21.05 OBJECTIVES AND STRATEGIES

This part of the Municipal Strategic Statement sets out the planning objectives and strategies and means of implementing the strategies which have been adopted by the Council in response to the key issues facing the municipality as identified in Clause 21.03. The objectives and strategies support the Vision and Mission Statements outlined in the Corporate Plan and take into account the land use opportunities and constraints identified in Clause 21.02.

21.05-1 Non-Urban Areas

21.05-1.1 General Farming Areas

Planning Considerations

The majority of non-urban land in the Shire is used for dry land pastoral and agricultural purposes. The significance of these activities to the Shire is described in Clauses 21.02-5 and 21.02-6. A continuation of these uses should be encouraged, consistent with responsible land management practices.

Objectives

- To promote the effective management of rural land by:
  - Encouraging farm management practices and land use activities that have the capacity to be sustained and reflect the optimal use of the land.
  - Encouraging measures to reduce salinity and land degradation.
  - Protecting significant habitats and remnant vegetation.
  - Encouraging farm consolidation.
  - Restricting subdivision of high quality agricultural land.

- To promote appropriate land use and development by:
  - Discouraging non-agricultural use and development in all rural areas.
  - Adopting minimum subdivision sizes which reflect farm viability and capability.
  - Encouraging restructuring of areas of inappropriate subdivision.
  - Encouraging farm consolidation.
  - Limiting the opportunity for small lot rural excisions.
  - Encouraging agricultural diversity.

Strategies

- To provide opportunities for sustainable agriculture.
- To protect areas suitable for sustainable agriculture from inappropriate subdivision.

These strategies will be implemented by:

- Applying the Farming Zone to areas of the Shire currently in agriculture production.
Applying the following subdivision minima in rural areas:

- 40 hectares in respect of land to the north of the Western Highway. This reflects the fact that rural land in the northern part of the Shire tends to be more substantially subdivided and has greater flexibility in terms of the agricultural uses which may be pursued;
- 80 hectares in respect of land to the south of the Western Highway. This reflects the fact that rural land in the southern part of the Shire is generally comprised in larger holdings and is generally less flexible in terms of the agricultural uses which may be pursued.

Encouraging the minimum site size for a dwelling to be the same as the minimum site size specified for general subdivision in the area concerned. In considering an application to construct a dwelling on a smaller lot, the responsible authority shall take into account:

- Whether the site was separately owned as at 17 March 1997; or
- Whether the site is a lot created in accordance with an approved Planning Scheme.

Considering the need for Title consolidation or other restructuring when authorising any proposals for use or development of any land.

Using local policy to encourage sustainable agricultural practices.

**21.05-1.2 Environmentally Sensitive Rural Areas**

**Planning Considerations**

Detailed land use capability analysis reveals that there are extensive areas of private freehold land generally within the environs of the Pyrenees Range and Great Dividing Range which are either geologically unstable or subject to severe land management constraints. These areas need to be treated with a higher than normal level of care and measures need to be put in place to prevent intensive small-lot rural uses from occurring. In many instances, proactive measures need to be taken to promote rehabilitation of areas despoiled by previous human intervention.

There are also areas of extreme sensitivity due to their influence on water resources. These include proclaimed catchments for urban water supplies, land adjacent to major streams and watercourses and areas of low-lying land which are subject to inundation or drainage difficulty.

**Objectives**

- To protect the steep hill country associated with the Palaeozoic II, Palaeozoic III, Metamorphic and Granite II land systems from inappropriate use and development.
- To generally prevent new housing and related development on land which is demonstrated to have serious environmental management constraints.
- To preserve hillscapes and ridgelines, and other key topographic features.
- To ensure that any use or development incorporates measures that protect and/or improves the condition of the natural resources.
- To maintain existing native vegetation and to encourage revegetation of cleared areas in order to reduce the potential for sheet and gully erosion and other adverse environmental impacts.
- To maintain perennial vegetation systems (timber or pasture) in all areas.
To provide for appropriate forms of land use and development control in areas adjacent to designated streams, watercourses, channels, bores and reservoirs which form part of the water supply systems under the control of the relevant water authority (i.e. Central Highlands Water or Goulburn Murray Water or Grampians Wimmera Mallee Water).

To protect and improve the water quality within the catchments and the environs of bores providing potable water supplies in the Shire.

To prevent vegetation removal in sensitive locations.

To encourage revegetation and stabilisation of stream banks and waterways to prevent erosion.

To promote consistency with the regional strategies of the Catchment and Land Protection Authorities with jurisdiction over these areas.

**Strategies**

- To discourage subdivision except where this is to provide for an approved form of agriculture or rural industry, or to achieve effective restructuring of inappropriate subdivisions.
- To limit the construction of new housing on land which has demonstrated environmental constraints.
- To ensure that adequate information is available on environmental constraints in the assessment of permit applications.

**These strategies will be implemented by:**

- Applying the Rural Conservation Zone to areas of the Shire which have been identified as a result of the land capability assessment as having a high degree of environmental hazard.
- Applying the following subdivision requirements:
  - Small-lot excisions for isolated housing development should not be permitted.
  - In considering an application to construct a dwelling on a lot which is less than 120 hectares, the responsible authority shall take into account:
    - Whether the site was separately owned as at 17 March 1997; or
    - Whether the site is a lot created in accordance with an approved Planning Scheme.
- Referring applications for use and development in proclaimed water supply catchments and the environs of bores providing potable water supplies from the relevant water authority (i.e. Central Highlands Water or Goulburn Murray Water or Grampians Wimmera Mallee Water).
- Where appropriate, requiring the preparation of a site and area analysis which sets out:
  - A natural resource profile including watercourses, soil type, vegetation and habitat area.
  - An assessment of physical limitations.
  - An assessment of environmental issues or risks associated with the proposed use or development.
  - The location and type of buildings and works, infrastructure, adjoining use and development and access.
  - What measures will be taken to address natural resource management issues, physical limitations and environmental hazards.
Reference documents:

Environmental weeds invasion in Victoria: Conservation and management implications. (DCE 1992)

Checklist of Requirements of Applicants in Provision of Supporting Documentation for Plantation Development Proposals. (DNRE 1997)

Significant Wetlands of Australia (second edition ANCA 1996)

21.05-1.3 Rural Living Areas

Planning Considerations

Significant rural residential development has occurred on the periphery of Beaufort, Avoca, Snake Valley and some of the smaller townships in the Shire. These locations are capable of accommodating further development, provided that the areas committed for this have a basic suitability in terms of physical land use capability, access and availability of services, and a compatible land use context.

Objectives

- To ensure that opportunities for rural residential development continue to be provided in intrinsically attractive areas on the periphery of existing townships and settlements so that residents may take advantage of the facilities and services available in these communities.
- To prevent rural residential development from occurring in productive farming areas or areas possessing significant environmental hazards and constraints.
- To discourage rural residential development in areas which have high management requirements.

Strategies

To provide for rural residential development in those areas designated for this purpose on the Strategic Framework Plan.

These strategies will be implemented by:

- Applying the Rural Living Zone to existing areas of rural residential living and to other areas within the Shire where rural residential living is considered appropriate.
- Applying an 8 hectare minimum for subdivision and for which no permit is required for a dwelling.
- Introducing appropriate planning controls for those areas identified as being suitable for rural residential living to promote the further development of rural residential living in these areas.

21.05-1.4 Areas of Inappropriate Subdivision

Planning Considerations
As noted in Part 2 extensive areas in the rural parts of the Shire have been subdivided into lots which do not represent manageable rural parcels or which are unrelated to proper land management. Multiple lots are in many cases held in single ownership. Fragmentation of ownership of these lots and the potential demand to construct a dwelling on any or all of them would not be consistent with responsible management of rural land. These areas comprise:

- Extensive areas where the size of lots is less than half the minimum lot size which would otherwise apply; and
- Areas of open farming land which are comprised of comparatively small lots where the subdivisinal pattern is convoluted and clearly inappropriate.

Extensive small lot rural development is considered to be unsuitable particularly where this involves the construction of a house and associated facilities and is likely to result in adverse environmental, economic and social impacts. There is no demonstrated community need for extensive small lot settlement in these areas. In this regard, ad hoc and piece-meal development of these areas for small lot rural purposes is likely to result in unacceptable levels of land use conflict and misuse of land.

**Objectives**

- To protect productive farming land from inappropriate development.
- To promote the consolidation of fragmented land parcels into manageable units.
- To promote a pattern of development which is consistent with the physical and visual environment.
- To encourage good land management and use of small parcels for responsible semi-commercial farming purposes.
- To make efficient and effective use of roads and other public infrastructure, and to minimise the demand for public sector expenditure on the development and maintenance of new public infrastructure and services.

**Strategy**

- To identify old and inappropriate subdivisions which are to be restructured.

**This strategy will be implemented by:**

- Applying the Restructure Overlay to rural areas which have subdivisinal configurations which are not conducive to responsible land management. These areas are considered to be unsuitable for extensive small lot rural development, particularly where this involves the construction of a house and associated facilities, because of the adverse environmental, economic and social impacts which would result from such development.
- Ensuring that the size and configuration of Restructure Parcels is sufficient to enable the construction of a dwelling on each parcel without prejudicing the environmental capacity and landscape qualities of the area. The Restructure Plan for each area sets out how land in that area may be developed.

**21.05-1.5 Public Safety - wildfire**

**Planning considerations**

Areas where wildfire behaviour is likely to pose a significant threat to life and property have been identified and fire protection measures are set out under this Scheme to assist in the
protection of life, property and the environment from the threat of wildfire. Bushfire-prone areas have been identified in consultation with Country Fire Authority as a matter of priority for incorporation in the Planning Scheme under the Wildfire Management Overlay controls.

The Pyrenees Shire has a system in place to cope with public safety and emergency management. It is serviced with a full range of emergency services (Police, Ambulance, Fire and State Emergency Services). The Council has prepared a Municipal Emergency Management Plan and a Municipal Fire Prevention Plan and has appointed officers to cope with disasters.

One of the major issues to be addressed is of uncontrolled wildfires. There are large areas of forest and grassland which regularly burn as a result of natural causes, accidents and deliberate action. The past subdivision pattern has resulted in developments which are vulnerable. While the fire bodies provide excellent services in combating the fire events, members of the community are required to recognise the fire risk and take steps to protect themselves. Planning can assist by decreasing the level of risk to life and property and facilitating the efforts of the emergency services to direct their limited resources to handling the crisis.

**Objectives**

- To provide an improved community awareness of the need for reducing the risks of exposure to bush fire.
- To encourage new development which incorporates suitable precautions against attack by bushfire.
- To encourage the reduction of fire hazards and programs for the protection of property from destruction by fire.
- To discourage or prevent forms of development and land use which may create or aggravate problems of fire risks and hazards.

**Strategies**

- To undertake an ongoing review of rural and urban areas which may have a high degree of exposure to wildfire risk in consultation with Country Fire Authority and apply the Wildfire Management Overlay controls as appropriate.
- To conduct a review of planning controls which encourage or facilitate development that has an avoidably high degree of fire risk.
- To administer discretionary planning controls over the use and development of land in a way that has regard to the relevant strategic initiatives and published guidelines for buildings in bushfire-prone areas.

### 21.05-1.6 Waterways and Water Resources

**Planning Considerations**

Rivers and streams and designated water supply areas in the Shire are relied upon extensively for urban water supply and/or agriculture. The protection of these resources is of paramount importance.

Special attention is to be given to those areas within 200 metres of the major rivers and streams in the rural areas of the Shire, and 100 metres within townships as otherwise defined by flooding and other detailed development information. These include the Avoca River, Wimmera River, Mt Emu Creek, Baillies Creek, Fiery Creek, and other streams.
designated as “Streams of Regional Significance” on the Strategic Framework Plan. These waterways are referred to as “designated rivers and streams.

Attention is also to be given to the continued provision of potable water supply for domestic consumption and the protection of water quantity and quality within water supply catchments and within the environs of domestic water supply bores. These are referred to as designated water supply areas and include:

- The proclaimed Special Water Supply Catchment Areas of the Avoca Town Water Supply Catchments of Lead and Sugarloaf Reservoirs, McCallum Creek Catchment, Fiery Creek Tributaries (Beaufort), Musical Gully and Troy Reservoirs (Beaufort), Redbank Creek (Redbank), Forest Creek (Amphitheatre), Loddon River (Laanecoorie) Catchment, and St Enochs Spring (Skipton);
- the declared Landsborough (Malakoff Creek) Water Supply Catchment; and
- the environs of all domestic water supply bores (being potential ground water recharge areas to the associated bore).

The various water supply areas referred to above and the related water authority jurisdictions are shown in Figure 4(a) at Clause 21.07 of the scheme.

Objectives

- To protect water quality from possible contamination by urban, industrial and agricultural land uses.
- To provide for appropriate land use and development control in areas adjacent to designated rivers and streams and within designated water supply areas.
- To protect and conserve the water quantity and quality within the designated rivers, steams and designated water supply areas.
- To prevent riparian vegetation removal in sensitive locations other than is required to maintain or promote more effective management of streamways and flood plains.

Strategy

- To ensure that land use activities are sited and managed to minimise potentially contaminated run-off to waterways and designated water supply areas.

This strategy will be implemented by:

- Applying the provisions of the Farming, Rural Conservation and Rural Living Zones in rural areas.
- Applying the Environmental Significance Overlay to the designated water supply areas in the Shire and areas adjacent to significant watercourses.
- Using local policy within the areas covered by the Environmental Significance Overlay to ensure appropriate land use and development control in these areas.
- Considering the following matters when assessing applications for the use and development of land:
  - The potential effect on the quality and quantity of natural resources in designated water supply areas and along streams of regional significance.
  - The extent to which the proposal is consistent with any applicable regional catchment strategy and other natural resource management strategies adopted by the responsible authority.
The extent to which the proposal incorporates measures that protect and/or improve the condition of natural resources.

- Where appropriate, designating relevant water authorities as referral authorities under the relevant overlay provisions.
- Obtaining comments from the Department of Sustainability and Environment where sites have demonstrated land degradation problems.
- Placing conditions on permits as appropriate to ensure that natural resources are protected.
- Giving special consideration to the need for the careful management and protection of areas within the immediate vicinity of the major waterways of the Shire (designated as “Streams of Regional Significance” on the Strategic Framework Plan). Areas of significance in this regard are those within 200 metres of the stream banks in rural areas, and within 100 metres of the stream banks in urban areas.

- Where appropriate, requiring the preparation of a site and area analysis which sets out:
  - A natural resource profile including watercourses, soil type, vegetation and habitat area.
  - An assessment of physical limitations.
  - An assessment of environmental hazards.
  - The location and type of buildings and works, infrastructure, adjoining use and development and access.
  - What measures will be taken to address natural resource management issues, physical limitations and environmental hazards.

### 21.05-1.7 Areas Subject to Flooding or Drainage Difficulty

**Planning Considerations**

There are a significant number of areas within the Shire (both urban and rural) which are either known or are suspected to be subject to flooding. It is appropriate that effective planning controls be applied to deal with those areas using the Zoning and Overlay tools that are provided for in the Victoria Planning Provisions.

Those areas which are known to be subject to flooding (particularly as a result of specific flood plain studies) should be treated in the following ways:

- Under-developed urban areas which are located on active flood plains (and which should therefore be restrained from further development wherever possible) should be included in an Urban Floodway Zone.
- Active flood plains which represent a high level of risk to public safety (due to either the depth or the velocity of floodwater flows) should be subject to a Floodway Overlay control.
- Flood-fringe areas which are predicted to be subject to inundation in a 1% probability flood event should be included in a Land Subject to Inundation Overlay.
- Urban areas which are threatened with flooding due to inadequate drainage systems should be included in a Special Building Overlay.

Council, with the assistance of appropriate State and federal authorities is undertaking floodplain modelling studies for selected areas, with the intention of progressively introducing appropriate planning controls, for the purpose of effectively regulating development within known flood threatened areas. Areas which have already been studied include the townships of Beaufort and Avoca.
There are other areas within the Shire (principally rural areas) which are subject to varying degrees of flooding threat. In the absence of definitive floodplain modelling data it is intended that, for the time being, Design and Development Overlay controls should be applied to those areas where there is suspected to be a significant risk to life or property. These controls have the effect of enabling the Responsible Authority to consider development proposals in the light of then-available information regarding the location and performance of the floodplains concerned and safeguards which should prudently be put in place to prevent inappropriate development from taking place. The introduction of these controls is also expected to be progressive, as and when flooding information becomes available and is able to be sensitively interpreted as a basis for additional planning controls.

Objectives

- To identify areas which have the greatest risk of being affected by flooding.
- To protect areas subject to flooding or drainage difficulty from inappropriate development.
- To minimize risks posed by flooding to life, wellbeing and community infrastructure.
- To maintain the natural functions of floodplains in conveying and storing floodwater.
- To protect floodplain areas of environmental significance or importance to river health.

Strategies

- To implement the findings of the Beaufort Floodplain Management Plan study.
- To provide a mechanism for the implementation of the adopted Local Floodplain Development Plan for the Beaufort Township.
- To support the investigations into flooding in the balance of the Shire to be carried out by the relevant Catchment Management Authority.
- To develop a consistent approach to the assessment of planning proposals in areas subject to flooding or drainage difficulties.
- To prevent development from occurring which is likely to be adversely affected by flood inundation and needlessly results in serious risks to life and property.
- To avoid intensifying the impacts of flooding through inappropriately located land use and development.
- To reduce the impacts of flooding through encouragement of developments that are designed to minimize risks to life, wellbeing, property and infrastructure.

These strategies will be implemented by:

- Using the results of investigations into flooding carried out by or in consultation with the relevant Catchment Management Authority to apply appropriate zoning or overlay provisions to protect areas that are potentially subject to inundation from inappropriate development.
- Applying the following guidelines when considering proposals for the subdivision, use or development of land in potentially flood-prone areas:
  - The potential for flooding and possible implications on development will be considered by the responsible authority when assessing applications for development and use in those areas which are identified as being potentially subject to inundation.
A dwelling should not be permitted on land which is subject to flooding, except where the whole of the land in the tenement is so affected.

Floor levels in habitable buildings should be elevated so that they are at least 0.3 metres above the known or anticipated 1 in 100 year probability flood line.

Private sewerage treatment and effluent disposal systems should be designed so as to minimise the discharge of wastes into stream waters in periods of flood (whether or not they are inundated by flood waters).

Buildings and works should not be constructed or carried out on flood plains in such a way as to impede the orderly flow of floodwaters or to modify the performance of the flood-plain to the detriment of other land owners in the locality.

Pending further investigation, all areas of the Shire which are known or suspected to be subject to flooding or drainage difficulty should be included in a Design and Development Overlay which provides a mechanism to set design and development parameters that will help safeguard life and property.

Revising the above controls once detailed flood modelling studies have been completed and more specific planning and development controls have been devised for incorporation in the planning scheme.

**21.05-1.8 Areas with Special Suitability for Viticulture Development**

**Planning Considerations**

The areas identified on the Strategic Framework Plan for grape growing (“designated grape growing areas”) comprise the land of unconsolidated colluvial soils on the break of slope of the steep land within the Palaeozoic II, Paleozoic III and Metamorphic land systems. This land is highly suitable for the growing of grapes for the following reasons:

- Good drainage due to the unconsolidated nature of the soils and slope.
- The low fertility of the soils produces grapes of intense flavour.
- The land is unaffected by frosts due to its elevation.

**Objectives**

- To protect land of high suitability for viticulture from inappropriate development.
- To facilitate and encourage the establishment and development of vineyards and associated rural industries (eg wineries) in areas which have a particular suitability for such use.
- To facilitate the development of supporting infrastructure required in association with vineyard development.

**Strategy**

- To provide locational opportunities for the establishment of vineyards and associated rural industries.

**These strategies will be implemented by:**

- Promoting proposals for the establishment of vineyards and associated rural industries in the designated grape growing areas.
- Requiring applications for other uses and developments in designated grape growing areas.
areas to demonstrate that they are compatible with existing vineyards and will not compromise the future development of adjoining land for vineyard purposes.

- Permitting the creation of smaller lots only where the purpose of the subdivision is to excise land for the purpose of agriculture or viticulture.
- Discouraging the construction of dwellings, particularly where the land is either steeply sloping or has identifiable hazards and constraints to development based on an assessment of physical land use capability.
- Encouraging the planting of native vegetation in respect of those areas within lots which are not required for the growing of grapes.

21.05-1.9 Winery and Tourism Development in the Mountain Creek Valley

Planning Considerations

The Mountain Creek valley is located approximately 20 kilometres north-west of Avoca, and covers an area of approximately 60 square kilometres (it is bounded to the north, west, and south by prominent mountain ranges).

In addition to established broad-acre farming uses, this valley is an important location for concentrated vineyard, winery, and related tourism development. This is because of its topography, collection of a number of well known vineyards, and an expanding range of tourist facilities and attractions. All of these attributes give the valley a strong sense of place, which distinguish it from other more dispersed viticultural areas in the Shire (and for that matter, the wider Pyrenees region).

Although the Moonambel township is the focal point in the valley, it is but a small rural service centre and most of the tourism-related facilities are based in the surrounding rural hinterland (but not exclusively associated with individual vineyards).

The development of a diversified vineyard and tourism related precinct, whilst protecting the agricultural base, is best facilitated by the use of both the Rural Activity Zone for the valley floor areas, and Township Zone for the Moonambel village. These zoning arrangements (as indicatively depicted on the Mountain Creek Valley Strategy Plan in Figure 18 of Clause 21.07) should provide for a balanced mix of agriculture and related industrial and commercial enterprises. These enterprises could include:

- Diversified rural industries
- Specialty shops
- Restaurants
- Artists studios
- Art galleries
- Tourist accommodation facilities (in both the village and in the surrounding rural areas)

Objective

- To promote the Mountain Creek valley as a focal point for vineyard and tourism development, whilst protecting traditional broad-acre farming activities.

Strategies

- To promote the further development of the vineyard and winery industries in association with a diverse mix of tourist-oriented commercial enterprises.
- To encourage the increased provision of tourist accommodation facilities and associated food and beverage service facilities.
- To encourage the further development of the Moonambel township as a rural service centre.
- To promote continued productive farming activities by discouraging rural living development in the area zoned Rural Activity Zone. This should include restructuring of inappropriate small lot subdivisions (where possible).
- To protect the rural character both within and adjacent to the Mountain Creek valley.

These strategies will be implemented by:

- Promoting the further development of productive vineyards in conjunction with broad-acre farming activities.
- Promoting and facilitating the development of new accommodation facilities, restaurants, and commercial and retail enterprises that will serve to attract increased tourist visitation (such uses being located both in the Moonambel township and in the rural areas, both in conjunction with and independent of vineyards and wineries).
- Discouraging ad hoc rural living development through the use of the Rural Activity Zone provisions and (where applicable) the Restructure Overlay provisions.

See Figure 18 – Mountain Creek Valley Strategy Plan (in Clause 21.07)

Reference documents:

Mountain Creek Valley Planning Review, May 2009

21.05-2  Townships and Small Settlements

A general land use strategy plan has been prepared for Beaufort, Avoca and each of the smaller townships and settlements within the Shire.

The strategies have been prepared having regard to the preferred role and function of each township/settlement and their potential (or lack of potential) for growth. The strategies also respond to the planning opportunities and constraints applicable to each township/settlement and address the various issues relating to each.

The accompanying strategies for each settlement follow, and the strategy plan map for each settlement is at the back of this clause.

Beaufort

Profile

Beaufort is the largest town and headquarters of Pyrenees Shire. The town presently has a population of approximately 1200 people, having declined over recent years due to loss of industry and services (although the district population has remained relatively static).

Beaufort functions as a service and community centre to the surrounding rural area and offers an excellent range of services and facilities to residents including retail, education, health, recreation and other community services. Its influence (particularly as a retail centre) is tempered however by its proximity to the nearby regional centre of Ballarat.
Beaufort also functions as a highway service centre, due to its location on the Western Highway. This role is expected to become more important in the future now that the Western Highway by-passes Ballarat.

Farming and timber are the main enterprises in the district surrounding Beaufort. The area also contains exceptional areas of natural bushland and environmentally attractive areas (particularly in the foothills of the Pyrenees Ranges) attracting significant numbers of visitors.

**Planning Considerations**

The town has many strengths and opportunities, including:

- An excellent range of community services and facilities and excellent accessibility via the Western Highway to Ballarat and Melbourne.
- A potential to accommodate more substantial residential development, ranging from conventional sized lots in the town itself, to low-density and rural residential lots on the periphery.
- A potential to accommodate further retail and related community facilities within the existing commercial precinct, together with an opportunity to increase its role as a highway service centre now that the Western Highway by-passes Ballarat.
- Scope within the industrial zoned areas for further industrial development.
- Sewerage and water supply systems which have the capacity to service substantial urban development.

Constraints to the further development of the town include:

- Camp Hill to the north, the steep land to the south-east of the town and the low lying nature of land to the north-east and north-west which are constraints to the town’s expansion.
- The desirability of maintaining a 300 metre buffer around the sewerage treatment plant represents a constraint to development of the town in an easterly direction.
- The desirability of maintaining a rural character along the eastern (Western Highway) approach to the township.
- Conventional sized residential lots are limited to the gravitational catchment of the sewerage pump station.
- Widespread flooding and drainage problems occur in low-lying sections of the town extending down the shallow-valley from Beaufort Reservoir.

The main planning challenges are:

- How to capture the passing highway trade to ensure that the benefits are retained within the town.
- The fact that the previous zoning arrangements provided excessive opportunities for rural residential development around the town’s periphery - and need to be rationalised in order to maintain a compact and efficient pattern of settlement.

**Objectives**

- To maintain the town’s existing function as the Shire’s principal town.
- To development the town’s role as a highway service centre.

**Strategies**
To confine commercial development (other than highway service facilities) to the existing commercial precinct.

To encourage highway service facilities to locate within the town itself - with the appropriate location for these facilities being along both sides of the Western Highway to the west of the central area.

To retain the rural character and the amenity of the Western Highway on the eastern approach to the township by introduction of development controls to control the location of housing on the high ground (ridgeline) to the north of the Highway.

To direct residential development to residential areas which have the potential to accommodate significant infill development.

To make available for rural residential development the areas to the south of the town between Skipton Road and the railway (including the former rifle range site), together with the areas on the south side of the Western Highway to the east of the Forest Reserve.

To encourage the sparsely developed residential area to the north west of the town along Wills Street and Back Raglan Road to develop as a low density residential area.

To avoid conflicts between residential and industrial uses by making the strip of undeveloped land in High Street, south-east of Racecourse Road available for industrial development.

To encourage the continued operation of the sawmill and timber treatment plant in the area bounded by Racecourse Road, Victoria Street and the railway.

To apply special overlay planning controls to areas which are known or suspected to be subject to flooding or drainage difficulty, so that new development can be appropriately regulated.

To discourage the expansion of the built up area in that part of Beaufort to the north of the railway for the following reasons:

· The isolation of this area from community facilities and services (which are located in the southern part of the town).
· The low lying nature of land in this area.
· The desirability of achieving a more compact form of development.

To discourage residential development within 300 metres of the Sewage Treatment Plant.

To discourage development beyond the gravitational catchment of the sewage pump station to minimise the cost of future infrastructure.

These strategies will be implemented by:

- Applying the Business 1 Zone to the existing business centre.
- Applying the Residential 1 Zone to established residential areas.
- Applying the Industrial 1 Zone to industrial areas including the sawmill and timber treatment plant in the area bounded by Racecourse Road, Victoria Street and the railway.
- Applying the Farming Zone to the following areas:
  · The areas immediately west of the developed township, between the railway and the Western Highway.
  · The area on the northern side of the Beaufort-Lexton Road, east of the existing residential zone.
Applying a Special Use Zone to the golf course on the southern edge of the town.

Applying the Restructure Overlay to various areas around the township, to areas inappropriately subdivided.

Applying the Low Density Residential Zone to areas on the periphery of the township.

See Figure 6(a) - Beaufort Environs Strategy Plan and Figure 6(b) - Beaufort Strategy Plan

Avoca

Profile

Avoca is located at the junction of the Sunraysia and Pyrenees Highways and is the second largest town in the Shire with a population of approximately 1050 people. It is a compact settlement, located on undulating land adjacent to the Avoca River with an attractive back drop of timbered more elevated land to the east. Due mainly to its origins during the mid-nineteenth century Gold Rush, the town contains a number of significant buildings which are of heritage value.

The town provides community services to the surrounding rural area (eg school, churches, recreation and other community services) and previously fulfilled an important role as a service centre for the surrounding farming community. However these services are now largely met by nearby regional centres such as Maryborough (only 24 kilometres away). This has caused the role of the commercial precinct to become limited to that of a convenience retailing centre.

The town’s role is changing to meet the needs of tourism associated with the developing Pyrenees wineries.

Planning Considerations

The town’s opportunities include:

- An attractive environment (wide main street etc) and accessibility to surrounding regional centres due to its location at the junction of the Sunraysia and Pyrenees Highways.
- Its wide range of community services and facilities.
- Its close proximity to the Pyrenees Range vineyards and wineries.
- Its potential to accommodate more substantial residential development ranging from conventional residential lots within the town itself, to low-density and rural-residential lots on the periphery.
- Scope for industrial zoned areas to accommodate further development.
- Heritage values of its buildings and places.
- The future provision of sewerage.

The main constraints to the town’s development include:

- Low-lying areas adjacent to the Avoca River and Rutherford's Creek area known or suspected to be subject to flooding threat. These areas represent a major constraint to development, and they effectively bisect the town.
- The lack of retail services which would normally be expected in a town of this size due to its proximity to Maryborough.
- Conventional sized residential lots need to be limited to the gravitational catchment of the sewerage pump station and maximum service level constraints of the water supply.
Objectives

- To maintain the town’s existing function as an important community and services centre for the surrounding farming community.
- To promote the town’s tourism role in association with the development of the Pyrenees wine industry.

Strategies

- To confine commercial development to the existing commercial precinct. Priority should be given to the establishment of improved food and convenience goods retailing facilities (supermarket or co-op store).
- To direct residential development to the existing residential areas within the township which have the potential to accommodate significant infill development and to which water and sewerage services can be provided.
- To recognise the residential development which has occurred along the east side of the Sunraysia Highway at the northern end of the town
- To provide for opportunities for rural residential living to the west of the town and on the small rural lots on the high ground to the east of the township extending to the edge of the State Forest.
- To restructure other rural land around the township.
- To recognise the flood prone nature of land included in the defined 1 in 100 year flood plain.

These strategies will be implemented by:

- Applying the Business 1 Zone to the existing business centre.
- Applying the Residential 1 Zone to established residential areas.
- Applying the Industrial 1 Zone to existing industrial areas.
- Applying the Low Density Residential Zone along the eastern side of the Sunraysia Highway at the northern end of the town.
- Applying the Rural Living Zone to an area east of the township (south of the Pyrenees Highway.
- Applying the Design and Development Overlay to land included in the defined 1 in 100 year floodway.

See Figure 7 - Avoca Strategy Plan

Amphitheatre

Profile

Amphitheatre is a small township (population 150 approx) which has developed along the upper reaches of the Avoca River (known as Amphitheatre Creek at this point) at the junction of the Pyrenees Highway and the Beaufort-Amphitheatre Road. The township provides a focus for the surrounding farming community and contains a number of
community facilities including churches, public hall, shop, hotel, school and recreation reserve.

**Planning Considerations**

Amphitheatre is not expected to experience any significant growth and it is intended that the township’s existing role and function should remain unchanged. In any event, the further development of Amphitheatre is constrained by a number of factors including:

- The environmental hazards associated with steep ground in the Palaeozoic II land system (high potential for sheet erosion on the steeper slopes and for gully erosion) which dictate that development should not extend further on the north side of the Amphitheatre creek.
- The potential for flooding.
- The railway line which is a barrier to southward extension of the township.
- The despoiled area on both sides of the Beaufort-Amphitheatre Road to the south of the railway.
- The lack of sewerage.

The main planning issue is that the previous zoning arrangements included the whole of the original Crown Township in a Residential Zone. This had no relationship to the existing development in the township and also included areas which were patently unsuitable for development.

**Objectives**

- To provide a focus for the surrounding farming community.

**Strategy**

- To recognise the core township area comprising the existing development along the Highway, together with the five residential lots on the north side of the creek.
- To make available the larger lots immediately to the east and west of the existing developed area for future township expansion.
- To adopt the Avoca River, Amphitheatre Creek and the railway line as the limits to township expansion.
- To apply restructuring controls to the surrounding rural land (including the former Crown Township) to encourage consolidation of lots into larger holdings.
- To consider the potential for flooding and possible implications on development when assessing applications for development and use.

**These strategies will be implemented by:**

- Applying the Township Zone to the areas designated for existing and future development.
- Applying the Rural Conservation Zone to residual areas of the former Crown Township area, north of the central township area.
- Applying the Farming Zone to residual areas of the former Crown Township area, south of the central township area.
- Applying the Restructure Overlay to various areas around the new Township Zone.
See Figure 8 - Amphitheatre Strategy Plan.

Crowlands

Profile

Crowlands is a very small low-density/rural-residential settlement (former Crown Township) located on the Eversley-Crowlands Road, 15 kilometres approximately to the west of Elmhurst (which is located just outside the Shire’s boundaries in the Rural City of Ararat).

Planning Considerations

The prospects for further growth are minimal. In any event, further development is constrained by:

- The township’s location within the flood-plain of the Wimmera River.
- The lack of sewerage.

Objective

- To function as a low density/rural residential settlement in a rural area.

Strategy

- To pursue the previous containment policy for the settlement by designating a core township area over that area which is substantially committed to development.
- To retain the residual areas of small lot subdivision both within the Crown Township, and to the north and west in rural use and restructure them into larger holdings where possible.
- To consider the potential for flooding and possible implications on development when assessing applications for development and use.

These strategies will be implemented by:

- Applying the Township Zone to the areas designated for existing and future development.
- Applying the Restructure Overlay to the area surrounding the new Township Zone.
- Applying the Rural Conservation Zone to outlying areas of former Crown Township.

See Figure 9 - Crowlands Strategy Plan.

Evansford

Profile

Evansford is a small settlement located on the basalt plains approximately 12 kilometres to the north-east of Lexton. It comprises a collection of houses and a community centre which has developed around the junction of the Lexton-Evansford Road, Stud Road (which runs south to join with the Sunraysia Highway) and the Waubra-Talbot Road. The township and
its environs are almost entirely contained in the Proclaimed Catchment of the Talbot Reservoir.

Planning Considerations

The main planning issue as far as Evansford is concerned is that most of the settlement falls within the catchment of the Talbot Reservoir which is located to the north-east of the settlement.

A further issue (as with Amphitheatre and Lexton) is that the previous zoning arrangements included the whole of the original Crown township in a residential zone, even though this had no relationship to the physical form of the settlement.

Objectives

 To function as a low density/rural residential settlement in a rural area.

Strategies

 To recognise the core of the settlement (being those lots either side of the Waubra-Talbot Road between McDonalds Road and the Lexton-Evansford Road) as low density residential, within which new development will be permitted on lots of sufficient size to enable disposal of household wastewater and effluent.
 To permit the portion of the Crown Township west of the residential strip to develop for rural residential purposes.
 To apply restructuring provisions to those lots in the immediate environs of the Talbot Reservoir (ie south of Clunes Road and east of the Waubra-Talbot Road).
 To retain vegetated areas within the township environs.
 To introduce special controls over those areas within the proclaimed water supply catchments to protect water quality.

These strategies will be implemented by:

 Applying the Township Zone to the areas designated for existing and future development.
 Applying the Public Use Zone to the Talbot Reservoir and environs.
 Applying the Rural Living Zone to the areas to the west of the township.
 Applying the Farming Zone to the residual area of the former Crown Township.
 Applying the Restructure Overlay to areas south of the existing township.

See Figure 10 - Evansford Strategy Plan.

Landsborough

Profile

Landsborough is a small township with associated rural-residential development on the western side of the Pyrenees Range. The township, which sits on a narrow spur dividing Malakoff Creek from Native Creek, contains a substantial range of services and facilities including a school, police station, hotel, two general stores, post office, community swimming pool, public hall and a recreation reserve.
Planning Considerations

Landsborough’s opportunities include:

- Its attractive setting at the base of the Pyrenees Range.
- The wide range of community services and facilities within the township.
- Its potential to benefit from the wine industry.
- That it is large enough to maintain a sense of urban community.

Constraints to Landsborough’s development include:

- The potential for flooding - the extent of which is to be confirmed by the relevant floodplain management authority.
- The lack of sewerage.
- The steep land to the east and west of the township.

Objectives

- To provide for growth of the township and adjacent rural residential areas.

Strategies

- To promote consolidation of the developed urban area.
- To recognise areas of low density residential development at the northern end of the township.
- To recognise the suitability of areas to the east and west of the township for rural residential development, with the exception of those lots at the western extremity which comprise steep land in the Metamorphics Land System.
- To apply restructuring controls to the surrounding rural land to encourage consolidation of lots into larger holdings.
- To consider the potential for flooding and possible implications on development when assessing applications for development and use.

These strategies will be implemented by:

- Applying the Township Zone to the areas designated for existing and future development.
- Applying the Rural Living Zone to an extensive area to the south-west of the township and also to an area north-east of the township.
- Applying the Restructure Overlay to surrounding rural land.
- Applying the Low Density Residential Zone to residual areas of the former Crown Township.

See Figure 11 - Landsborough Strategy Plan.

Lexton

Profile
Lexton is a small township located on the Sunraysia Highway at the intersection of the Avoca, Beaufort and Talbot Roads. Avoca is about 25 kilometres to the north-west and Beaufort a similar distance to the south-west.

The township is at the centre of a small farming community which specialises in the production of fine and medium wool. It contains a range of services and facilities including a general store, hotel, garage, community centre, public hall, primary school, sporting facilities and churches. The subdivided area of the Township is extensive however, and is dissected by Burnbank Creek. As a consequence, development is dispersed and there is a lack of cohesion in terms of urban form.

Planning Considerations

The dispersed nature of development and the dissection of the township by Burnbank Creek represent significant constraints to development and pose local flooding problems. The unstable hill country to the east and west of the township also represents a constraint to development.

As is the case with Amphitheatre and Evansford, a further planning issue as far as the future development of Lexton is concerned is that the whole of the original Crown Township was included in a Residential zone under the previous zoning arrangements. This had no relationship to the existing development in the township or its realistic development prospects.

Objective

- To function as a small local service centre for the surrounding farming community.

Strategies

- To recognise the core of the township comprising the developed land along both sides of the Sunraysia Highway.
- To set aside sparsely developed residential areas on either side of the main township area and along either side of the Highway to the north of the Township, for low density residential development with lot sizes large enough to contain waste water from future residential development.
- To apply special overlay planning controls to limit development along watercourses that bisect the township and thus reduce the risks associated with localised flooding.
- To set aside the remaining area of the former Crown Township for rural use and restructuring where possible.
- To apply restructuring controls to the environmentally hazardous hilly land to the east and west of the township to encourage consolidation of lots into larger holdings.

These strategies will be implemented by:

- Applying the Township Zone to the areas designated for existing and future development.
- Applying the Low Density Residential Zone to residual areas of former Crown township and to extensive areas surrounding the Township.
- Applying the Rural Conservation Zone to designated areas east of the township.

See Figure 12 - Lexton Strategy Plan
Profile

Moonambel is a small township (population approximately 150) located about 17 kilometres north-west of Avoca, which is at the centre of a significant wine growing area. The local wineries comprise Summerfield, Warrenmang, Mountain Creek, Chateau Remy and further to the west, Taltarni and Dalwhinnie. Facilities in the township include a primary school, several churches, a public hall, an hotel and accommodation.

Planning Considerations

Moonambel is a relatively compact township, which includes a range of densities and development opportunities around the core “strip”. Recent commitments to rural residential development on the north side of Mountain Creek create a potential for the township to become fragmented.

Further development of Moonambel is constrained by the following factors:

- The steep and environmentally sensitive land to the north and south of the township.
- The divisive effect of Mountain Creek and the potential for flooding.
- The lack of sewerage.

Objective

- To function as a small local service centre for the surrounding farming community.

Strategy

- To consolidate the township by designating the large lots at the southern and eastern extremities of the Crown Township for low density residential development.
- To recognise existing rural residential development - but with no provision for future expansion.
- To apply restructuring controls to the surrounding rural areas to encourage consolidation of lots into larger holdings.

These strategies will be implemented by:

- Applying the Township Zone to the areas designated for existing and future development.
- Applying the Low Density Residential Zone to residual areas of former Crown township.
- Applying the Rural Living Zone to designated areas east and west of the Township Zone.

See Figure 13 - Moonambel Strategy Plan

Raglan

Profile

Raglan is located on the alluvial flats of Fiery Creek to the north of Beaufort and consists of very dispersed housing which is more in the nature of a rural residential settlement than a township. The recent closure of the local primary school has removed any focus which the town may have had.
Planning Considerations

Raglan will continue to function as a low density/rural and dispersed residential settlement. Its proximity to Beaufort and the availability of lots for housing will ensure that further growth will continue. It is important that this growth be more concentrated so that the settlement eventually develops more of a focus.

Further development will be constrained by the following:

- The settlement is divided into east and west by Fiery Creek.
- The high ground to the north and east.
- The old gold workings to the east and south.

Objective

- To continue to function as a low density, rural and dispersed residential settlement.

Strategies

- To designate the core area of the settlement for low density residential development, on lots of sufficient size to enable disposal of household wastewater and effluent.
- To ensure that surrounding rural land (including the balance of the area which was included in a Township Zone under the previous planning arrangements) should continue in rural use. With the exception of the area of large lot rural holdings to the south-west of the core area of the settlement (ie the area to the west of Leitches Road), restructuring controls should be applied to these areas to encourage consolidation of lots into larger holdings.

These strategies will be implemented by:

- Applying the Low Density Residential Zone to the areas designated for existing and future development (including part of the former Crown township).
- Applying the Farming Zone to the designated area east and south of the new Low Density Residential Zone.
- Applying the Restructure Overlay to surrounding rural areas (as designated).

See Figure 14 - Raglan Strategy Plan

Redbank

Profile

Redbank is a small township (population 170 approx) located at the headwater of Redbank Creek in a narrow valley of approximately 2.5 kilometres length, which is bounded to the north and south by the steep mountainous bushland comprised in the Kara Kara National Park and associated State Forest. The township was an important local service centre during the nineteenth century gold mining era. It is now focussed on tourism, rural residential settlement and the wine industry (Redbank winery being 2.5 kilometres to the south east).

Planning Considerations
Redbank is expected to experience some limited further growth due to its secluded setting at the base of the National Park and State Forest and its attraction for “bush block” settlement. Further development will be constrained however by the following:

- The steep and environmentally sensitive land to the north-west of the township and the proximity of the State Forest (which has similar physical characteristics) to the south.
- The flood prone nature of Redbank Creek on the north side of the township and of the other smaller creeks which pass through the township and its environs.
- The “Grumbler Gully” area (a sludge channel which joins with Redbank Creek) which effectively delineates the western extent of the township.
- The old gold workings which are scattered around the periphery of the township area.

**Objective**

- To continue to function as a local service centre with provision for limited growth.

**Strategies**

- To restrict the area available for township development to the area west of High Street.
- To set aside areas east of High Street and behind the lots fronting the north side of Navarre (Main) Street for low density residential use (minimum lot size for houses of 0.4 hectares).
- To set aside extensively committed lots to the east of High Street and north of Durrants Road for low density residential use.
- To rationalise opportunities for rural residential development around the township by confining such development to the east of the Grumbler Gully area and to the west of the Sunraysia Highway.
- To retain the Grumbler Gully area and areas to the west in rural use and restructure wherever possible.
- To apply restructuring controls to the surrounding rural land to encourage consolidation of lots into larger holdings.

**These strategies will be implemented by:**

- Applying the Township Zone to the areas designated for existing and future development.
- Applying the Low Density Residential Zone to designated areas surrounding the Township Zone.
- Applying the Rural Living Zone to the designated area south of the township.
- Applying the Restructure Overlay to designated areas surrounding the township.

See Figure 15 - Redbank Strategy Plan

**Snake Valley**

**Profile**

Snake Valley is essentially a residential dormitory for Ballarat which is only 27 kilometres (approx) away to the north-east.
The main town centre is well defined and reasonably compact and radiates outwards from the junction of the Carngham-Linton, Chepstowe-Snake Valley and Smythesdale-Snake Valley Roads. It comprises a general store, public hall, school and several churches.

Most of the development at Snake Valley however, is low density rural-residential in nature and extends into the attractive hilly treed land to the south-west of the township.

Planning Considerations

Snake Valley and its environs will continue to experience significant growth due to its proximity to Ballarat and the attractive nature of its rural residential areas.

The major planning issue is that the previous zoning arrangements (under the Ripon Planning Scheme) made an overly generous provision for future expansion of the township and for future rural residential development, particularly to the north of Murray Lane and the Chepstowe-Snake Valley Road. The adopted strategies for Snake Valley provide for a rationalisation of these opportunities.

Further development will be constrained to some extent by the various creeks and drainage lines which pass through the township and its environs.

Objective

- To provide for a more consolidated township in which community facilities and services are reasonably accessible to residents.

Strategies

- To reduce the area designated for township development to include only the existing development (and potential for infill) along the roads radiating out from the main junction and the undeveloped area to the west of Nunns Road.
- To prevent individual development of small lots along the west side of the Snake Valley-Carngham Road north of the Snake Valley-Chepstowe Road.
- To allow the development of the areas to the south of the Mortchup-Snake Valley Road and Nunns Road for rural residential purposes (one house per existing lot). This is in recognition of the extensive commitment which already exists for rural-residential use in the area, and the suitability of the area for further development (because of its more undulating topography, bushland/woodland character and relatively high degree of visual enclosure).
- To retain the areas to the north, east and west of the Township in rural use. Restructuring of these areas should also be encouraged wherever possible.

These strategies will be implemented by:

- Applying the Township Zone to the areas designated for existing and future development.
- Applying the Farming Zone to the designated residual areas of the former Crown township.
- Applying the Rural Living Zone to designated areas south-west and south-east of the existing township.
- Applying the Restructure Overlay to designated areas.

See Figure 16(a) - Snake Valley Environs and Figure 16(b) - Snake Valley Strategy Plan
Waubra

Profile

Situated in the north-east of the Shire on the Sunraysia Highway, Waubra is a small rural community with strong links to Ballarat which is only 35 kilometres to the east. There is a well established rural residential estate on elevated land, located at the western edge of the township. Most of the township’s development is confined to the south-western side of the Highway. The area to the north is lower-lying, and falls within the catchment of the Evansford and Talbot Reservoirs.

Planning Considerations

The planning strategies for Waubra anticipate that there will continue to be a demand for conventional and rural residential lots due to its strong links to Ballarat and the existence of a well-planned rural residential subdivision to the west of the township.

The high ground to the south of the rural residential estate and the lack of sewerage are constraints to further development of the township.

Objectives

- To act as a service centre for the rural community.

Strategies

- To recognise the core areas of urban development along the Sunraysia Highway.
- To recognise the rural-residential subdivision to the west of the township. No expansion of this area should be permitted however, because of the steeply-sloping topography and its visual sensitivity.
- To make land on the north side of the township available for long-term development - subject to the preparation of an outline development plan providing for the comprehensive development of the whole of this area and subject also to the provision of sewerage.
- To identify land to the south of the core township area and adjacent to Beaufort Road as an area for long-term low density residential development.

These strategies will be implemented by:

- Applying the Township Zone to the areas designated for existing and future development.
- Applying the Rural Living Zone to the designated areas south-west of the Sunraysia Highway.
- Applying the Farming Zone to the designated area north of the new Township Zone.

See Figure 17 - Waubra Strategy Plan.