for stock, domestic water supplies, irrigation and recreation purposes. Many of the streams have their source in natural springs located high in the Strathbogie Ranges. These systems include the Sevens Creek (Euroa), Mountain Hut Creek (Euroa), Hughes Creek (Avenel), Honeysuckle Creek (Violet Town) and Nine Mile Creek (Longwood).

The long term sustainable use and development of the Shire's natural resource base is critical to the prosperity of rural townships and communities. Increasing attention is being given to the management of the quality and quantity of the Shire's water resources. These issues are also critical for the region's economy particularly with downstream water users, both rural and industrial.

Within the proposed Strathbogie Special Use Precinct, water quality will be protected through the adoption of 60 metre buffers along major watercourses and 30 metre buffers on smaller streams.

As part of the investigation of the proposed Strathbogie Special Use Precinct, Council will consider protection of water quality through the adoption of buffers along major watercourses and smaller streams.

Protection of the Shires landscape

The natural landscape of the Shire is an important asset that requires protection from inappropriate use and development. Hilltops and ridgelines are seen in the distance from almost any perspective of the Shire. The visual and environmental implications of development along these natural features must be considered as part of any proposal to use or develop land.

The Strathbogie Ranges and its hill face viewed from the Hume Highway are important landscape features. The significance of the landscape needs to be taken into account when assessing development proposals. Particular attention needs to be given to the development of timber plantation in the Strathbogie Ranges especially on the Plateau.

Council will protect areas of environmental and visual significance from inappropriate development and discourage development on prominent ridges and hilltops. Muted tones will be a requirement for all new buildings and extensions in order to minimise visual impact.

In addition, consideration will be given to landscape changes that are required to restore ecosystem function, for example promoting and encouraging the regeneration of native vegetation where appropriate.

Management of salinity and soil health

Dryland salinity in the Strathbogie Shire is an amenity and land use problem with significant social, economic and environmental implications. The Shire straddles both hill country and lower plains country. High levels of recharge are found in the hill country with some saline discharge found part way down the hill slope. Saline discharge is also found where the plains meet the hill country, roughly parallel to the Hume Freeway.

This saline discharge, both to land and streams, leads to further degrading of natural assets, including wetlands, streams, important habitats and remnant vegetation as well as lessening the capacity of farmers to make good use of their land. The discharge also affects built assets, including the condition of roads, bridges and culverts, and adds to the cost of treating water and maintaining services.

Soil health, particularly soil acidity, is a major emerging problem in the hill country of the Strathbogie Shire. The damage to natural and built assets is not as well defined as it is for stream and land salinity. The problem of soil acidity is likely to be at least as severe as that of salinity but the difficulty has been in measuring the impact of changes in soil acidity where the soils are naturally acidic, simply as a result of their origins.

Floodplain management

The catchments of the various rivers and streams within the municipality include areas of flood prone land, where flooding has historically caused substantial damage to the natural and built environment.

Floodplains provide natural flow paths and storage areas where floodwaters remain for slow release, reducing erosion from high energy flows. Nutrients, debris and sediment settle in the process, protecting waterways from high sediment and nutrient loads and contributing to floodplain productivity.

Sound floodplain management in the municipality is the critical means by which the economic, social and environmental risks associated with floodplain use and development can be minimised. This level of management is to be provided by two "local floodplain development plans" which have been prepared to provide a performance-based approach for decision making that reflect local issues and best practice in floodplain management.

These precincts are:

- Precinct of Castle Creek and Seven Creeks
- Precinct of Goulburn River

Wildfire management

Wildfire threat is associated with heavily vegetated and steep areas within the Shire, particularly the Strathbogie Ranges. In consultation with the Country Fire Authority, wildfire risk environments must be identified in the Planning Scheme. In addition, fire hazards must be considered in planning decisions affecting wildfire risk environments to avoid intensifying the risk through inappropriately located or designed uses or developments.

Effective management of effluent disposal

The Shire has an important role in ensuring that developments either discharge effluent to a suitable treatment facility or have appropriate onsite methods for the treatment and disposal of effluent. The Shire also has a role in encouraging waste minimisation and reuse, including the use of new and viable technologies. It is important that the location of sewerage treatment facilities or disposal sites (septic or land applied) avoid sensitive environmental areas including drainage lines and floodways.

Protection of built and cultural heritage

The Shire has a legacy of many important heritage structures and places, with some of these being listed within the Heritage Schedule of the Planning Scheme. A full and comprehensive evaluation of the locality, condition and significance of the Shire's heritage needs to be prepared.

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ENVIRONMENTAL OBJECTIVES

- To protect, maintain and enhance the biodiversity, river and streamflow health of the Shire
- To provide for the protection and management of the Shire's environmental and resource assets
- To conserve and protect sites of historic, cultural and natural significance
- To protect potable water catchments within the Shire
- To assist the protection and conservation of biodiversity, including native vegetation retention and provision of habitats for native plants and animals and control of pest plants and animals
- To protect areas susceptible to flooding from use and development that would increase the risk of loss of life and damage to property
- To minimise the risk to life, property, the natural environment and community infrastructure from wildfire
- To minimise erosion throughout the Strathbogie Ranges and along watercourses
- To protect hilltops and ridgelines from inappropriate or unsympathetic development
- To minimise salinity levels flowing from the catchment
- To ensure that landscape values are considered in assessing applications for a timber plantation.

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ENVIRONMENTAL STRATEGIES

- Ensure on-site treatment and disposal facilities demonstrate adequate structural integrity, capacity and capability to handle, treat and dispose of wastewater without adverse impacts on land, surface water and groundwater systems

- Protect areas with significant environmental assets, such as native vegetation, wetlands and watercourses, through the application of appropriate overlays
- Reverse environmental degradation in areas affected by salinity, erosion and habitat decline through encouragement of use and developments conducive to environmental improvement and through inclusion of appropriate planning permit conditions
- Ensure that developments in visually sensitive areas use muted tones to minimise visual impact
- Ensure pest plant and animal management is part of an integrated approach to total catchment management
- Discourage development on visually sensitive hilltops and ridgelines
- Ensure all use and development of land in catchment areas accords with proper land management practices relating to revegetation, erosion control and management, vermin and weed eradication and management, salinity and flooding control
- Conserve and protect water catchment areas by discouraging uses and activities within catchment areas that have the potential to reduce water quantity, quality and aquatic biodiversity
- Discourage the clearing of native vegetation and unnecessary disturbance of topsoil
- Ensure that the natural drainage functions are retained, wherever possible, in the development of land for residential purposes
- Provide for the recognition, protection and management of the Shire's heritage assets
- Provide for an enhanced and sustainable environmental outcome for the Strathbogie Special Use Precinct through the adoption of best practice, improved natural resource management systems and the protection and restoration of biodiversity.

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ENVIRONMENTAL IMPLEMENTATION

The environmental objectives and strategies will be implemented by:

Zones and Overlays

- Identify land affected by salinity and apply the Salinity Management Overlay
- Identify land affected by erosion and apply the Erosion Management Overlay
- Apply the Heritage Overlay to buildings and places identified as having heritage significance
- Apply the Environmental Significance Overlay and Vegetation Protection Overlay to areas identified as important to flora and fauna habitat and wetlands
- Apply the proposed Environmental Significance Overlay to any conservation areas that may be identified in the proposed Strathbogie Special Use Precinct
- Apply the Urban Floodway Zone to land identified as affected by flooding
- Apply the Flood and Land Subject to Inundation Overlays to land identified as affected by flooding
- Apply the Wildfire Management Overlay to areas where the intensity of wildfire is significant and likely to pose a threat to life and property
- Apply the Significant Landscape Overlay to protect the landscape value of identified areas

Local Planning Policy

- Implement the *Effluent Disposal and Waste Water Management in Unsewered Areas* policy (Clause 22.02)
- Implement the *Hilltop and Ridgeline Protection* policy (Clause 22.03)
- Implement the *Muted Tones* policy (Clause 22.04)
- Implement the *Timber Plantations* policy (Clause 22.06)

- Require a Stream Flow Management Plan as part of consideration of any planning application for on-stream water storage
- Require a Whole Farm Plan, where appropriate, including a native vegetation plan, as part of consideration of any planning application for the use of a dwelling associated with an agricultural enterprise in the Farming Zone

Further Strategic work

- Identify and record those areas that are unsuitable for on-site treatment and disposal of effluent including septic systems and land applications. These areas would be closely linked with land capability mapping, groundwater and surface water quality assessments, floodway and drainage easements
- Identify and record areas that have prominent ridges and hilltops to ensure their protection from inappropriate use and development
- Complete and implement a Catchment Management Strategy for the Shire
- Develop Land Capability Assessment Guidelines
- Develop a Stormwater Management Plan
- Investigate the nature of environmental constraints and the need to apply relevant overlays in potable water catchments, flood prone areas in Nagambie and Violet Town and areas affected by erosion and salinity
- In partnership with the Goulburn Broken Catchment Management Authority and Goulburn-Murray Water, streamline the referral process and develop and implement a set of guidelines to ensure that consistent performance based criteria, reflecting best practice floodplain management, is provided to all stakeholders
- Investigate incentives which recognise the public good from private land managed explicitly for biodiversity, such as Trust for Nature Covenants

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ECONOMIC DEVELOPMENT

Key Issues and Challenges

The key issues and challenges facing the Shire of Strathbogie relating to economic development are:

- Agriculture and intensive agribusiness
- Business and industry development
- Development in rural areas requiring buffer distances
- Tourism
- Application of the new rural zones

An overview of these issues and challenges is provided below.

Agriculture and intensive agribusiness

The major employment sector for the Shire is Agriculture, Forestry and Fishing which, with 24.6%, represents almost a quarter of all employees (Regional Victoria in Fact 2001). The Regional Victorian average for this sector is 12.9%. Although it appears that the Shire's economic base is heavily reliant on this sector, it should be noted that it is very diverse.

The long term sustainable management of the Shire is fundamentally dependent upon the strategy to facilitate and encourage sustainable new agribusiness activity and the subsequent value adding opportunities.

Council strongly supports further investment in agriculture particularly where such investment makes more sustainable use of the natural resource base, higher value products are produced and local employment opportunities are created.

Council is committed to protecting high quality agricultural land and will seek to strengthen and diversify the agricultural base by promoting alternative industries including equine, intensive pig and poultry units, forestry and viticulture.

Additionally, the Shire has land suitable for the purpose of developing more intensive forms of agriculture and horticulture such as poultry farms, piggeries and mushroom farms. Along with the potential economic benefit to the Shire, the real risk of ad hoc development of these and other agribusinesses has identified the need for sound long term strategic planning.

In further support of agricultural investment Council has identified a large area of land north of the Hume Freeway, located between Euroa and Nagambie. This area is referred to as the Strathbogie Special Use Precinct and has the potential to add to the number of agricultural enterprises which require large buffer distances and separation from residences. Council strategy, which is proposed to be investigated under the proposed Strathbogie Special Use Precinct, is to limit the further development of this area for dwellings (except Caretakers houses) and to encourage uses requiring substantial buffers.

A planned precinct, currently known as the Strathbogie Special Use Precinct, is under investigation by the Shire to determine its suitability for intensive forms of agriculture and horticulture. The proposed area already contains agribusinesses and uses which require buffers that need to be protected from the encroachment of dwellings.

The area under investigation is proposed between Euroa, Nagambie and Avenel/Mangalore. It is proposed to be implemented through the rezoning of land from Farming Zone to a Special Use Zone, via a staged approach, and the application of an Environmental Significance Overlay to identified areas within the precinct.

These investigations for the proposed Strathbogie Special Use Precinct, which were identified as critical issues in the Beca Technical Issues Report, July 2004, (at page 107) may include as appropriate, but need not be limited to;

- Infrastructure provision / staging
- Development contributions scheme
- Appropriate transport infrastructure to meet demand, including the issue of access to the Goulburn Valley Highway and the Hume Freeway
- Appropriate Water provision to meet demand
- Bio-security policy
- Odour management controls
- Control of land uses in the proposed precinct
- Subdivision provisions
- Environmental risk management policy
- Protection and enhancement of bio-diversity / re-vegetation
- Waste management policy
- Interface with adjoining land outside the proposed precinct
- Possible expansion of nearby towns / townships
- Protection of Mangalore Airport
- “Whole of government” support
- Investigation of floodplain issues
- The availability of suitable land for the intended purposes
- Potential impacts of intensive agriculture on existing agricultural businesses
- The implications for existing landholders of the protection of agribusiness from the encroachment of dwellings
- Appropriate staging of rezoning to SUZ
- The development of intermodal transport through strategic links to adjacent road, rail and air transport infrastructure

- The source of water supply
- The need for land capability analysis that takes account of the scale of land use intensification, the cumulative effects of many establishments on soil and water resources and of the effects from extreme rainfall events
- The extent of third party rights and circumstances in which they should apply
- Consideration of the interaction of planning scheme provisions with regulatory or environmental management processes outside the Strathbogrie Planning Scheme
- Consideration of a Development Contributions Plan for the Precinct.

The proposed precinct would be strategically located with access to rail (Melbourne-Sydney and Melbourne-Shepparton lines), road (Hume Freeway and Goulburn Valley Highway) and air services (Mangalore Airport).

Council will not support uses requiring buffer distances in other parts of the Shire, unless they can meet all buffer distance requirements and they do not compromise other agricultural use and development opportunities, particularly the use of high quality agricultural land.

Business and industry development

The Hume Freeway corridor provides opportunities and benefits for the Shire in relation to business and industry development. The Shire's strategic location on major national transport routes provides an opportunity for the location of road freight distribution businesses and agribusinesses to obtain convenient access to national and international markets.

The Shire's aim is to add value to its primary produce and promote new agricultural pursuits and industries. This will provide value-added benefits for other business and industry sectors.

Other important employment sectors include the manufacturing, retail, construction, health, education, community services and transport related industries. There is an opportunity to capitalise further on transport related industries with the development of new businesses and the strategic location of the Shire on the major road and rail networks. However, Council will work with existing enterprises across all industry sectors to assist them with any proposed expansion plans.

Significant industrial areas in the Shire are located at Euroa and Nagambie. These areas have provided security for major enterprises that currently operate within these towns.

The Council will need to consider the future industrial growth and development for all communities within the Shire and make provision in its Planning Scheme to accommodate future growth expansion.

Strategically located at the junction of the Hume Freeway, Goulburn Valley Highway and accompanying rail networks, Mangalore Airport has the potential to provide multi-modal opportunities for transport, food processing and logistics industries.

Development in rural areas requiring buffer distances

A range of agricultural industries and developments require buffer distances to protect the amenity of adjoining or nearby properties and land uses. This excludes public infrastructure facilities. Council supports such uses particularly where they are associated with the generation of local employment and are ecologically sustainable.

A large area of the northern sector of the Shire particularly to the east and north east of Nagambie is particularly suited to enterprises requiring buffer distances. The area is accessible to employment sources, is well served by access to arterial roads and contains large property holdings and a limited number of residences. The area is able to support uses requiring buffer distances because it can meet the requirements of extensive open areas with no dwellings.

There is also a need to protect the Puckapunyal defence base from the encroachment of sensitive uses.

Tourism

Tourism is a prime growth sector offering opportunities for economic growth and employment. The Shire's major product strengths in tourism are agriculture, including food and wine products, sports events, aerial and aquatic activities and award winning wineries.

Located one hour from Melbourne's northern fringes, the Shire is strategically placed to attract travelers on the Hume Freeway and Goulburn Valley Highway, two of Victoria's major transport routes. The major rail transport route between Melbourne and Sydney also provides the opportunity for tourism along with secondary lines between major regional centres.

The scenic landscape appeal of the Strathbogie Ranges, Lake Nagambie and the Goulburn River, together with the Shire's heritage attractions offers a range of tourism opportunities.

Emerging industries include wine production and intensive agriculture such as herb production, in a number of areas throughout the Shire. This trend has seen large areas planted for premium wine grape production in the Strathbogie Ranges and along the Goulburn River around Nagambie.

Mitchelton and Tahbilk wineries are just two of the numerous wineries in the Shire which attract many visitors for a variety of reasons including conferencing and events.

Aerial pursuits, such as air ballooning, gliding, skydiving and helicopter flights are increasing in popularity while the Shire also hosts a number of events and festivals.

The Nagambie Lakes Regatta Centre attracts both major and minor events such as the National Championships and the annual Heads of the River Regatta. A recently commissioned economic benefit assessment identified that during the 2003/2004 year, the economic benefit of the facility was \$6.2 million to the Shire and the wider region.

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ECONOMIC DEVELOPMENT OBJECTIVES

- To facilitate further business, industry and tourism investment which reinforces the role of the local towns, increases local employment opportunities and makes productive and sustainable use of the Shire's resources
- To provide further agricultural investment in productive enterprises by value adding to existing enterprises and the diversification into high value agriculture and related tourism services
- To direct major storage and transport businesses and manufacturing businesses to the industrial zones in Nagambie and Euroa, and, if applicable, to the new Special Use Precinct
- To accommodate industrial service industries such as mechanics, smash repairers, small manufacturers, construction and trade businesses in towns
- To encourage diversification of economic development opportunities in the primary industry sector
- Encourage development of intensive food production industries
- Encourage development of the equine industry and associated input and output products and services
- Encourage viticulture development within the Strathbogie Ranges and along the Goulburn River/Lake Nagambie Wine region area
- To encourage development of packaging, transport and distribution developments in appropriate locations
- Encourage manufacturing development and investment in appropriately zoned areas within the Shire

21.03-11 ECONOMIC DEVELOPMENT STRATEGIES

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- Assist the existing agricultural base by promoting and facilitating value adding processes and to ensure that primary production continues to evolve and diversify to changing agricultural trends
- Develop an intensive agricultural area to the north of the Hume Freeway, located between Euroa and Nagambie
- Encourage rural dependent enterprises
- Encourage tourism related development that promotes employment, tourism and recreational opportunities
- Strengthen the retail and business sector of the service towns
- Protect and facilitate the future operation and development of the Mangalore Airport
- Promote and encourage the ongoing growth of the food and wine sectors
- Promote and encourage the ongoing growth of the Equine Industry
- Facilitate the provision of employer and employee training programs to assist and enhance existing enterprises
- Facilitate development of the tourism sector through strategies that protect the natural environment, heritage and town character, promote tourist related industries and strengthen tourism links with surrounding municipalities located in the region
- Ensure that industrial land supply in the Shire's major urban centres can readily meet the needs of new industries (lot sizes, location and availability of services)
- Encourage the use and development of land for tourist activities in rural areas that are associated with or complement the use of land for agricultural purposes
- Enhance the tourism potential of major urban centres including Euroa, Nagambie, Avenel and Violet Town by facilitating improvements to the functions, design and presentation of these town centres and entrances
- Support the investigation of the establishment and ongoing development of the proposed Strathbogies Special Use Precinct

21.03-12 ECONOMIC DEVELOPMENT IMPLEMENTATION

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The economic development objectives and strategies will be implemented by:

Zones and Overlays

- Investigate rezoning of identified land between Nagambie and Euroa from Farming to Special Use Zone for an intensive agriculture and logistics precinct
- Apply the Farming Zone to productive agricultural land within the Shire
- Investigate the application of the Rural Activity Zone to land that provides for other uses and development, in appropriate locations, which are compatible with agriculture and the environmental landscape characteristics of the area
- Apply Business and Industrial zones in Euroa and Nagambie to provide for a range of opportunities to consolidate and where appropriate, expand commercial and industrial activity areas within these towns

Local Planning Policy

- *Implement the Intensive Agricultural Development Policy (Clause 22.07)*

Further Strategic work

- Develop a policy that establishes the decision-making criteria to assess the merits of tourism developments in rural areas of the Shire
- Develop an Economic Development Strategy which among other things will identify the future needs of industrial, retail, commercial and service sectors
- Develop a Tourism Strategy