



**Report**

**and**

**Documentation**

**accompanying**

**C14 Amendment**

**To**

**Towong Planning Scheme**

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## SUMMARY

This report accompanies a proposal by the Towong Shire Council to amend its Planning Scheme.

The C14 Amendment to the Towong Planning Scheme seeks to introduce the following amendments:

- Replace the Municipal Strategic Statement with a revised version which is supported by the Towong Shire Council Plan 2004 – 2008.
- Introduce the Farming Zone (FZ) over currently zoned Rural Zone (RUZ) lands within the Shire, which have been identified as prime agricultural lands by the Department of Primary Industries.
- Introduce the Rural Activity Zone (RAZ) over currently zoned rural lands within the Shire, not identified as being of prime agricultural importance by the Department of Primary Industries.
- Introduce the Rural Living Zone (RLZ) in close proximity to townships where this type of subdivision pattern exists at present and in recognition of existing development at Thowgla Road, Upper Thowgla; Pioneer Avenue, Corryong; Green Wattle Gap Road, Corryong; the Benambra-Corryong Road, Stacey's Bridge, Nariel Valley; Flagstaff Track, Bethanga; Murray River Road, Walwa and O'Connell's Road, Mitta Mitta.
- Introduce the Rural Living Zone (RLZ) at Bellbridge North and west of the township of Tallangatta
- Introduce a Rural Conservation Zone (RCZ) for land at Tom Groggin surrounded on three sides by the Alpine National Park and on the New South Wales border side by the Kosciusko National Park and land at Mt Lawson surrounded on all sides by the Mt Lawson State Park.
- Introduce a Low Density Residential Zone (LDRZ) in recognition of existing residential settlement at Cudegwa, Granya, Towong and Tintalra.
- Introduce a Road Zone Category 1 over a small portion of land at Johnstone Creek, Plan of Subdivision PS506975J. Goulbourn Murray Water has set the land aside and vested the ownership of the land in VicRoads as required under the Road Management Act 2004.

The amendment also seeks to:

- Introduce a series of corrections of identified mapping anomalies to rectify where Public Lands had previously been incorrectly zoned and corrections to the zoning of freehold land which had previously been zoned as Public Lands.
- Introduce a *Design and Development Overlay (DDO1)*. The DDO1 is being applied to guide the future subdivision and development of buildings on the land zoned Rural Living.
- Remove the *Environmental Significance Overlay 1* from the planning scheme. The introduction of the Farming Zone will replace the Environmental Significance Overlay. The new zone is based on expert data supplied by the former Department of Agriculture and the zone accurately reflects the highly productive and versatile agricultural lands within the Shire.
- Revise the Local Policies contained in Clause 22 of the planning scheme to accord with the introduction of the new farming zones suite and to accord with the revised MSS.

- Introduce a new Local Policy to guide development within the Rural Living Zone which is to be introduced in the amendment to the Planning Scheme.

The report specifically addresses the following:

- Explanatory Notes to the amendment to the planning scheme
- Issues raised in Ministerial Direction No 6 in respect to the introduction of the Rural Living Zone (RLZ).
- Issues in respect to the proposal to rezone existing outlying village areas as Low Density Residential Zone (LDRZ).
- Issues associated with the introduction of the Rural Activity Zone (RAZ).

The supportive documentation presented with this report consists of:

- Department of Planning Report, 1981 – Rural Mapping Guide. Mapping as a Basis for Planning Controls – A Manual For Rural Municipalities
- Habitat Planning report – Towong Shire Residential Settlement Strategy
- Towong Shire Rural Living Guidelines
- Towong Small Towns, - Urban Design Framework and Advice, Prepared by 4D Form Pty Ltd Urbanism & Architecture Integrated Urban Management RBA Architects and Conservation Consultants Pty Ltd



## **EXPLANATORY REPORT**

## **TOWONG PLANNING SCHEME**

### **AMENDMENT C14**

#### **EXPLANATORY REPORT**

#### **Who is the planning authority?**

This amendment has been prepared by the Towong Shire Council, which is the planning authority for this amendment.

#### **Land affected by the amendment.**

The amendment affects the whole of the Towong Shire.

#### **What the amendment does.**

The amendment implements a revised Local Planning Policy Framework by amending the Municipal Strategic Statement and amending the Local Planning Policies as well as undertaking a comprehensive review of the Rural Zone of the Towong Planning Scheme through the following planning scheme changes:

#### **Zoning Maps:**

1. Rezones land throughout Towong Shire to various zones (Planning Scheme Map Nos 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, and 37)

#### **Overlay Maps:**

2. Applies the Design and Development Overlay, to all the areas of land to be zoned as Rural Living Zone (RLZ), other than that area to be zoned Rural Living Zone (RLZ) on Map 18.
3. Removes the Environmental Significance Overlay ESO1.

#### ***Planning Scheme Ordinance:***

Amends the Table of Contents

4. Replaces the whole of the Municipal Strategic Statement by replacing Clauses 21.01 to 21.07 (inclusive) with new Clauses 21.01 to 21.11 (inclusive)
5. Replaces all local policies by replacing Clauses 22.01 to 22.18 (inclusive) with new Clauses 22.01 to 22.18 (inclusive).
6. Inserts new Clause 22.19 (Rural Living Policy).
7. Deletes Clause 35.01, Rural Zone, and the Schedule to Clause 35.01.
8. Inserts new Clause 35.03 from the VPPs, Rural Living Zone, and the Schedule to Clause 35.03.

9. Inserts new Clause 35.06 from the VPPs, Rural Conservation Zone, and the Schedule to Clause 35.06.
10. Inserts new Clause 35.07 from the VPPs, Farming Zone, and the Schedule to Clause 35.07.
11. Inserts new Clause 35.08 from the VPPs, Rural Activity Zone and the Schedule to Clause 35.08.
12. Removes Clause 42.01, Schedule 1 to Environmental Significance Overlay.
13. Inserts new Clause 43.02 from VPPs, Design and Development Overlay.
14. Amends the Schedule to Clause 61.01 – 61.04.

## TOWONG PLANNING SCHEME

### AMENDMENT C14

#### EXPLANATORY REPORT

#### **Strategic assessment of the amendment.**

The amendment has been prepared in accordance and complies with Minister's Direction No 11 *Strategic Assessment of Amendments* and the Practice Note *Strategic Assessment Guidelines for Planning Scheme Amendments* (revised August 2004).

The amendment meets the requirements of the Minister's Direction 11 and guidelines as follows:

#### **1. Why is the amendment required?**

#### **Zoning Maps:**

##### *1. Rezoning throughout Towong Shire:*

The rezoning of land is being undertaken throughout Towong Shire to implement a complete review of the rural zone of the Towong Planning Scheme, which has included recommendations and justification for rezonings.

The amendments to the maps consist of:

- The introduction of the Farming Zone (FZ) over Rural Zone (RUZ) lands within the Shire, which have been identified as highly productive and versatile agricultural lands in the report and mapping prepared by the former Department of Agriculture and former Department of Planning.
- The introduction of the Rural Activity Zone (RAZ) over currently zoned rural lands within the Shire, not identified as being of prime agricultural importance in the report and mapping prepared by the former Department of Agriculture and former Department of Planning.
- The introduction of the Rural Living Zone (RLZ) where this type of subdivision pattern exists at present and in recognition of existing development at Thowgla Road, Upper Thowgla; Green Wattle Gap Road, Corryong; the Benambra-Corryong Road, Stacey's Bridge, Nariel Valley; Flagstaff Track, Bethanga; Murray River Road, Walwa, O'Connell's Road, Mitta Mitta and Pioneer Avenue, Corryong.
- The introduction of the Rural Living Zones (RLZ) at Bellbridge North and west of the township of Tallangatta.
- A Rural Conservation Zone (RCZ) for land at Tom Groggin surrounded on three sides by the Alpine National Park and on the New South Wales border side by the Kosciusko National Park and land at Mt Lawson surrounded on all sides by the Mt Lawson State Park.
- The introduction of a Low Density Residential Zone (LDRZ) in recognition of existing residential settlement at Cudegwa, Granya, Tintaldra and Towong.

- A series of corrections of identified mapping anomalies to rectify where Public Lands had previously been incorrectly zoned and corrections to the zoning of freehold land which had previously been zoned as Public Lands.
- The introduction of a Road Zone Category 1 over a small portion of land at Johnstone Creek, Plan of Subdivision PS506975J. Goulbourn Murray Water has set the land aside and vested the ownership of the land in VicRoads as required under the Road Management Act 2004.

### **Overlay Maps:**

#### **2. *Design and Development Overlay 1, :***

The DDO1 is being applied to guide the future subdivision and development of buildings on the land zoned Rural Living.

#### **3. *Removes the Environmental Significance Overlay 1:***

The introduction of the Farming Zone (FZ) will replace the Environmental Significance Overlay. The new zone is based on expert data supplied by the former Department of Agriculture. The mapping has been based upon criteria established in the report prepared by the former Department of Planning and the zone accurately reflects the prime agricultural lands within the Shire.

### **Planning Scheme Ordinance:**

#### **4. *Table of contents:***

The Table of Contents is being changed to:

- delete all existing Clause 21 and Clause 22,
- replaces them with a new Clause 21, and Clause 22,
- add reference to new Clauses 35.03 (Rural Living), 35.06 (Rural Conservation), 35.07 (Farming Zone), 35.08 (Rural Activity Zone),
- add reference to Clause 43.02 (Schedule to Design and Development Overlay 1),
- delete reference to Clause 35.01 (Rural Zone) and
- delete reference to Clause 42.01, Schedule 1 to Environmental Significance Overlay.

#### **5. *Clause 21:***

The whole Municipal Strategic Statement is being amended by replacing Clauses 21.01 to 21.07 (inclusive) with new Clauses 21.01 to 21.11 (inclusive) as follows:

- 21.01 Purpose
- 21.02 Regional Context
- 21.03 Shire Profile
- 21.04 Key Issues
- 21.05 Vision
- 21.06 Strategic Direction
- 21.07 Environment
- 21.08 Settlement
- 21.09 Economy

- 21.10 Performance Monitoring
- 21.11 References

6. *Clause 22:*

All local policies are being amended by replacing Clauses 22.01 to 22.18 (inclusive) with new Clauses 22.01 to 22.19 (inclusive) as follows:

- 22.01 High quality Agricultural Land
- 22.02 House lot excision in Rural Areas
- 22.03 Dams
- 22.04 Timber Plantations
- 22.05 Tourism development
- 22.06 Catchment Management
- 22.07 Lake Hume Environments
- 22.08 Steep Land
- 22.09 Fire Hazard
- 22.10 Soil Removal
- 22.11 Railtrail
- 22.12 Urban Activities and Growth
- 22.13 Infrastructure
- 22.14 Building Lines
- 22.15 Sheds and Outbuildings
- 22.16 Rural Housing
- 22.17 Rural Subdivision
- 22.18 Floodplain and Rural Drainage Management
- 22.19 Rural Living

7 *Clause 35.01, Rural Zone and Schedule to Clause 35.01:*

The Rural Zone and Schedule are being completely replaced by the Farming Zone, Rural Conservation Zone, Rural Activity and Rural Living Zone a suite of new zones that has been developed through the statewide review of rural zones.

8 *Clause 35.03, Rural Living Zone and Schedule to Clause 35.03:*

The Rural Living Zone is being inserted into the planning scheme from the Victorian Planning Provisions to allow the zone to replace the Rural Zone in various areas of Towong Shire, where rural living allotments have been created and in two areas identified as being suitable for the creation of rural living subdivisions.

The Schedule to the Rural Living Zone (RLZ) is being introduced with a Schedule 1 (Bellbridge North) and a Schedule 2 (Hardy's Road, Tallangatta) is being inserted.

The new Schedule 1 will introduce an average lot size of 8 hectares.

The new Schedule 2 will introduce an average lot size of 4 hectares.

Schedule 1 and Schedule 2 state that a permit is required for all dwellings in the Rural Living Zone.

9 *Clause 35.06, Rural Conservation Zone and Schedule to Clause 35.06:*

The Rural Conservation Zone is being inserted into the planning scheme from the Victoria Planning Provisions to allow the zone to replace the Rural Zone in various areas of Towong Shire where rural land is adjoined on three sides by either the Alpine National Park or the Mt Lawson State Park.

The Schedule to the zone being included in the scheme specifies requirements for subdivision, housing, earthworks, and other use and development, including a 40 hectare minimum subdivision size.

10 *Clause 35.07, Farming Zone and Schedule to Clause 35.07:*

The Farming Zone (FZ) is being inserted into the planning scheme from the Victoria Planning Provisions to allow the zone to replace the Rural Zone in rural areas of Towong Shire which have been identified as highly productive and versatile agricultural lands in the report prepared by the former Department of Agriculture and former Department of Planning.

The Schedule to the zone being included in the scheme specifies requirements for subdivision, housing, earthworks, and other use and development, including a 40 hectare minimum subdivision size and a permit requirement for a dwelling on lots below 40 hectares in area.

11 *Clause 35.08 Rural Activity Zone and Schedule to Clause 35.08*

The Rural Activity Zone is being inserted into the planning scheme from the Victoria Planning Provisions to allow the zone to replace the Rural Zone in rural areas of Towong Shire which have been identified as average or below agricultural lands in the report prepared by the former Department of Agriculture and former Department of Planning.

The Schedule to the zone being included in the scheme specifies requirements for subdivision, housing, earthworks, and other use and development, including a 40 hectare minimum subdivision size and a permit requirement for a dwelling on lots below 40 hectares in area.

12 *Removal of Clause 42.01, Schedule 1 to Environmental Significance Overlay*

With the insertion of the Farming Zone (FZ) the intent of the Overlay will be more accurately met.

**13 Schedule to Clause 61.01 – 61.04:**

The Schedule to Clause 61.01 – 61.04 is being amended to include reference to the new Planning Scheme Maps DDO1 being included in the scheme maps through the amendment.

**2. How does the amendment implement the objectives of planning in Victoria?**

The amendment implements the objectives of planning in Victoria as outlined in Section 4 of the *Planning and Environment Act 1987* through:

- Enhancing social, economic and environmental outcomes for the sustainable use and development of the land,
- Enhancing employment, community and residential living opportunities for the land and area, and
- Facilitating development in accordance with Section 4 of the Act.

**3. How does the amendment address the environmental effects and any relevant social and economic effects?**

***Environmental effects:***

The amendment will have no significant effect on the environment or the environment on the use or development envisaged in the amendment. The amendment has assessed environmental capability and potential environmental affects.

The revised Municipal Strategic Statement (MSS) addresses the environmental issues present in the Towong Shire. The potential impact of development upon the environment is addressed in the MSS and Council seeks to establish scenarios under which Council would be prepared to consider development.

The amendment will afford protection to land of high agricultural significance for future generations.

Through the introduction of the Farming Zone (FZ) to all lands which have attributes identified as necessary for versatile and productive agriculture, Council has ensured that the agrarian base for its Shire will be protected from unsympathetic development.

The introduction of the Rural Conservation Zone (RCZ) will protect environmentally significant lands located adjacent to the Alpine National Park and the Mount Lawson State Park and introduce an awareness of the unique environmental issues that are present in these localities and require that these issues be addressed in any development proposal under consideration for the lands identified.

The introduction of the Rural Living Zone (RLZ) will provide for the development of residential occupation of lands within a rural environment and as a result will relieve development pressures from the traditional agriculture base of the Shire. The sites nominated in this amendment for the introduction of the RLZ are located in areas

which have been extensively investigated as to their social, environmental and economic suitability for such development.

Together with the introduction of the new zones Council seeks to introduce Design and Development Overlays to ensure that environmental benefits are derived from any development that may be introduced into the Shire as a result of the amendment proceeding.

The amendment will improve the urban environment of the Towong Shire through implementation of the adopted strategies contained in the *Towong Small Towns Urban Design and Advice*. The framework, as adopted, includes actions and strategies for the recognition and protection of the environment, urban character / design, and heritage.

**Social effects:**

The amendment is expected to have positive social benefits for landowners and Towong Shire generally. Positive social effects and benefits will accrue from the amendment through enhancement and protection of lifestyle, environment, residential living options, residential and rural character and urban built form.

The amendment recognises the impact of the urban growth occurring in the Albury-Wodonga Region and makes provision for an alternative to an urban lifestyle choice by providing for rural living.

The amendment also seeks to recognise and plan for changes that arise from a declining rural population within sectors of the Shire not experiencing growth pressures from the expansion of Albury-Wodonga.

**Economic effects:**

The amendment is expected to have positive economic benefits for landowners and Towong Shire generally.

The introduction of the Farming Zone (FZ) will protect the highly productive and versatile agricultural lands of the Shire from inappropriate uses. These lands provide for the basis of the Shire's economic strength.

The introduction of the Rural Activity Zone (RAZ) will provide sufficient lands for the diversification of the agricultural base of the Shire without encouraging the take up of the prime agricultural lands when it is not necessary for the viability or sustainability of the enterprise.

The introduction of the Rural Living Zone (RLZ) will address the present unsatisfied demand for rural lifestyle alternative to town and city living. The sites to be zoned (RLZ) are located in close proximity to existing towns and village areas and their development will assist in the support of the social infrastructure of the Shire.

Positive social effects and benefits will accrue from the amendment through increased economic activity generally, protection of productive rural land and security for the economic performance of Tallangatta and Corryong and the municipality's small towns.

The amendment will improve the economic performance and potential of the Towong Shire through implementation of the *Towong Small Towns Urban Design and Advice*, a framework that includes actions and strategies for the towns' economic base.

**4. Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?**

The amendment is consistent with the *Ministerial Direction on the Form and Content of Planning Schemes* under section 7(5) of the Act.

The amendment is consistent with the VPP Practice Note *Applying the Incorporated Plan and Development Plan Overlays (January 2003)*.

The amendment complies with all Ministers' Directions under Section 12 of the *Planning and Environment Act 1987*.

The amendment complies with Ministerial Direction No 6 in that all requirements to be addressed by the direction have been considered and met in the preparation of this amendment. A full assessment of the proposed amendment against the issues raised in the Ministerial Direction is appended to this documentation.

The amendment complies with Minister's Direction No 11, *Strategic Assessment of Amendments*. All requirements to be met under the direction have been considered and met in the preparation of the amendment.

**5. How does the amendment support or implement the State Planning Policy Framework?**

The amendment complies with and implements the whole of the State Planning Policy Framework (SPPF) of the Towong Planning Scheme. All sections of the SPPF are relevant to this amendment, as it implements a complete review of the entire Towong Planning Scheme. The review and amendment have fully considered all sections of the SPPF and included how the SPPF (settlement, environment, housing, economic development and infrastructure) will be implemented through the Local Planning Policy Framework and Planning Scheme.

**6. How does the amendment support or implement the Local Planning Policy Framework?**

The amendment reviews and amends, where necessary, the existing Local Planning Policy Framework of the Towong Planning Scheme.

The amendment, however, replaces the whole of the existing Municipal Strategic Statement.

The revised Local Planning Policy Framework clarifies and outlines the vision, strategic directions and implementation measures for future land use and development in Towong Shire.

**7. Does the amendment make proper use of the Victoria Planning Provisions?**

The amendment makes proper use of the Victoria Planning Provisions. The amendment proposes to rezone land, insert overlays, amend strategic directions in Clauses 21, amend Clause 22 policies and alter schedules throughout the planning scheme. There are no alternative means to achieve these changes to the Towong Planning Scheme other than through a formal amendment to the scheme.

**8. How does the amendment address the views of any relevant agency?**

Relevant agency views have been sought and included in the review of the Towong Planning Scheme and preparation of this amendment.

A steering committee was established to inform the scheme review process, comprising Towong Shire Council representatives, a Department of Sustainability and Environment (Planning and Development) representative and the consultant team.

In addition to a steering committee for the Planning Scheme review, the review process has involved focus group meetings and direct consultation with relevant agencies. Focus group meetings have involved the Department of Sustainability and Environment (DSE), Goulburn Murray Water (GMW), North East Catchment Management Authority, Environmental Protection Authority and VicRoads. Direct consultation has been undertaken with a range of agencies, including VicRoads, DSE, NECMA, GMW and the EPA.

Direct notification of this amendment has been given to all agencies and referral authorities that are potentially relevant to issues relevant to this amendment and the future subdivision and development of land affected by this amendment. These agencies include NECMA, DSE, GMW, VicRoads, EPA and all other service providers.

Agency and referral authority comments will be sought through formal and informal Planning Scheme referrals in the administration of the Towong Planning Scheme and *Planning and Environment Act 1987*.

**9. What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

There will be no negative impact on the resource and administrative costs of the responsible authority. There will be some resource savings through the amendment streamlining overlay schedules to reduce requirements for planning permits for minor development and unnecessary referrals for planning applications.

Future applications for planning permit on land affected by this amendment will be considered on their merits in accordance with the *Planning and Environment Act 1987* and regulated fees for applications.

## **10. Other strategic justification**

Other strategic documents and guidelines that provide background and justification for the amendment are:

### *10.01 Department of Primary Industries*

The Department of Primary Industries has supplied mapping and reports prepared by the former Department of Agriculture and the former Department of Planning establishing the agricultural capability of the rural lands within the Shire. This document provides the basis for the justification for the Farming and Rural Activity zones.

Council has resolved that the Farming Zone (FZ) is to apply to all land identified as highly productive and versatile agricultural land within the report, as well as those parcels which, if any portion of an individual title was shown to have prime agricultural land, the decision as to whether or not the title would be included in the Farming Zone (FZ) would depend upon the actual area of the prime agricultural land identified upon a parcel and the percentage of the land's area included in this prime agricultural classification.

For the purpose of determining the zone, if 5 hectares or above of a parcel is identified as high productive and versatile agricultural land than the whole of the parcel has been included in the Farming Zone (FZ). Similarly if 20% of the parcel has been identified as being of highly productive and versatile agricultural land and the slope of that land does not exceed 15%, the parcel has been included in the Farming Zone (FZ). (ie if the actual area is less than 5 hectares and did not constitute more than 20% of an allotment the whole of the allotment would be included in the Rural Activity Zone (RAZ).

The Rural Activity Zone (RAZ) has been applied to all other lands currently zoned as Rural and not proposed to be rezoned as Farming, Rural Conservation, Rural Living or Low Density Residential zones.

The Rural Activity Zone (RAZ) has been allocated to those lands which are not considered to be highly productive and versatile agricultural lands by the mapping and documentation supplied by the former Department of Agriculture and the former Department of Planning to allow for diversification of development which has traditionally been undertaken in a Rural Zone but does not rely upon the prime agricultural soils and locations for their existence.

### *10.02 A Residential Settlement Strategy for Towong Shire - Habitat Planning September 2003 :*

The document *A Residential Settlement Strategy for Towong Shire* outlines and justifies the strategy for land use and residential development in Towong Shire. The document outlines land use issues and trends in the municipality and establishes directions for the following main land use and development areas and issues:

- directions for residential, commercial, industrial and rural living uses,
- Smaller township settlements,
- Rural areas, including the protection of productive agricultural land, and

- Servicing.

The document recommends the creation of a Rural Living Zone (RLZ) within the Planning Scheme and nominates areas as being suitable for further investigation.

The document, *A Residential Settlement Strategy for Towong Shire*, prepared by Habitat Planning Pty Ltd includes relevant sections of previous strategies that form part of the strategic basis of the planning scheme review. These background strategic documents are:

- *Towong Small Towns Urban Design Framework & Advice, Final Draft (2003) - 4D Form Pty Ltd, Melbourne.*
- *The Albury-Wodonga Regional Planning Strategy, Final Report (1991) Albury Wodonga Development Corporation.*
- *Draft Restructure Overlay documentation (draft Planning Scheme Amendment C5) (2002) - Towong Shire Council.*
- *Land Resource Assessment in the Western Part of the Shire of Towong – Covering the former Shire of Tallangatta (1999) - Department of Natural Resources and Environment (Hook, R and Rees, D.), Technical Report No. 52, Centre for Land Protection Research.*
- *Lake Hume Foreshore Recreation Master Plan, MacroPlan Consultants, April 2000.*
- *Agricultural & Rural Land Use Change in Albury-Wodonga (1991) - Phillips & Assoc. & Henshall Hansen Assoc.*
- *North East Regional Catchment Strategy (1997) - North East Regional Catchment and Land Protection Board,*

#### *10.03 Towong Shire Urban Design Framework:*

The *Towong Small Towns Urban Design Framework & Advice*, was funded through the Victorian State Government Pride of Place program, administered by the Department of Sustainability and Environment. The framework, as adopted by Council, forms the strategic basis for future directions for land use and development for the Towong Shire.

Directions for the towns have been established and justified in the framework and implemented through this amendment.

#### *10.04 Towong Shire Council Plan, 2004-2008:*

The amendment is fully supported by the *Towong Shire Council Plan 2004 -2008* in that the vision and the directions set down by the plan are incorporated into the revised Municipal Strategic Statement.

**Where you may inspect this Amendment.**

The amendment is available for public inspection, free of charge, during office hours at the following places.

Department  
of Sustainability and Environment  
Planning Information Centre  
Ground Floor  
8 Nicholson Street  
East Melbourne

Department of Sustainability and  
Environment  
Northeastern Regional Office  
89 Sydney Road  
Benalla 3672

Towong Shire Council  
32 Towong Street  
Tallangatta 3700

Towong Shire Library and Offices  
76 Hanson Street  
Corryong 3707

**Submissions.**

Any person who may be affected by the amendment may make a submission to the planning authority, Towong Shire Council. The closing date for submissions is 24 February 2006.

Submissions about the amendment must be sent to:

Chief Executive Officer  
Towong Shire Council  
Po Box 55  
TALLANGATTA VIC 3700



**MUNICIPAL STRATEGIC STATEMENT AND  
REVISED LOCAL PLANNING POLICIES**

## **TOWONG PLANNING SCHEME**

### **AMENDMENT C14**

#### **EXPLANATORY REPORT**

The following new Clauses are proposed to be inserted into the Towong Planning Scheme by Amendment C14 and are to replace the existing Clause 21 and Clause 22:

##### **21.01 PURPOSE**

The Towong Municipal Strategic Statement (MSS) illustrates the desired planning future in response to the range of environmental, social and economic factors which influence the Towong Shire (Shire). It is the basis for local planning controls in the planning scheme.

The aim of the MSS is to:

- Set out the clear land use directions for the Shire over the next twenty (20) years.
- Provide a strategic context and rationale for the Shire's development controls.
- Establish land use priorities recognising constraints and opportunities.
- Identify strategies to implement the priorities.

The MSS will be implemented through the statutory controls and local policies in the planning scheme. Development applications will be assessed against the ability to achieve the strategies and priorities identified in the MSS. Implementation of the MSS will be monitored by Council. The MSS will be reviewed at least every three years to ensure that it continues to guide the direction of the Shire in accordance with Council's vision.

## 21.02 REGIONAL CONTEXT

The Shire is located on the north-eastern border of Victoria and New South Wales and occupies an area of 6673 square kilometres.

Seventy percent (70%) of the Shire is public land including State and National Parks. A proportion of the public land is used for forestry.

The Shire's tourist base is centred on Victoria's largest National Park, the Alpine National Park, the Kosciusko Alpine region, a number of State and National Parks, the Hume and Dartmouth Dams and the legend of the "*Man from Snowy River*".

The Shire's location is significant in terms of being at the headwaters of the Murray River.

The Shire adjoins the Alpine, Indigo and East Gippsland Shires and the City of Wodonga as well as the New South Wales local government areas of Albury City, Greater Hume Council and Tumbarumba Shire Council.

The Shire is one of the most productive municipal areas within the Ovens and Murray Region of Victoria, generating \$50 to \$60 million per annum from agriculture. Timber is also a major landuse and the Shire supplies 25% of the Victorian North East Region's timber.

The Shire catchment also supplies high quality water for the Murray River, which supports agriculture, communities and cities in Victoria, New South Wales and South Australia.

### **21.03 SHIRE PROFILE**

The Shire's climate exhibits four distinct seasons with rainfall occurring predominately in the winter and spring months. The rainfall varies across the Shire, with the average annual falls being between 650mm to 950mm.

In 2001, the Towong Shire had a resident population of 6,127, with 42 % of the population living in the three main towns of Corryong, Tallangatta and Bellbridge.

The major towns of the Shire, Tallangatta (population of 923, ABS: 2001) and Corryong (population of 1139, ABS: 2001) both lie on the Murray Valley Highway which traverses the Shire. Corryong and Tallangatta are located at either end of the Shire so that most areas can be readily serviced from these locations.

Other villages and more closely settled areas of the Shire are Cudgewa, Dartmouth, Bethanga, Eskdale, Granya, Koetong, Mitta Mitta, Old Tallangatta, Tallangatta Valley, Tintaldra, Towong and Walwa.

The population of the Shire has recorded a decline over the last two census periods. According to the figures prepared by the Department of Sustainability and Environment, the population of the Shire for the period 2003-04 will remain static at an estimated 6204.

Within the Shire the highest proportion of the population are located within the under 17 and over 50 age groupings which results from outward migration for employment and education opportunities.

Based on the available projections, the ageing of the population and the loss of the youth is expected to continue for the period covered by this MSS.

Whilst the towns of the upper Shire will continue to experience stable or declining populations, the towns centred on Lake Hume are expected to experience a population growth as their locational advantages are recognised by the urban dwellers of Albury-Wodonga seeking alternatives to the city living environment.

Agriculture remains the major industry of the Shire, based mainly on dry land grazing and irrigated dairying along the river valleys. In the coming years agricultural activity is expected to expand and diversify, particularly in the west and south western regions of the Shire as the viability of intensive agricultural pursuits emerge.

Tourism and service industries are expected to continue to emerge, within the Shire, as alternatives to the traditional reliance agriculture

## 21.04 KEY ISSUES

The **key issues** facing the Shire of Towong are outlined in the profile above. The Shire will need to address these issues for it to realise its goal of an area known for its "pure" living and "pure" attractions. The issues facing the Shire are:

- **Environment:** The sustainable development of the Shire's natural resource base. The balancing of development against the need to protect high quality agricultural lands, water catchment areas and significant natural areas.
- **Settlement:** Ensuring that the existing and proposed populations are located in attractive and well planned urban and rural areas.
- **Economy:** Maintaining and expanding the diversity of the Shire's industries and building on existing strengths.

## 21.05 VISION

### Corporate Vision

The Planning and Environment Act 1987 requires that a Municipal Strategic Statement is consistent with the current corporate plan of Council. The Council Plan (2004 -2008) outlines the following vision for the Shire:

“By 2010 we will be a World Class Small Council and Towong Shire will be the ideal place to live.”

### Planning Vision

The Council sees opportunities for economic growth within the Shire and that it needs to be balanced with challenges of environmental enhancement and sustainable development. Council's vision for the future of the Shire includes:

- **ROADS, BRIDGES & BUILDINGS**  
To maintain and improve the Shire's infrastructure to meet agreed levels of service.
- **OUR ENVIRONMENT**  
To ensure that the Shire is a place of *pure* attraction by integrating sustainable natural resource management into all of our business activities.
- **PLANNING FOR THE FUTURE**  
To develop a strategic and sustainable long-term land use direction for the Shire based on an integrated approach to the natural and built environment.
- **OUR COMMUNITY'S WELLBEING**  
To assist Shire residents in the attainment of a high level of health and safety, resilience and connectedness to their communities.
- **ECONOMIC AND TOURISM DEVELOPMENT**  
To expand long-term employment and economic opportunities whilst continuing to maintain a *Pure*, easy living focus.
- **GOVERNANCE AND DECISION MAKING**  
To ensure that our governance, decision-making processes and management reflect the needs, aspirations and expectations of our Community and to provide Best Value service delivery.

## 21.06 STRATEGIC DIRECTIONS

A series of objectives, strategies and implementation mechanisms reinforce the Council's vision statement. They are grouped under the headings of :

- ENVIRONMENT
- SETTLEMENT
- ECONOMY

Each of these topic areas is considered in detail in this section of the MSS under the following headings:

<b>Overview:</b>	An overview of the topic area
<b>Identification of Issues:</b>	A summary of the key issues facing the Shire in each topic area.
<b>Outcomes to be Achieved:</b>	The ways in which the current situation will be moved towards its desired future.
<b>Planning Strategies to achieve Outcomes</b>	Specific planning actions necessary to implement Outcomes identified in the review process.

## **21.07 ENVIRONMENT**

### **Overview**

The Shire contains a diverse range of significant ecosystems, which include riverine floodplains, woodlands, grasslands and sub-alpine ecosystems. Although largely cleared, agricultural areas within the Shire retain significant biodiversity values, including remnant vegetation on roadsides and private lands, wetlands, isolated trees within paddocks, rivers, lakes and streams and riparian vegetation.

The Shire is committed to the protection of its natural assets. The protection of habitat provides for the long term stability of the local environment and is essential for the quality of life of residents. With development has come a continued and incremental loss of biodiversity, through the loss of habitats and a decline in the range of flora and fauna. The protection of vegetation provides benefits to the local community by providing shelter for animals and stock, providing pest and salinity control and protecting soils from erosion.

### **WATER - GROUND AND SURFACE**

#### **a. Flooding**

The Shire is located within the Upper Murray River catchment. The major floodplains within the Shire are located along the alluvial flats and terraces of the main rivers namely the Murray River downstream of Bringenbrong and the Mitta Mitta River downstream of Dartmouth Dam. Lesser floodplains are also located along Cudgewa Creek, Corryong Creek, Thowgla Creek and Tallangatta Creek. Each floodplain is characterised by its own history of periodic and sometimes destructive flooding.

The Shire encompasses an area of 6673 square kilometres and approximately 7% of this area will flood at some time. Significant floods occurred in 1917, 1956, 1993 and 1998.

Flooding imposes substantial costs on individuals and the community. It can severely disrupt communities and, in extreme cases, cause extensive damage to public and private property, agricultural losses, personal hardship and loss of life. Equally, use and development of land in flood prone areas can have serious implications on the natural hydraulic and environmental functions of floodplains within the Shire i.e. inappropriate development within a floodplain may obstruct or divert flood flows, reduce natural flood storage areas and increase flood levels and flow velocities.

Land use planning is recognised as an important tool in minimising future impacts of flooding. Through careful planning, land use and development on flood prone land can be made compatible with the flood risk and the natural storage and environmental functions of the floodplains.

The North East Catchment Management Authority is responsible for floodplain management in the region.

## **ECOLOGICAL VEGETATION CLASSES (EVC) - FLORA AND NATIVE GRASSES**

The Department of Sustainability and Environment have undertaken the role of EVC mapping of nominate areas of endangered, vulnerable and areas worthy of protection.

In the first review of the Planning Scheme a complete review of the impacts of the mapping should be assessed and where necessary the introduction of protective overlays should be considered.

Council, in 2005, introduced Wildfire Management Overlays into the Planning Scheme addressing fire management issues on identified private lands within the Shire.

## **SOILS**

### **a. Classification of Agricultural Lands**

The Shire has been surveyed and the agricultural capability of the land has been categorised into three categories of capability. The fertile river valleys predominately have been nominated as prime agricultural lands whilst the steeply sloping lands have been nominated in the least desirable classes.

Whilst the classification system does not infer that the land is viable for any agricultural use it recognises that the land possess the attributes necessary to sustain long term agricultural activity and as such should be protected from competing uses which may lead to a fragmentation of ownership and the introduction of hostile adjoining uses.

### **b. Slopes and erosion**

Away from the floors of the valleys the soil of the Shire is less fertile and as the slope increases the fertility of the soil decreases.

Council has been fortunate that at this point in time the pace of development has been slow and the demand for intensification of subdivision and development on the steeper lands of the Shire has not occurred.

Generally where slopes exceed 20% the land forms a backdrop to the more intense valley floor development and Council has for some years applied a policy of discouraging developments which require the modification of the existing land form.

## **HERITAGE**

The natural and man-made heritage (including aboriginal heritage) of the Shire is evident in buildings, archaeological sites, trees and other places and these have scientific, aesthetic, architectural, cultural, historical or social significance. Heritage contributes to the lifestyle enjoyed in the Shire, in both the cultural richness it provides, and the economic advantage of its attractions to tourists. There are buildings, sites and trees either listed by the National Trust, included on the Victorian Heritage Register, or listed on the Register of the National Estate.

## **IDENTIFICATION OF ISSUES**

- Natural disasters eg flooding, fire and drought
- Preservation and enhancement of biodiversity of the Shire
- Need to define and protect high quality agricultural land from non-agricultural purposes
- Need to facilitate, in appropriate areas and with environmental safeguards, allocation of sufficient lands to allow the development of rural living communities within the Shire.
- Enhancement and preservation of the quality of the Shire's natural landscape.
- Identification of the Environmental Values associated with
  - a) Riparian issues;
  - b) EVC Status;
  - c) Slope and erosion;
  - d) surface and ground water;
  - e) visual and landscape;
  - f) flora and fauna;
  - g) agricultural land qualities
- Need to formulate Local Policy to maintain Water Quality and support Catchment Management practices
- Ensure protection of assets by ensuring that best practice is employed in Flood Management
- Support the concept of access to public open space areas and recreation areas
- Protection of cultural heritage and significant landscapes
- Protection of Air Quality

## **OUTCOMES TO BE ACHIEVED**

- Protection of the high quality agricultural lands in the Mitta Mitta, Murray, Corryong, Cudgewa, Nariel, Thowgla and Tallangatta Valleys
- Identification of areas where the environmental values and social infrastructure are supportive of closer settlement in the form of rural living.
- Identification of all heritage assets in the Shire, including aboriginal and European cultural heritage. Preparation of an amendment to the Planning Scheme to include the assets and landscapes identified by the Towong Heritage Study as an Overlay.
- Local Planning Policies (LPP) reviewed

- Environmental impacts of industrial activities (including rural industry) on the surface water, groundwater and air quality is minimised.
- Industrial lots created by subdivision are appropriate to their locations.
- Where reticulated sewerage is not available, lots are to be capable of adequately treating and retaining domestic wastewater within the boundaries. The implementation of innovative alternatives for waste and waste water disposal is to be encouraged.
- Recognition of the importance of protecting wetlands, particularly those of high conservation, landscape, recreation or other values that need protection from detrimental development or land use.
- Provide support for existing LandCare and catchment management practices and including implementation of the North East Regional Catchment Strategy. Encourage the use of LandCare principles within the planning process to rectify soil erosion and vegetation loss.
- Incorporate the Roadside Management Strategy as a reference document to the planning scheme.
- Identify and protect areas identified as Depleted, Vulnerable and Endangered EVCs by amendment to the Planning Instrument.
- Explore the opportunities for effectively implementing the control strategies contained in SEPP (Waters of Victoria and the opportunities for conserving the beneficial use of groundwater as outlined in SEPP (Groundwaters of Victoria).
- Integrate the elements of the Urban Design Framework and Pride of Place Studies, that are supported by Council, into the planning scheme.

## **PLANNING STRATEGIES TO ACHIEVE OUTCOMES**

- Apply the Farm Zone to high quality agricultural land.
- Apply the Rural Activity Zone to remaining rural zoned land, (other than those areas identified as Rural Living and Rural Conservation).
- Identify, by way of schedules to rural activity and farm zones, appropriate minimum holding sizes.
- Use Overlays and schedules to identify visually significant and high conservation areas within the farming and rural activity zones
- Implement changes resulting from the review of the Local Planning Policies
- Zone those areas identified suitable for Rural Living and provide for a DDO and incorporated document of appropriate development standards
- Zone those areas identified suitable for Rural Conservation
- Amend the planning scheme to provide for the Wildfire Management Overlay.
- Amend the planning scheme to provide for a Environmental Significance Overlay to protect watercourses and riparian zones.
- Introduce an amendment to the planning scheme to identify and protect depleted, vulnerable and endangered Ecological Vegetation Classes

## **21.08 SETTLEMENT**

### **Overview**

In 2001 the Shire had a resident population of 6,127, with 42% of the population living in the main towns of Corryong, Tallangatta and Bellbridge.

The main small town and village areas within the Shire are Bethanga, Dartmouth, Cudgewa, Eskdale, Granya, Koetong, Mitta Mitta, Old Tallangatta, Tallangatta Valley, Tintaldra, Towong and Walwa.

Only Corryong, Tallangatta, Bellbridge and Dartmouth have both reticulated water and sewerage infrastructure. Walwa has a reticulated, treated water supply

Existing urban zones within the Shire provide enough residential land in order to accommodate the future population growth of 242 people over the next 15 years, at present growth rates.

The existing townships of Corryong and Tallangatta provide a variety of lot sizes to accommodate an ageing demographic profile. Corryong has an established rural residential area, located on the eastern urban boundary. Bellbridge has a supply of undeveloped urban zoned land, however to enable the town to grow to a sustainable size additional zoning will need to be effected.

In terms of water and sewerage infrastructure, the urban systems need augmentation and upgrading.

In 2001 Corryong's population was approximately 1139 persons and is expected to remain at this level. This population has steadily declined from 1320 in 1981 largely due to the restructuring of government departments and the consequent loss of employment opportunities from the area. The need to plan for a declining and aging population will present planning issues that will require detailed and specific treatment.

Corryong has limited infrastructure capacity to accommodate large increases in the population. There is ample land and opportunity for the development of existing residential zoned land. However, there is a degree of inappropriate zoning and a lack of available land opportunity to stimulate a consolidation of the town core and to provide for the shift in community needs in the immediate future. A strip shopping centre provides most goods and services, and whilst the public domain has recently been subject to cosmetic design improvements, the issue remains of how it will adapt in the future to be relevant to the needs of the community.

In 2001 Tallangatta's population was approximately 923 persons. When relocated in the 1950's, the township was carefully designed to reflect elements of a "typical" Victorian country town of the time, complete with wide entrance roads, a central plantation in the main street with large street trees and a well-defined town and civic precinct.

Bellbridge is a small town located at the western end of the Bethanga Peninsula on an eastern shore of Lake Hume. In 2001 Bellbridge had a population of approximately 320 persons. The town largely functions as a commuter/retirement settlement to Albury-Wodonga and has few land uses other than residential. Commercial and community facilities are limited in the town because of its size and proximity to Albury-Wodonga and, to a lesser extent, its proximity to Hume Weir Village and Bethanga.

The protection of the residential amenity is an important issue within all towns and village of the Shire.

The issue of rural living has been researched in the 2004 report on residential options for the Shire. The study has identified areas which should be investigated for their potential development to provide a rural living alternative to the current urban zonings. The growth of Albury-Wodonga has created the demand for the provision of the alternative living options.

The study identified that urban development within the towns and villages of the Shire, other than those situated on Lake Hume was extremely slow or stagnating.

## **IDENTIFICATION OF ISSUES**

### **General**

- The need to provide for an aging, and in some localities, a declining population
- The need to provide for alternatives to traditional urban allotments and a range of diverse, affordable and quality housing types
- The need to make provision to meet the demand for rural living opportunities within the Shire
- The potential for residential development being in conflict with agricultural pursuits
- The development of individual identities for the villages and small towns
- Amenity improvements through urban design and the infrastructure provision and utilisation.
- To ensure that infrastructure in towns is improved.
- To reduce the impact of residential development on the environment.
- Demand for infrastructure, commercial and recreational facilities to meet existing and future needs
- Provision of cultural and social facilities sufficient to meet existing and future needs

### **Corryong**

- Improve infrastructure capacity to accommodate further growth and development within the town.
- Review the suitability of defined areas for Low Density Residential development.
- To ensure that development of the township is undertaken in a coordinated manner consistent with the character of the township and that infill and consolidation of development occurs within the existing township.
- To ensure that all new use and development has regard to the presentation and appearance of the town.
- To ensure there is adequate levels of community services and facilities within the town to meet shifts in community requirements.

## **Tallangatta**

- Need to identify areas for further urban expansion, including future industrial areas, whilst ensuring that the water and sewerage infrastructure are augmented to accommodate the development.
- Encourage the development of the recreation potential of Lake Hume.
- To ensure that development of the township is undertaken in a coordinated manner consistent with the character of the township and protection of the mid 20th century streetscapes
- To ensure there is adequate levels of community services and facilities within the town
- Investigate the possibility of the redevelopment of the existing industrial estate as residential.

## **Bellbridge**

- Identify appropriate lands for urban expansion having regard to topographical constraints and existing unrequited community needs.
- Recognition of the need for augmentation of additional water, sewerage and stormwater infrastructure to accommodate long-term growth and development.
- Development of streetscape plans for the entrance to the town integrating Bethanga Bridge and a management plan for the impact of the town and tourism on Lake Hume and the lake foreshore.
- Encourage further tourist accommodation development within the township area.

## **Villages**

- Lack of infrastructure contributing to the pollution of the Lake Hume, Mitta Mitta River and Murray River catchments.
- Lack of government policy on the provision of stock and domestic water supplies, taken from rivers and bores to service the various villages.
- Small and inappropriate lot sizes and soil types to cater for the disposal of wastes emanating from septic tanks within village areas.
- The development of villages should be undertaken in a coordinated manner consistent with the character and township development themes for each village.
- To provide sufficient land around each village to accommodate future development for at least ten years.

## **OUTCOMES TO BE ACHIEVED**

### **General**

- Review of the Local Planning Policy relating to the design and siting of rural dwellings to ensure the protection of highly productive and versatile agricultural lands is not compromised.
- Identify areas suitable for Rural Living and rural activities as nominated in the *Residential Strategy for Towong Shire* adopted by Council 5 July 2004

and ensure that the development of the rural living areas occurs in accord with Council's vision.

- Integrate into the decision making process those recommendations of the Urban Design Framework and Pride of Place Studies adopted by Council
- Encourage consolidation of existing allotments in accordance with the Restructure Plans.
- Facilitate the subdivision of existing vacant land within the towns of Corryong and Tallangatta to make efficient use of the existing infrastructure.
- Encourage the provision of infrastructure to meet the needs of the population.
- Manage the integration of appropriate non-residential uses into residential areas, particularly in Tallangatta.
- Ensure Council has the appropriate planning and management practices in place for the assessment and control of the environmental impacts of residential development, particularly with regard to construction controls and the longer term management of wastewater and stormwater.
- Avoid inappropriate encroachment of residential and rural living subdivisions and rezoning on industry including rural industry.
- Protect and enhance the amenity of townships and landscapes.

### **Corryong**

- Improve water and sewerage infrastructure capacity.
- Residential development to be focused towards the east, providing infill development behind the existing residential development fronting the Murray Valley Highway.
- Improve access to commercial areas by providing access and car parking areas at the rear of the commercial centre.
- Prevent development that may prejudice the operation of the Corryong airfield.
- Improve public facilities within the township to strengthen both visitor and resident amenity

### **Tallangatta**

- Improve the infrastructure capacity of the urban area to accommodate further growth and development.
- Prepare a redevelopment proposal for the existing industrial area
- Establish a clear urban growth area, to be located between the Murray Valley Highway and Lake Hume, and contain all development within these boundaries.
- Encourage further tourist accommodation development within the township area.
- Develop a promotion strategy based on the history of the town, specifically, its relocation for the construction of the Hume Dam and its unique 1950s commercial centre.
- Develop a management plan for the foreshore environment below Lakeside and Queen Elizabeth Drive.
- Develop a management plan for the railway land to improve the presentation of the town and improve the public access to the area.
- Improve public facilities within the township to strengthen both visitor and resident amenity.

- Enhance the streetscape by implementation of the Tallangatta Streetscape Improvement Programme, under the Pride of Place initiative.

### **Bellbridge**

- Define the township boundary on the basis of development constraints such as slope and ridgelines rather than lot boundaries and/or land ownership patterns.
- Zone sufficient land for the future growth of the township.
- Review the appropriateness of the location of the existing commercial and recreational facilities
- Develop streetscape plans for the Bethanga Road at the entrance to the town at the Bethanga Bridge.
- Develop a management plan for the foreshore environment below the Bethanga Road.
- Improve public facilities within the township to enhance both visitor and resident amenity.
- Urge the North East Region Water Authority to expand the infrastructure capacity of the township and its environs to accommodate further residential growth and development.
- Require all development to be connected to the town's water, sewerage and stormwater reticulated or drainage infrastructure.
- Ensure that when the vacant land in the future residential area to the north and north east of the township is developed that the existing gully is protected from development by rezoning it to Public Park and Resource Zone once the desired road and lot layout is determined.
- Ensure that Planning Permit approvals for subdivision in the Low Density Residential Zone area have clearly defined building envelopes indicated so that buildings on the land can be appropriately sited to alleviate any adverse effects on views/outlooks from existing dwellings.

### **Villages**

- Consolidate growth within the villages to the area that can be serviced with future reticulated water and sewerage. Permit development in areas where allotment sizing is sufficient to treat and retain wastewater on site.
- Monitor population growth, infill development and environmental affects to determine the provision of infrastructure.
- Promote Dartmouth as a base for eco-tourism.
- Develop appropriate policies for the provision of stock and domestic water supply at Towong, Eskdale, Mitta.
- Application of alternative waste treatments, such as compost toilet systems and package treatment plants will be applied where site areas and conditions are not conducive to waste disposal by septic tanks.
- Improve public facilities within villages to strengthen both visitor and resident amenity.

## **PLANNING STRATEGIES TO ACHIEVE OUTCOMES**

### **General**

- Zone those areas identified suitable for Rural Living and provide for a DDO and incorporated document of appropriate development standards.
- Undertake a review of the implementation of the Restructure Plan Overlay
- Rezone lands to allow for the relocation of the industrial undertaking of Tallangatta.
- Review and amend, where necessary Local Planning Policies in respect to standards for specific developments.
- Protect neighbourhood character of residential amenity.

### **Corryong**

- Review the appropriateness of the town's residential and low density residential zones and where necessary rezone to facilitate urban consolidation and infill development,
- Provide for zonings to encourage infill development behind the existing business and residential development fronting Hansen Street

### **Tallangatta**

- Rezone sufficient land to accommodate further growth and development.
- Enhance the streetscape by implementation of the Tallangatta Streetscape Improvement Programme, under the Pride of Place initiative.
- Rezone sufficient land to meet the area's industrial needs.

### **Bellbridge**

- Zone sufficient land for the future growth of the township.
- Provide in the DPO, for the northern undeveloped residential land, protection for the existing gully
- Provide in the DPO for the southern LDRZ land clearly defined building envelopes
- Provide in the DPO for the existing town clear connectivity between the residential, commercial and recreational sectors.

### **Villages**

- Review and rezone lands in Village areas where demand is demonstrated and servicing issues have been resolved.
- Consider the introduction of a Design and Development Overlay for the township zones.

## 21.09 ECONOMY

### Overview

Council's commitment to economic development is demonstrated in the objectives and strategies it has adopted with respect to economic growth in its Council Plan 2004 – 2008. The relevant objectives are:

- *Provide assistance and advice to local organisations to facilitate successful events, cultural opportunities and the arts*
- *Facilitate major festivals and community projects*
- *Facilitate innovative business opportunities and agricultural projects*
- *Support the continuation of Tourism Action Group and the Retailers Action and Advisory Group*
- *Continue to market the PURE, clean, green environmental image whilst enhancing infrastructure and tourism services*
- *Ensure that new development (commercial, industrial and residential) improves the aesthetics and quality of streetscapes though the Shire*
- *Develop a strategy, in conjunction with the Economic Development Advisory Committee, to address fuel supply issues*
- *Continue to lobby for improvements to Telecommunications across the Shire*
- *Develop an Employment Strategy to encourage further work opportunities*

### IDENTIFICATION OF ISSUES

- Need to identify employment creation opportunities to offset the loss of agricultural jobs
- Encouragement of diversification of the economic base and agricultural diversity by attracting industries which will add to the employment base of the Shire and promote sustainable practices and takes advantage of and sustains the area's natural assets.
- Need to facilitate more intensive and diversified use of rural lands for higher value products, including horticulture, intensive animal husbandry and agro-forestry
- Infrastructure provision, utilisation and maintenance
- Build on the amenity of the Shire – natural resources, tourism and lifestyle
- Identify appropriate viable minimum size for rural holdings in the farm and rural activity zones
- Encourage the expansion of timber production on cropping and grazing lands in areas not affected by Overlays or native vegetation and where the road infrastructure can be provided.
- Ensure an adequate supply of appropriately zoned residential, commercial and industrial land
- Facilitation and promotion of tourism related development
- Ensure effective catchment management practices are integral to the development process
- Encouragement of value adding to local primary production

## **OUTCOMES TO BE ACHIEVED**

- Provide an appropriate zoning for areas of mixed uses in the rural communities
- Ensure that industrial sites are well presented and maintained throughout the Shire
- Require adequate separation of industrial and non-industrial uses to avoid conflict
- Ensure that infrastructure is adequately supplied and funded
- Improve the appearance, convenience of the Shire's shopping, business and community areas
- Strengthen existing commercial centres to enable the provision of local shopping and community facilities
- Facilitate and promote agriculture and tourism related development
- Enhance and improve access to services and infrastructure in townships to maintain a stable population base and skilled labour force
- Develop opportunities for eco-tourism and cultural tourism
- Support the tourism strategy established in the 'Snowy Mountains Way' strategy

## **PLANNING STRATEGIES TO ACHIEVE OUTCOMES**

- Introduce the Farming Zone (FZ) to protect those lands which because of their highly productive and versatile agricultural nature provide for the basis of the Shire's rural economy.
- Introduce the Rural Activity Zone (RAZ) to allow for the diversification and broadening of the Shire's economic base in rural areas.
- Introduce the Rural Living Zone (RLZ) to allow for the appropriate location of residential occupancy in the rural areas of the Shire.
- Ensure that sufficient land is zoned to meet industrial needs of the community.
- Strengthen, through rezoning where necessary, the commercial activities of the Shire's towns and villages to enable the provision of local shopping, services and community facilities.

## **21.10 PERFORMANCE MONITORING**

A review of the Planning Scheme will be undertaken at least once every three years.

Council will establish a process of performance monitoring that assesses the achievements of strategic directions and effectiveness of administration of the scheme. Such a process may include the setting of Key Performance Measures and indicators.

A planning application checklist will be implemented to assess if a proposal is in accordance with the MSS.

## 21.11 REFERENCE DOCUMENTS

The following documents have been referred to in the preparation of the Local Provisions of this Planning Scheme and represent a current list of policy documents that may be relied upon in the implementation of the Scheme:

- *Bushfires – Living With Australia’s Natural Heritage*, Country Fire Authority in association with the Geography Teachers Association of Victoria Inc., 1995.
- *Design and Siting Guidelines for Bushfire Protection for Rural Houses*, Ministry for Planning and Environment and Country Fire Authority, 1989.
- *Draft Code of Practice for Fire Management in Plantations*, Country Fire Authority, 2001.
- *Floodplain Management in Australia, Best Practice Principles and Guidelines*, CSIRO Scarm Report 73, 2000.
- *Guidelines for Environmental Management – Septic Tanks Code of Practice*, Environment Protection Authority, Publication 891, March 2003.
- *Land Capability Report – An investigation into wastewater disposal in the towns of Towong Shire*, LWMP Consultants, June 2002.
- *North East Regional Catchment Strategy*, North East Catchment Management Authority, 2004.
- *North East Salinity Strategy*, Department of Natural Resources and Environment, December 1997, endorsed by the Victorian State Government, December 1999.
- *Planning Conditions and Guidelines for Subdivisions*, Country Fire Authority, 1991.
- *Regional Floodplain Management Strategy* North East Catchment Management Authority, October 1999.
- *Regional Rural Drainage Management Strategy*, North East Catchment Management Authority, June 1999.
- *Restructure Plans for Towong Shire*, Urban & Regional Planning Consultants, December 2002.
- *Significant Landscape Register*, National Trust of Australia (Victoria).
- *Soil and Water Management Guidelines for Subdivision*, publication prepared jointly by Albury, Hume and Wodonga Councils, undated.
- *The Albury – Wodonga Regional Planning Strategy, Final Report*, Albury Wodonga Development Corporation, November 1991.
- *Upper North East Water Quality Strategy*, Department of Natural Resources and Environment, May 1999, endorsed by the Victorian State Government February 2001.
- *Shire of Towong Rural Living Development Guidelines Appendix 1*. Towong Shire Council

- *Management Prescriptions for Plantation Establishment, Harvesting and Cartage*, Towong Shire Council, 1998
- *Code of Practice for Timber Production*, Department of Natural Resources and Environment, Revision Two, 1996
- *Snowy Valleys Way Touring Route, Research Document and Implementation Plan*, 2001.
- *Regional Design Standards- Surface Drains*,
- *Residential Settlement Strategy for the Towong Shire*, Habitat Planning, February 2004.
- *Towong Shire Rural Living Development Guidelines*.

## **22 LOCAL PLANNING POLICIES**

### **22.01 HIGH QUALITY AGRICULTURAL LAND**

This policy applies to land located within the Farming Zone.

#### **Policy basis**

High quality agricultural land is a finite resource. The Towong Shire has high quality agricultural land in the Murray, Mitta Mitta and Tallangatta valleys. Such land has the capacity to grow a range of agricultural products. The protection of land is necessary for the local economy and to assist in the diversification of agricultural activities. The identification and protection of this type of land is necessary given the pressures for subdivision, development of housing or other forms of development that may prejudice the attributes of this land.

#### **Objectives**

- Identify and recognise the importance of high quality agricultural land.
- Ensure that high quality agricultural land is protected from unplanned loss.
- Support the sustainable use of land for intensive agricultural production.
- Discourage the conversion of land to uses incompatible with productive agriculture.

#### **Policy**

It is policy that proposals for the non-agricultural use or development, including subdivision of such land, within the Farming Zone provide:

- A Whole Farm Plan prepared and presented with any application. The requirements to be addressed in the Whole Farm Plan are as set out in *Shire of Towong Rural Living Development Guidelines Appendix No 1*.
- Demonstrate how the proposal will enhance resource management, the natural environment and farming practices within the zone by submitting a property management plan.
- Demonstrate how the proposal utilise the soil types, water availability and natural environmental attributes of the areas for the purposes of intensive agricultural production.
- Demonstrate how the proposal supports agricultural production.

#### **Policy reference**

North East Regional Catchment Strategy, 2004

Shire of Towong Rural Living Development Guidelines Appendix No 1

## **22.02 HOUSE LOT EXCISIONS IN THE FARM, RURAL CONSERVATION AND RURAL ACTIVITY ZONES**

This policy applies to the Farming, Rural Conservation and Rural Activity Zones.

### **Policy Basis**

House lot excisions can be detrimental to the efficient operation of rural land if it does not relate to the farming or other approved rural activity on the land.

### **Objectives**

- To minimise the loss of productive agricultural land.
- To ensure that the excisions of dwellings and creation of lots smaller than that specified in the schedule to the Farming, Rural Conservation and Rural Activity Zones is consistent with the purposes of the zones.
- To limit the subdivision of land that will be incompatible with the utilisation of the land for sustainable resource use.
- To ensure that the subdivision of land which excises a dwelling is designed in a manner that does not prejudice surrounding rural production activities.
- To ensure the development will not unduly affect roads or the road system.

### **Policy**

It is policy that:

- A Whole Farm Plan is to be prepared and presented with any application to excise a lot of land within the Farming, Rural Conservation and Rural Activity Zones. The requirements to be addressed in the Whole Farm Plan are as set out in *Shire of Towong Rural Living Development Guidelines Appendix No 1*.
- Lots created to excise an existing house should have a maximum size of 2 hectares, except when required by a provision of this planning scheme.
- Dwellings excised should comply with the Building Code of Australia.
- The excision of dwellings should take place in a manner that ensures that:
  - the dwelling does not have the potential to restrict agricultural production on adjacent land.
  - adequate distance is maintained within the existing lot around the dwelling to reasonably limit any impacts of adjacent agricultural activity.
  - planting of vegetation within the excised lot reduces any potential impacts and

- there is good road frontage.
- Subdivision that is likely to lead to a concentration of lots that would change the general use and character of an area will be discouraged, unless it can be shown that the clustering of lots will not limit the productive use and development of the larger lots in the subdivision or surrounding land.
- Subdivision within water supply catchment areas is strongly discouraged to protect water quantity and quality.

**Policy reference**

North East Regional Catchment Strategy, 2004.

Shire of Towong Rural Living Development Guidelines Appendix No 1.

## **22.03 DAMS**

This policy applies to the construction of dams.

### **Policy basis**

The construction of dams is a necessary development to support the agricultural and horticultural use of land. The siting, design and construction of dams should be undertaken so as to minimise the impact on sustainable land, water system management and roads.

### **Objectives**

- To ensure that dams are designed by a suitably qualified person and constructed in accordance with engineering plans to minimise dam failure.
- To ensure that dams are constructed using soil conservation techniques.
- To ensure that dam sizes related to the suitability of the site and to the use intended.
- To minimise tree removal and to maximise retention and use of topsoil.
- To ensure appropriate revegetation.
- To prevent construction of dams in environmentally sensitive areas, such as bush gullies.
- To ensure that the construction of a dam will not detrimentally affect water flows and the amount of water available to downstream users.

### **Policy**

It is policy that:

1. Applications for the construction of dams demonstrate that:
  - The location of the proposed dam is suitable to the terrain characteristics of the land.
  - The dam be designed by a suitably qualified person and constructed in accordance with engineering plans.
  - The capacity of the proposed dam is suitable given the catchment area of the site.
  - Spillways are designed to cater for a 1 in 5 year storm level.
  - The capacity of the proposed dam is adequate to meet the needs of the intended use.
  - Removal of vegetation is avoided or minimised.
  - Soil types on the site are suitable for water retention and if not suitable, adequate mechanical or chemical means will be employed.
  - Topsoil stripped from the site is able to be spread on any exposed batters and exposed soils can be revegetated with perennial grasses

and appropriate indigenous vegetation as soon as possible after construction.

- The contractor or the applicant has consulted with Goulburn Murray Water and is familiar with recommended dam construction techniques.
2. The responsible authority will require the following plans to be submitted with each application:
    - A landscape plan will be submitted with an application for approval to construct a dam. This plan will indicate the revegetation works proposed, including any mulch, and will be to the satisfaction of the responsible authority.
    - A plan showing the location of dam on the allotment, contours and finished levels, extent of vegetation clearing works proposed, dimensions, and capacity will be submitted with each application.
  3. An application for a permit for a dam will be referred to Department of Sustainability and Environment and to Goulburn Murray Water Authority for comment.

### **Policy reference**

North East Regional Catchment Strategy, 2004.

## **22.04 TIMBER PLANTATIONS AND TIMBER PROCESSING INDUSTRIES**

This policy applies to the establishment of new timber processing plantations and timber industries.

### **Policy basis**

The timber industry is a major industry in the Shire with substantial opportunities for new investment and job creation. Sustainable timber production and the development of timber industries to process product are supported where they are undertaken to minimise any adverse environmental impacts.

The Shire seeks to discourage timber plantations from locating in areas of high quality agricultural land, riverine environments and areas containing significant landscapes.

The location of timber plantations adjacent to roads and highways can have effects on the safety of roads and access, including through the formation of black ice.

In order to assist it in considering proposals in terms of the Code of Practice for Timber Production and the Council prepared "*Management Prescriptions for Plantation Establishment, Harvesting and Cartage, 1998*".

### **Objectives**

- To minimise the effects on the environment of plantation establishment, operations and harvesting.
- To discourage the location of new timber plantations in areas recognised as of high quality agricultural land or significant landscapes.
- To ensure high standards of road safety and access in timber production areas.
- To ensure that adequate road infrastructure is provided to new plantations.

### **Policy**

It is policy that:

- Timber plantations are discouraged in the Farming and Rural Conservation Zones, the Significant Landscape Overlay (Lake Hume and environs), and within National, State or Wilderness Parks.
- Timber plantations located adjacent to roads need to be setback an appropriate distance to allow solar access onto road surfaces, so as to prevent the formation of black ice.
- Timber plantations should comply with the Code of Practice for Timber Production and the Council's *Management Prescriptions for Plantation Establishment, Harvesting and Cartage, 1998*.

### **Policy reference**

North East Regional Catchment Strategy, 2004.

Code of Practice for Timber Production, 1996.

Management Prescriptions for Plantation Establishment, Harvesting and Cartage, 1998.

## **22.05 TOURIST DEVELOPMENT**

This policy applies to the use and development of land for tourist developments.

### **Policy basis**

The natural environment is significant for tourism within the Towong Shire. The environment and natural features of the area offer significant opportunities for tourism development. The Shire's access to Lake Hume, the Victorian and New South Wales alpine regions (Kosciusko and Snowy Mountains), Burrowa Pine National Park, the Murray and Mitta Mitta Rivers, Dartmouth Dam, and the 'Man from Snowy River' heritage of the area are significant resources for the tourism industry. Towong Shire seeks to attract high quality tourist development that is supportive of the environmental attributes of the area. Landscape features and environment are important to the function of the tourism industry.

Tourism development should build on the strengths on the tourism features of the areas, in terms of expanding the accommodation base and offering a wide range of recreational activities.

Consideration needs to be given to the location of tourist development adjacent to towns in order to benefit the local economy by improving linkages between development, commercial operators and service providers within these centres. Strip development along major highways and roads is not appropriate.

### **Objectives**

- To ensure that building design and location has taken into account the attributes of the natural environment for tourism purposes.
- To ensure that building mass, scale and proportions do not impact upon the landscape attributes of the surrounding area.
- To ensure that infrastructure is supplied to the site to treat and contain all wastes, provide potable water and have access to appropriate on site fire fighting facilities.

### **Policy**

It is policy that:

1. Building design should have regard to:
  - The natural environment.
  - Location along major and minor roads.
  - The landscape features of the immediate environs.
  - The use of landscaping treatment to assist in the presentation of the development.
  - Height, scale, mass and colour to reflect building forms and types that are typical to rural areas.
2. Works and layout of the site should have regard to:
  - Native vegetation, watercourses and other natural features.

- The capability of the site to accommodate the proposed development.
- The treatment and containment of all wastes on site.
- Access from roads, both internal and external to the site and the provision of car parking areas for patrons.
- Fire, flooding and erosion hazards and the implementation of measures to alleviate these environmental factors.

**References:**

Snowy Valleys Way Touring Route; Research Document and Implementation Plan, 2001.

## **22.06 CATCHMENT MANAGEMENT**

This policy applies to the use and development of land in the Farming, Rural Activity, Rural Conservation and Rural Living zones that require a permit.

### **Policy basis**

The long term sustainable care and management of the Shire's natural resource base is critical for the continued economic development of the Shire and the protection of the environmental assets.

### **Objectives**

To support and encourage a total catchment management approach to natural resources.

To apply the regional catchment strategy as adopted by North East Catchment Management Authority.

To facilitate the rectification of land degradation and the improvement of agricultural land.

To encourage the preparation of Farm Management or Whole Farm Plans as the basis of rural land management.

### **Policy**

It is policy that:

The views of the North East Catchment Management Authority be sought when changes to the use of land and proposals for new development are considered to be incompatible with the North East Catchment Management Strategy.

Applications be required to demonstrate that the objectives of the policy have been considered and that management plans have been prepared to rectify any land management issues.

Conditions on permits be applied to ensure the prevention of soil degradation or the implementation of works to rectify land degradation.

### **Policy reference**

North East Regional Catchment Strategy, 2004.

*Shire of Towong Rural Living Development Guidelines Appendix No 1*

## **22.07 LAKE HUME ENVIRONS**

This policy applies to the use and development of Farming, Rural Activity and Rural Living zoned land adjoining or within 200 metres of Lake Hume.

### **Policy basis**

Lake Hume is a significant water, natural environment and tourist resource. The development of land abutting this lake needs to be carefully assessed having regard to:

- Water quality and effluent disposal adjacent to these lakes.
- Visual amenity of the landscape.

### **Objectives**

- To prevent development from degrading water quality and polluting Lake Hume.
- To protect the natural environment and, riparian areas surrounding Lake Hume from obtrusive development that may spoil the undeveloped landscape features of the environs of Lake Hume.
- To ensure that development is sited and designed to minimise any impact from an aesthetic perspective.
- To prevent inundation of development by rising water levels.

### **Policy**

It is policy that:

- No building or works should be constructed closer than 200 metres to the full supply level of Lake Hume.
- All effluent disposal systems should be designed to treat and dispose of all effluent on site. Soil and waste water reports should be completed demonstrating compliance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.
- The design of all buildings and works including access to sites should have regard to the topographic constraints of the site. Excavations should be minimised where possible and water runoff treated to prevent soil erosion and siltation.
- Design of buildings should have regard to:
  - the attributes of the natural environment;
  - building scale and mass of surrounding development;
  - a sympathetic design to the environs of the lake.

### **Policy reference**

North East Regional Catchment Strategy, 2004.

## **22.08 STEEP LAND**

This policy applies to land in the Farming, Rural Activity, Rural Conservation and Rural Living zones with a slope greater than 20%.

### **Policy basis**

Large areas of the Shire's rural land are on steep and often cleared land. Much of this land is unsuitable for further development or should only be developed in accordance with strict conditions in relation to the site characteristics and environmental conditions.

### **Objectives**

To ensure that development on land with slopes greater than 20% takes into account environmental constraints such as the potential for erosion.

That appropriate siting and design of buildings and works be undertaken to ensure that environmental damage does not occur.

### **Policy**

It is policy that:

- The design and location of buildings and works will not be prejudicial to the site and its attributes.
- Earthworks are minimised and any necessary earth works are undertaken in accordance with advice from the Department of Sustainability and Environment
- Removal of vegetation is avoided or minimised.
- Development is discouraged on ridge lines of steep slopes.
- The location and design of access roads or drives causes minimum environmental damage.
- Buildings will not be erected on any land which is subject to subsidence or landslip

### **Policy reference**

North East Regional Catchment Strategy, 2004.

## **22.09 FIRE HAZARD**

This policy applies to the use and development of land in the Farming, Rural Activity, Rural Conservation and Rural Living zones not included in the Wildfire Management Overlay that has been assessed by the responsible authority or the Country Fire Authority as likely to increase the level of fire risk.

### **Policy basis**

Development in rural areas should include provision for adequate fire fighting facilities to protect people and property from fire.

### **Objectives**

- To ensure that new land use and development do not increase the level of fire risk.
- To ensure that new land use and development include adequate fire protection measures.

### **Policy Implementation**

It is policy that:

#### **Fire protection measures:**

- Buildings, access roads be sited and subdivisions designed to minimise the impact of fire and the emergency conditions that arise from fire.
- Development associated with residential or public use be permitted only where fire prevention measures are undertaken in accordance with the current fire prevention guidelines.
- Access, fencing and the location of dams and tanks maximise fire fighting potential and minimise interference with fire fighting.

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#### **Requirements for buildings and works:**

- The development and works and any associated use, not increase the level of fire risk and that adequate fire prevention measures have been taken in accordance with the current Country Fire Authority fire prevention guidelines and practices.
- The siting of any buildings in relation to slope, access, aspect, orientation and nearby vegetation, comply with design principles for reducing fire hazard.
- The layout of the site in relation to ancillary buildings, driveways, garden areas, windbreak and storage areas for inflammable materials or fuels, comply with design principles for reducing fire hazard.
- The building design should incorporate fire protection construction features.
- Landscaping around the house or dwelling should include open areas with non flammable ground cover and the use of deciduous or low flammable species in planted areas.,

- Provision be made for a recoverable water storage of at least 45,000 litres water supply. Depending on vegetation cover of this site, 20000 litres of the 45,000 litres should be permanently set aside for fire fighting purposes.
- All water supplies should be available at all times for fire fighting purposes. Fire vehicle access must be available to the water storage or supply.

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### **Subdivision requirements**

- An assessment plan that incorporates a detailed analysis of the fire risk factors affecting the site and the defined fire hazard area within which it is located be prepared as part of any subdivision proposal.
- A comprehensive fire protection plan that complies with the current fire authority fire protection guidelines for subdivision and development be prepared as part of any subdivision proposal.

### **Policy reference**

Design and Siting Guidelines for Bushfire Protection for Rural Houses, 1989.

Planning Conditions and Guidelines for Subdivisions, 1991.

Draft Code of Practice for Fire Management in Plantations, 2001.

North East Regional Catchment Strategy, 2004.

## **22.10 SOIL REMOVAL`**

This policy applies to the removal of soil from any site.

### **Policy basis**

The Shire's soil resources, particularly highly productive soils within the Farming Zone are a major natural resource which must be protected and managed.

### **Objectives**

- To ensure that productive soils are not lost from agricultural and horticultural production.
- To ensure that the future of agricultural industries are not prejudiced by the removal of soils.
- To ensure that the natural environment is not degraded by loss of soil, degradation of water quality or loss of native vegetation and habitat.

### **Policy**

It is policy that:

- Soil should only be removed from the actual site of permitted building or works, when it can be demonstrated that the retention of the soil would prejudice the proper construction of the building or works.
- An application for a permit for the removal of soil should be forwarded for comment to the Department of Sustainability and Environment and to the North East Catchment Management Authority.

### **Policy reference**

North East Regional Catchment Strategy, 2004.

## **22.11 FORMER WODONGA-CUDGEWA RAILWAY LINE, DISUSED ROAD RESERVES AND MISCELLANEOUS CROWN LAND**

This policy applies to the former Wodonga-Cudgewa Railway Line, disused road reserves and miscellaneous areas of unreserved Crown Land.

### **Policy basis**

Railway lines are vital for the survival of remnant species, due to the clearing of native remnant vegetation for agriculture and the introduction of perennial grasses for grazing disused roads. These areas are important seed and habitat banks for the Upper Murray region.

The retention of these areas is necessary to:

- Ensure the survival of remnant species.
- Prevent the development of sites that would be detrimental to the future of remnant vegetation.
- Provide for the capacity to develop the former Wodonga-Cudgewa Railway Line as a rail trail.

### **Objectives**

- To ensure that remnant vegetation and habitat areas occurring along disused road and railway reserves and on miscellaneous Crown land are protected.
- To retain remnant vegetation.
- To increase the seed bank stockpile from this vegetation.

### **Policy**

It is policy that the responsible authority considers the following prior to making a determination on any application to use or develop land:

- Any management plan adopted by Council or the Department of Sustainability and Environment.
- Any proposed management plan as part of the development to assist in the retention of remnant vegetation.
- The extent of remnant vegetation on the site.
- The importance of the site for remnant vegetation and habitat.
- The importance of the site within the catchment with respect to water quality, soil erosion and salinity.
- The development of proposals for a rail trail along the former Wodonga-Cudgewa Railway Line.

### **Reference Documents**

North East Regional Catchment Strategy, 2004.

## **22.12 URBAN ACTIVITIES AND GROWTH**

This policy applies to all townships.

### **Policy basis**

The Municipal Strategic Statement has identified that land in agricultural production needs to be protected from adjoining uses and development inconsistent with normal farming practices. It is important to provide a clear urban growth boundary.

Provision for population growth within the township areas is required to:

- Maximise the use of infrastructure.
- Lessen conflict between agriculture and non-agricultural land uses.
- Ensure greater use of community services and facilities and commercial premises.

### **Objectives**

- To encourage development in all urban areas that can be provided with reticulated water, sewerage (where available), power, stormwater and sealed roads.
- To ensure that urban development does not impact on water quality.
- To ensure that incompatible urban and rural uses are clearly separated.
- To improve amenity and streetscapes of the towns and the entrances to towns along road reserves.

### **Policy**

It is policy that:

- Proposals for urban uses including residential, commercial or industrial uses in the rural areas will be encouraged to locate township areas, or within the Low Density or Rural Living zones.
- Development within township boundaries or within the Low Density Residential or Rural Living Zones must demonstrate that appropriate servicing and waste disposal is available for the use proposed.
- Isolated developments in the Farming or Rural Activity Zones will only be supported where there is local and regional justification and the impact on agricultural uses and production is minimised.

### **Policy reference**

North East Regional Catchment Strategy, 2004.

## **22.13 INFRASTRUCTURE**

This policy applies to the development of land within the Residential 1, Business, Industrial 1 and Township zones.

### **Policy basis**

Future urban development requires the co-ordinated provision of reticulated urban services.

### **Objectives**

- To ensure that new development is connected to available reticulated water, sewerage (where available), power and stormwater facilities.
- To ensure that the environment and water quality downstream of urban development is not detrimentally affected.
- To ensure that all roads that service a residential development are fully constructed and sealed.

### **Policy**

It is policy that:

- Residential development be provided with reticulated services.
- A soil and water report demonstrating how stormwater is to be disposed of and what downstream retardation works will be required to alleviate the flooding of properties, siltation of watercourses or erosion of property will be supplied with all subdivisions within urban areas.
- An infrastructure report be submitted with each application demonstrating that the site can be connected to reticulated water, sewerage (where available), drainage and power. Comments from all servicing authorities are to be submitted with this report.
- A report outlining:
  - the width and standard of construction of new roads will be submitted with each application.
  - traffic management works that may be necessary to obtain safe access and egress from the site.
  - Comments from VicRoads where the site is serviced from a declared main road.

## 22.14 BUILDING LINES

This policy applies to development within the Low Density Residential zone, and the Industrial 1 zone.

### Policy Basis

The provision of setbacks from roads and other features for new development are required to ensure the suitable provision of space for landscaping and to enable development to be attractively presented and avoid road and traffic safety problems.

### Objectives

- To ensure that Low Density Residential development is sited so as not to prejudice the landscape features and environmental attributes of the surrounding area.
- To ensure that industrial and commercial development accommodates adequate on site car parking and provides landscaped areas on site.

### Policy

It is policy that:

- Buildings should not be constructed closer to the alignment of any road, proposed road or proposed road widening where such alignment forms the frontage or any road alignment not forming a frontage, than the distance stated in metres the table below:

Zone	Road Zone Category 1	Road Zone Category 2	Other roads	Water-course
Low Density Residential	50	20	20	100
Industrial 1	7.5	7.5	7.5	100

- The responsible authority may vary the setbacks as outlined in the above table. Reduction in setbacks will depend on:
  - In the Low Density Residential zone:
    - The streetscape of the neighbourhood and the location of adjacent dwellings and buildings.
    - The design of the building.
    - Any proposed landscaping of the site.
  - In the Industrial 1 zone:
    - The size of the site and location of car parking and landscaping areas on the allotment.
    - The design of the building.

## **22.15 SHEDS AND OUTBUILDINGS**

This policy applies to all sheds and outbuildings.

### **Policy basis**

Towong Shire is characterised in certain areas by important highway routes, historic areas, attractive townships and significant landscapes that can be impacted on by inappropriately sited and designed sheds and outbuildings.

### **Objectives**

- To encourage the appropriate siting, materials and use of sheds and outbuildings.
- To protect the amenity and visual presentation of the Shire.
- To ensure that access to farm sheds and outbuildings are appropriately located.

### **Policy**

It is policy that:

- All sheds and outbuildings should be located within a defined building envelope that complies within any setback that has been specified in the scheme.
- The external roof and walls should be finished in non-reflective material or muted colour.
- Any shed or outbuilding in rural areas should be used for agricultural purposes or for domestic purposes associated with any dwelling on the same site.
- That access to farm sheds and outbuildings from declared main roads should be restricted to existing access points, after consultation with VicRoads.

## **22.16 RURAL HOUSING**

This policy applies to proposals for residential development in the Farming, Rural Conservation and Rural Activity zones.

### **Policy Basis**

Proposals that provide for dwellings in rural areas need to consider the environmental conditions, the protection of agricultural activities and the need for development to support existing towns.

### **Objectives**

To ensure that any proposal address the following matters:

- The capability of the land of being used for a wide variety of small scale intensive agricultural and horticultural uses, other than the grazing or keeping of livestock.
- Lot sizes which can be varied according to the environment and to the proposed use of the land.
- That the land is not in an area designated as of high agricultural value or high environmental hazard such as flooding, erosion or fire hazard.
- Depending on the extent of development, an assessment be carried out on the impact of the development on major and local roads.

### **Policy**

It is policy that removal of vegetation is avoided or minimised and that a proposal for a dwelling in either the Farming, Rural Conservation or Rural Activity zone address the following issues:

#### **Whole Farm Management Plan**

- A Whole Farm Plan is to be prepared and presented with any proposal for a dwelling within the Farming Zone and Rural Activity Zone. The requirements to be addressed in the Whole Farm Plan are as set out in *Shire of Towong Rural Living Development Guidelines Appendix No 1*.

### **Infrastructure**

- The availability and provision of utility services, including effluent disposal, water, water storage, drainage, electricity, gas and telecommunications.
- All new roads or construction of existing roads should be fully constructed to an all weather standard. Contributions towards the upgrading of roads outside the site and the zone may need to be made.
- A soil and water report for the site be prepared outlining how all discharges from the site are to be treated.
- That each lot has access to and relates to an existing town or community with suitable services and facilities.
- Water storage tanks should be provided in close proximity to the dwelling holding a minimum of 45,000 litres of water, of which a minimum reserve of 20000 litres is to be held at all times for fire fighting

purposes. Tanks should be fitted with a gate valve and a 64mm, 3 thread round male coupling to CFA specifications.

### **Impact**

That the proposal has taken into account the:

- Water catchment of Lake Hume, and other watercourses.
- Topography of the site.
- Management of farming of land on adjoining property.
- Environment of the area.
- Fire hazard of the area and the proposed development.

### **House siting and design**

The siting and design of rural housing should take into account:

- The use of non-reflective colours and surfaces for all exterior building materials.
- Orientation (main axis lying east west, where possible).
- Protection from winds.
- Relationship to landscape (eg. ridge versus mid slope or valley locations).
- Privacy and noise.
- Minimisation of vegetation removal.

### **Policy reference**

North East Regional Catchment Strategy, 2004.

Shire of Towong Rural Living Development Guidelines Appendix No 1.

## 22.17 RURAL SUBDIVISION

This policy applies to subdivision of land located within the Farming, Rural Activity and Rural Conservation zones.

### Policy basis

The subdivision of rural land has been a major element of development in the Shire and has facilitated lifestyle choices and more intensive use of agricultural land. Subdivision needs to take into account the constraints and opportunities provided by the site and infrastructure and servicing requirements of the development.

### Objectives

- To identify site opportunities and use this information in the design, layout and servicing of rural subdivisions.
- To ensure that rural living subdivisions do not develop in areas of high agricultural significance nor adversely impact on existing agricultural activity

### Policy

It is policy that:

#### Whole Farm Plan

- A Whole Farm Plan is to be prepared and presented with any application to subdivide land within the Farming Zone and Rural Activity Zone. The requirements to be addressed in the Whole Farm Plan are as set out in *Shire of Towong Rural Living Development Guidelines Appendix No 1*.

### Site context plan

1. A site context plan be prepared that identifies the boundaries of the land and features such as:
  - Property fences and boundaries.
  - Electricity and other service easements.
  - Unmade roads.
  - Water races.
  - Contours, creeks, gullies, drainage lines, rock outcrops.
  - Existing buildings.
  - Vegetation, views, ridge lines.
  - Adjoining land uses.

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### Roads and access

2. A plan be prepared that identifies:
  - Access and roads.

- Proposed access tracks and the conditions and type of adjoining public roads.
  - The design and construction of all weather access roads and driveways should follow contours to avoid excessive cut and fill and potential erosion problems and to avoid sedimentation and runoff to streams.
3. All roads should be constructed to the following standards, unless otherwise stated by the responsible authority:
- Formation Width - 6 metres or passing bays every 200 metres.
  - Pavement width - 4 metres.
  - Pavement Depth - 150mm of compacted road making gravel.
  - Minimum grade - 1 in 8 unless sealed.
  - Drainage - Adequately culverted to road construction standards.
- 

### **Water supply**

4. Sites should have access to a reliable water supply for household and non-domestic uses, fire fighting and stock purposes. Gravity water systems are preferable to reduce reliance on a power supply.
5. Siting and construction of dams should have regard to issues such as the permeability of the soil, the size of the catchment and reliability of rainfall, slope, vegetation cover and the impact on down stream properties and environments.

### **Utility services**

6. Each site should have access to reticulated electricity and telephone services, unless alternative power supplies are considered.
7. The augmentation and/or extension of service supplies should be examined with the relevant service provider.
8. On-site effluent treatment and disposal should accord with any relevant Council policies and the Septic Tanks Code of Practice.

### **Policy reference**

North East Regional Catchment Strategy, 2004.

Septic Tanks Code of Practice, 2003.

Shire of Towong Rural Living Development Guidelines Appendix No 1.

## **22.18 FLOODPLAIN AND RURAL DRAINAGE MANAGEMENT**

This policy applies to all land in the Farming, Rural Activity, Rural Conservation and Rural Living zones and all areas within the Floodway Overlay (FO) and Land Subject to Inundation Overlay (LSIO).

### **Policy basis**

This policy:

- applies the floodplain management SPPF objective in clause 15.02 to local circumstances,
- builds on the MSS objectives and strategies relating to flooding and drainage, and
- implements the objectives of the North East Catchment Management Authority's *Regional Floodplain Management Strategy and Regional Rural Drainage Management Strategy*, February 2000.

### **Objectives**

#### **Floodplain Management**

- To minimise flood risk and the impact of flooding within the Municipality.
- To prevent inappropriate development on floodplains.
- To recognise the natural flood carrying capacity of rivers, streams and floodways and the flood storage function of the floodplains.
- To protect surface and ground water quality and preserve important wetlands and areas of environmental significance.

#### **Rural Drainage**

- To implement measures which reduce the impact of waterlogging within the region and lead to improved agricultural activity.
- To minimise local impacts as well as cumulative impacts of rural drainage activities on the flooding and drainage characteristics of downstream waterways, storages and wetlands.
- To maintain and enhance the function of natural drainage lines to convey and store water.
- To minimise the export of nutrients, sediment and saline groundwater into downstream waterways, storages and wetlands.

### **Policy**

#### **Floodplain Management Policy**

It is policy to:

- discourage new buildings and works in areas affected by the Floodway Overlay (FO),
- discourage land fill in all areas subject to flooding other than for approved building envelopes,

- discourage the construction of levees in areas regarded by the floodplain management authority as important for flood storage and environmental values, except to protect existing dwellings and their immediate curtilages,
- encourage compensatory or ameliorative works, such as farm recycling dams, to minimise the adverse impacts of laser grading/land forming.

### **Rural Drainage Policy**

It is policy to:

- discourage the redirection of drainage waters from their natural courses,
- encourage the use of catchment management techniques as a primary means of addressing waterlogging problems e.g. increasing vegetation cover, storage/re-use of runoff, etc.

### **Floodplain Management Performance Measures**

It is policy that proposals are assessed against the following performance measures:

- The design of new buildings should include flood-proofing measures that minimise the effects of flooding on the building structure and its contents eg the use of water resistant building materials for foundations, footings and floors.
- The minimum floor level of any new dwelling should be at least 300mm above the 1-in-100-year ARI (Average Recurrence Interval) flood level;
- The minimum floor level of any new commercial or industrial building should be at or above the 1-in-100-year ARI flood level with flood proofing provided up to this level.
- New buildings should be located on the highest available ground and aligned with their longitudinal axis parallel to the predicted direction of flood flow.

### **Rural Drainage Performance Measures**

It is policy that proposals are assessed against the following performance measures:

- Rural drainage works should incorporate stock proof fencing and revegetated buffer strips either side of the proposed drains.
- Rural drainage works should not be carried out within 30 metres of sites identified as having cultural or heritage significance.
- Drainage schemes should be designed so as to maintain the natural wetting/drying cycle of existing wetlands.
- Drainage schemes should incorporate constructed wetlands to reduce the export of nutrients and sediment to downstream receiving waters.
- Rural drains should be constructed in accordance with *Regional Design Standards – Surface Drains*.

## **Decision Guidelines**

### **Floodplain Management**

It is policy that the responsible authority will consider:

- the likelihood of any increase in flood risk and any individual or cumulative effects downstream,
- the potential impact on the proposal of an extreme flood event i.e. larger than the 1-in-100-year flood.

### **Rural Drainage**

It is policy that the responsible authority will consider:

- the likelihood of any increase in flood risk and any individual or cumulative effects downstream,
- the likelihood of any decrease in water quality of downstream receiving waters,
- the views of the North East Catchment Management Authority except for:
  - routine maintenance of non-strategic rural drains (e.g. de-silting of drains) which does not affect the original grade, shape or size of the drain,
  - rural drainage works carried out in accordance with an approved scheme (e.g. a scheme which forms part of an approved rural drainage management plan), and
  - construction of minor on-farm rural drainage works which do not involve any of the following:
    - construction of a drain greater than 0.3 metres deep and/or draining a catchment greater than 5 hectares in area, or
    - the diversion of runoff away from its natural drainage path.

### **Policy reference**

Regional Floodplain Management Strategy, 1999.

Regional Rural Drainage Management Strategy, 1999.

Regional Design Standards- Surface Drains

## 22.19 RURAL LIVING

This policy applies to land included in the Rural Living Zone (RLZ).

### Policy Basis

Rural living is potentially a significant land use in the western section of the Shire. The demand for rural living lots has occurred predominantly due to the high amenity values of parts of the Shire, particularly in association with the Lake Hume environs as well as the proximity to Albury / Wodonga.

It is recognised that located inappropriately this form of development can create environmental problems and cause conflict with other land uses.

This policy seeks to provide for continuing rural living opportunities that consider the opportunities and constraints present at each site and produce enhanced environmental outcomes.

### Objectives

- Ensure the *Residential Settlement Strategy for the Towong Shire* and *Towong Shire Rural Living Development Guidelines* are considered when assessing applications for rural living development.
- Ensure that the supply of rural living land is commensurate with demand.
- Ensure adequate infrastructure and services.
- Ensure that landscape and environmental values are considered and protected.

### Policy

It is policy that:

- Rural living development will be directed to areas which are intrinsically suitable for this type of use which:
  - are in proximity to existing townships and have good access to services and facilities;
  - are not subject to significant land management hazards;
  - are aesthetically attractive and are capable of providing appealing lifestyle opportunities for future residents; and
  - are in accordance with Ministerial Direction No 6.
- Consideration is given to any strategy of the North East Catchment Management Authority.
- The Responsible Authority will have due regard to the “*Residential Settlement Strategy for the Towong Shire*”
- Applications in the Rural Living Zone are to comply with the *Towong Shire Rural Living Development Guidelines*

### Policy Reference

- Towong Shire Rural Living Development Guidelines

- Residential Settlement Strategy for the Towong Shire



## **MINISTERIAL DIRECTION NO 6 – RURAL LIVING**

PLANNING AND ENVIRONMENT ACT 1987  
SECTION 12 (2) (a)

**DIRECTION No. 6**

**RURAL RESIDENTIAL DEVELOPMENT**

**1.0 INTRODUCTION**

The following report is prepared in response to the issues raised in Ministerial Direction No 6. The Council wishes to rezone a number of areas from the Rural Zone (RZ) to Rural Living Zone (RLZ) and has provided the information contained in this report to substantiate the need for, and the justification of, the proposed Rural Living Zones.

The amendment has arisen in response to two forces at work in the local community.

Over a number of years there has been a need to create homesites for those retiring from the land, or family members, who wish to reside in the area but not be engaged in rural activities. The current zoning has not sufficiently recognised this need to the extent necessary to stop inappropriate subdivision occurring in the rural areas.

A second driving force has been the pressure upon Council to accommodate the desire of the urban dwellers of Albury-Wodonga, and other large urban areas, to retreat to the country and seek a lifestyle in a rural setting.

To meet this dual need for incorporation of the growing number of persons seeking a rural homesites in its area, and to provide its existing residents with an avenue of relocation within the existing community, Council has nominated two “greenfield” sites for development as Rural Living Estates.

Council is of the opinion that with the benefit of the Zone, and an appropriate Design and Development Overlay, the areas can develop and provide a superior standard of living for the community, without adversely impacting upon the existing residents of the Shire.

The two development sites nominated are:

- Bellbridge North – Murray River Road
- Bryant’s Gap (Tallangatta) – Hardy’s Road

In making a decision to nominate the two sites, Council recognises the fact that there has been for some considerable time a desire to create rural homesites in these areas. This has occurred, to date, without the benefit of any formal planning and has resulted in the creation of a number of subdivisions which have moved away from traditional rural uses to being homesites in a rural setting.

As well as nominating the two “Greenfield” sites Council has identified a number of existing subdivisions which it considers to be Rural Living enclaves.

Council has, in this amendment, nominated those areas currently subdivided, and predominately developed for rural living purposes, which it considers have developed in an appropriate manner as being suitable for inclusion in the Rural Living Zone (RLZ).

The areas nominated for inclusion in the Rural Living Zone (RLZ) are:

- Bethanga - Flagstaff Track;
- Walwa – Murray River Road;
- Mitta Mitta – O’Connell’s Road;
- Corryong – Green Wattle Gap Road;
- Corryong- Pioneer Avenue;
- Upper Nariel Valley- Stacey’s Bridge; and
- Upper Thowgla.

## **2.0 STRATEGIC AND SPATIAL CONSIDERATIONS**

This report demonstrates that the amendment, C14 to Towong Planning Scheme, has been prepared with regard to strategic considerations relating to social, economic and environmental matters. The report addresses the following matters:

### **2.1 STATE PLANNING POLICY FRAMEWORK**

The C14 amendment to Towong Planning Scheme is consistent with state policy specified in the State Planning Policy framework

### **2.2 LOCAL PLANNING POLICY FRAMEWORK**

The C14 amendment to Towong Planning Scheme is consistent with the revised Municipal Strategic Statement and other local policies expressed in the Local Planning Policy Framework which form part of this amendment to the Towong Planning Scheme.

C14 commenced as an amendment addressing a comprehensive review of the Municipal Strategic Statement. The scope of the amendment was widened to include the introduction of the new suite of Farming, Rural Activity, Rural Conservation and Rural Living zones and associated Schedules and Overlays.

The attached reports address the specific issue of the introduction of the Rural Living Zone.

Habitat Planning was commissioned by Council to undertake a residential strategic review and recommend to Council avenues to meet the increasing demands for rural living alternatives to the urban developments of the adjoining municipalities.

The report concluded that a number of areas were suitable for development as rural living estates and that Council should pursue the implementation of the amendment to the planning scheme.

Council in pursuing this end sought assistance for the government agencies to identify the best possible areas to trial the concept.

The identification of the two areas, to be included as Rural Living zone, within this amendment, were the subject of a detailed analysis by a Technical Working Group comprising representatives of Council, EPA, VicRoads, North East Catchment Management Authority, Goulburn Murray Water and the Department of Sustainability and Environment.

The Working Group supported the preparation of an amendment to rezone the nominated areas.

## **2.4 REGIONAL CATCHMENT STRATEGIES**

The proposed C14 Towong Planning Scheme amendment is consistent with the approved North East Catchment Management Authority's regional catchment strategies.

## **2.5 URBAN AREA INTEGRATION**

The areas nominated as Rural Living Zone, within C14 Amendment to Towong Planning Scheme, do not impede the proper long-term growth of the urban areas based on fully serviced residential development at normal urban density.

The Rural Living zone areas nominated are not inappropriately located on land which is suitable and required for present or future residential use at normal urban density.

## **2.6 SUPPLY AND DEMAND**

The supply of and demand for rural living lots within the municipality and the general locality have been assessed in the accompanying report by Habitat Planning with respect to:

- the impact of the proposed additional supply eg ('blighting' of land, restriction of future planning options).
- the orderly planning of the area.

Based on researched evidence of building activity over the past five years within the Towong Shire area, the proposed areas to be rezone will not provide for a greater supply of rural living land than that required to meet a 10 year demand for rural living lots (including vacant lots in the existing supply).

## **2.7 AGENCY COMMENTS**

The Habitat Report, accompanying the C14 amendment to Towong Planning Scheme, lists the agencies which have been consulted during the process of preparing the amendment and includes a summary of the agencies' comments.

The issues raised when habitat Planning made the initial referrals for the proposal to create a number of Rural Living zoned areas within the Towong Shire area were further discussed and refined by the Technical Working Group, comprising representatives of Council, EPA, VicRoads, North East Catchment Management Authority, Goulburn Murray Water and the Department of Sustainability and Environment.

### **3.0 LOCAL AND SITE CONSIDERATIONS AND CONSTRAINTS**

#### **3.1 LAND USE COMPATIBILITY**

The proposed rural living land use is compatible with the existing and likely land uses of the locality.

The accompanying report by Habitat Planning assesses the nature of existing and proposed uses of land adjacent to the land proposed to be rezoned. Aerial photography accompanies this report showing existing conditions of each of the sites nominated to be included in the Rural Living Zone (RLZ).

The amendment provides for the rural living use or development of land which is:

- Adjoining and closely associated with an existing township or urban settlement.
- Not within 500 metres of a National Park Reference Area, Wilderness, or State Park.
- The two proposed new (RLZ) areas are not within 200 metres of other Crown Land including stream reserves. A number of existing subdivisions proposed to be rezoned (RLZ) are located within the nominated distance and this issue is addressed elsewhere in this report.
- Not within the specified distance of an existing industrial land use described in the Environment Protection Authority's *Recommended Buffer distances for Industrial Residual Air Emissions*.
- Not within 300 metres of an Industrial 1 or an Industrial 3 Zone or within 1,000 metres of an Industrial 2 Zone.
- Not within the 20 Aircraft Noise Exposure Forecast (ANEF) contour of an airport.

#### **3.2 RESOURCE PROTECTION**

The accompanying report includes an assessment of the areas' natural resources and the measures which may be taken to protect those resources, including a description of:

- Agricultural quality
- Native vegetation
- Topography relief and gradients
- Habitat for indigenous fauna
- Geology
- Mineral and stone resources (as defined in the *Mineral Resources Development Act* and the *Extractive Industries Act* respectively).
- Soil types
- Water resources (including groundwater)

The amendment C14 to Towong Planning Scheme does not nominate for rural living use or development any land which:

- Is high quality productive agricultural land and has a present pattern of subdivision favourable for sustainable agricultural production.
- Supports fauna or flora (whether in terms of individual communities or ecosystems) of international, national, state or regional significance, unless the

amendment includes site-specific provisions to protect the significant fauna or flora.

- Supports fauna or flora (whether in terms of individual taxa, communities or ecosystems) of local significance which in the opinion of the regional manager Department of Natural Resources and Environment, would be adversely and unacceptably affected by rural residential development of the land, unless the amendment includes site-specific provisions to protect the significant fauna or flora.
- Supports native vegetation which would have to be cleared to enable rural residential development to take place.
- Is in a declared special area for which a special area plan under the Catchment and Land Protection Act is in place, unless the proposal is compatible with the special area plan, to the satisfaction of the regional manager, Department of Natural Resources and Environment.

### **3.4 LANDSCAPE AND HERITAGE VALUES**

The accompanying reports include an adequate assessment of the landscape and heritage values of the various areas nominated as suitable for rural living use or development. The potential impacts of rural living development on those values have been identified.

The amendment C14 does not provide for rural living use, or development of land, which has high scenic value or cultural or archaeological significance. Landscapes or sites classified by the National Trust or registered by Heritage Victoria or Aboriginal Affairs, Victoria are not proposed for rural living use or development.

### **3.5 HEALTH AND HAZARD**

The accompanying reports include an assessment of the locality's health and hazard-related features which could affect or be affected by rural living development. In particular the following matters must be discussed:

- Fire hazard - No area proposed as rural living use or development is located within a Wildfire Management Overlay. (Refer to documentation accompanying C10 amendment to Towong Planning Scheme).
- Flood propensity - No area proposed as rural living use or development is located within an area affected by inundation (Refer to Towong Planning Scheme Flooding Overlays).
- Incidence of land salinity - No area proposed as rural living use or development is located within an area identified as being of land salinity by NECMA.
- Soil contamination with regard to past uses of the land - No area proposed as rural living use or development is located within an area that has been recorded as being contaminated (Refer to representative of EPA on Working Group).
- Landslip and other erosion-related hazard - No area proposed as rural living use or development is located within an area of landslip or other erosion related hazards.
- The land's physical capability to sustain rural living development. – Refer to accompanying reports and the representative of the Department of Sustainability and Environment on Working Group.

The C14 amendment to Towong Planning Scheme provides for rural living use or development of land which:

- 
- No new “Greenfield” area of RLZ is located within a Wildfire Management Overlay. Appropriate controls have been introduced in Amendment C10 to the Towong Planning Scheme for any existing development proposed to be zoned as RLZ which is located, either wholly or partly within a fire hazard area.
- Is not subject to flooding more frequently than once in 100 years
- Is not subject to soil salinisation to a degree which would require specialised management for growing plants (including lawns).
- Has not been contaminated as a result of previous land uses, to an extent which would make the land unsuitable for residential use, unless an audit has been carried out in accordance with Minister’s Direction No. 1 and any necessary remediation works have been completed to the satisfaction of the EPA.
- Has slopes no steeper than 20 per cent (1 in 5).
- The land proposed to be rezoned in the two nominated areas is not included in the prime agricultural areas nominated by the Department of Primary Industry, the basis upon which the suite of farm zones is being introduced.
- The two proposed new Rural Living Zones (RLZ) have not been the subject of a soil absorption testing program carried out in accordance with the requirements of the *Septic Tanks Code of Practice*, however, an EPA representative was involved in the Working Party assessing the suitability of the two sites and raised no objection to the sites being rezoned and Land Capability Tests on existing premises located within the proposed areas have complied with Clause 40 of the *State Environment Protection Policy (Waters of Victoria)*.  
*Note the Code of Practice requires that the land must not:*
  - *Have a seasonal watertable within one metre of the natural ground surface at any time of the year.*
  - *Be subject to seasonal surface waterlogging.*
  - *Have less than one metre depth of soil to bedrock*

### **3.6 INFRASTRUCTURE AND SOCIAL SERVICES**

The accompanying reports include assessment of the public costs of providing social services, community facilities and physical infrastructure in the event that rural living development is approved. The assessment adequately describes and discusses:

- Existing and projected population profiles of the local urban area, including residents of the proposed rural living development.
- The availability of, and level of population that can be served by, existing infrastructure (i.e. social facilities and services, schools, public transport, roads, telephone, electricity, gas, water, sewerage and waste disposal).
- The level and range of services which will need to be supplied or upgraded to meet the needs of the proposed additional population.
- The costs of additional infrastructure and the options for meeting those costs.
- The areas within the locality in which it would be most cost-effective to locate additional population.

The amendment provides for rural living use or development of land which at the time of development:

- Falls within an area where the average annual rainfall is greater than 750 mm and as such a reticulated water service to each dwelling would not be required.
- Has been found to have satisfactory physical characteristics for onsite sewage and sullage disposal or which can be connect to a reticulated sewerage system.
- Can be connected to, or provided with, a drainage scheme which effectively removes storm water from each house and lot, prevents inundation of effluent disposal fields and is designed to handle the one in 100 year storm event.
- Can be connected to the electricity grid in accordance with normal residential practice.
- Can be connected to the telephone system in accordance with normal residential practice.
- Is accessible by properly formed and constructed roads.
- Can be provided with at least weekly collection of domestic garbage in accordance with normal residential practice.
- Is reasonably accessible to existing social facilities and services.

## 4.0 LOCAL SITE CONSIDERATIONS AND CONSTRAINTS

### 4.1 RURAL LIVING ZONE (RLZ) AT BELLBRIDGE NORTH AND BRYANT'S GAP (TALLANGATTA)

#### 4.1.1 INTRODUCTION

This report is submitted in combination with the “*Residential Settlement Strategy for Towong Shire*” and the “*Towong Shire Council Rural Living Guidelines*” to meet the requirements of the Ministerial Direction No.6 and demonstrate due consideration of, and compliance with, the *Guidelines for Rural Residential Development, October 1997*.

This report should be read in conjunction with these other two documents and its function is to demonstrate the suitability of two areas within the Towong Shire, Bellbridge North and Bryant's Gap, for rural living.

The “*Residential Settlement Strategy for Towong Shire*” (the ‘*Strategy*’) represents a study of future needs for the provision of land for residential and rural based living development in the Shire of Towong. It is intended to include the ‘*Strategy*’ as a reference document in the Towong Planning Scheme.

The need for the ‘*Strategy*’ was driven by a number of factors including:

- high demand for rural based living created by locations with high residential amenity,
- the relative affordability of land within the Shire,
- the proximity of land with high amenity value to Albury-Wodonga and
- an increase in intensive small holding farming.

The intended outcome of the ‘*Strategy*’ was to provide a strategic review of rural land in the Towong Shire for the purposes of identifying residential and rural/residential living opportunities and to indicate preferred locations where rural based living development should occur, and provide best practice development controls.

The *Albury-Wodonga Regional Planning Strategy (1991)* (the *1991 Strategy*) recognised “*rural living as an important component of population growth in rural municipalities which assists the economic base and provision of services in the shires.*” It is important for the Towong Shire to use the growth opportunities that rural living in the western end of the Shire can provide to help offset decline that is occurring elsewhere in the Shire.

Furthermore, the *1991 Strategy* recognised that “*rural living should be provided in planned areas rather than via the dispersal of houses ad hoc throughout rural lands.*” This is generally consistent with the current State Planning Policy Framework (SPPF) approach to rural living.

There is currently no land within the Towong Shire zoned Rural Living Zone (RLZ), and rural based living is being undertaken on a de facto basis within the Rural Zone. It

is not unreasonable to suggest that it is the absence of the RLZ within the Shire, that Council will be faced with a further intrusion of landowners seeking to establish rural based home sites within the proposed Rural Activity Zone (RAZ) on an ad-hoc basis. This will in turn lead to further economic pressures on the already stressed rural sector as land values escalate.

Council's adopted '*Strategy*' identifies the three types of rural living in the Albury-Wodonga region:

1. *Rural living Areas*

Areas identified concentrations of rural based living on land zoned for such purposes;

2. *Fragmented Areas*

De facto rural living where small nodes have been permitted to be developed through loopholes in planning instruments; and

3. *Dispersed rural living*

Areas where there has been an ad hoc provision of isolated rural living lots amongst a broader farming landscape.

Within the former Shire of Tallangatta (now Towong Shire), Bethanga was identified in their strategy as a 'rural living area'. The Talgarno area was identified as an area in transition from 'dispersed' to 'fragmented' characteristics and Bryant's Gap area was identified as a 'fragmented' area.

In the 1980's, within the Albury-Wodonga region, the former Shire of Tallangatta accounted for 18% of rural living lots created, 11% of rural living land sales, 13% of rural living dwelling approvals and 6% of population growth in non-urban areas.

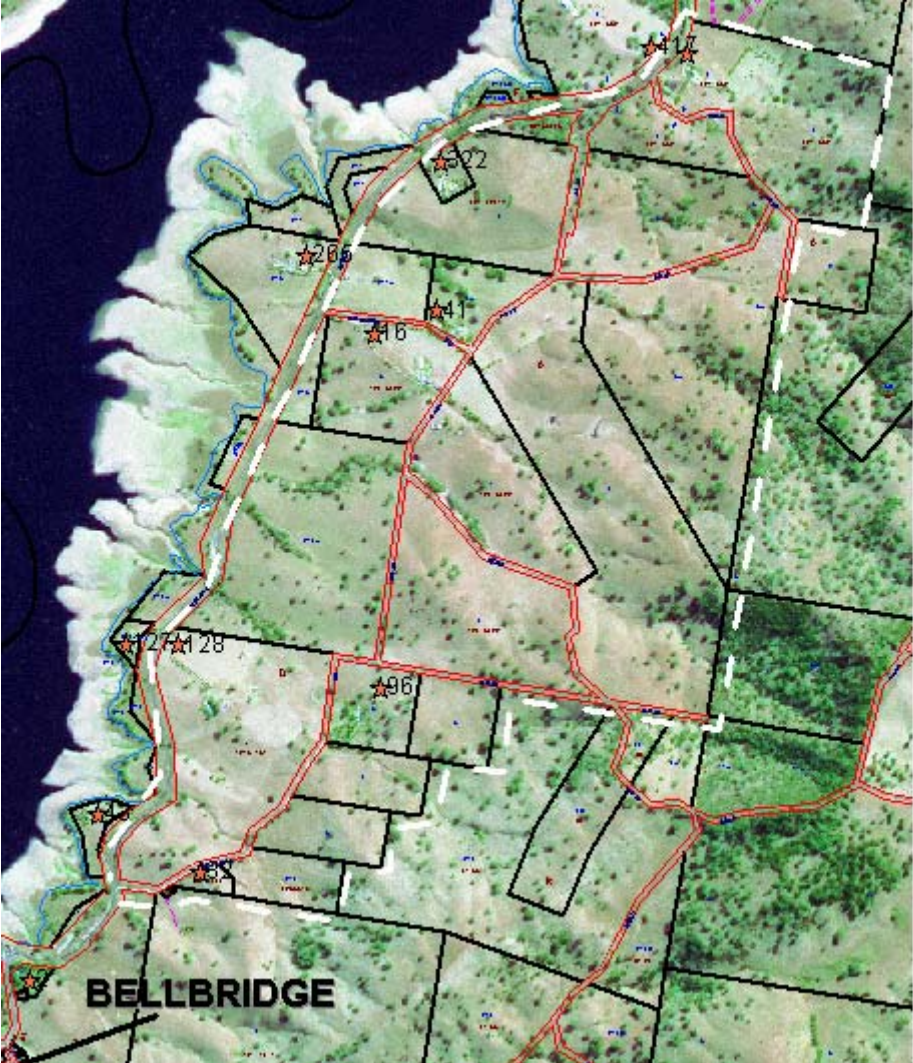
The previous strategic document, in force in the 1980's, also developed a set of local planning criteria for local councils to assess rural living proposals, via:

- Relative proximity to townships or service centres
- Community focus
- Road accessibility
- Landscape quality
- Accessibility to Albury-Wodonga
- Matching demand and supply
- Infrastructure and service provision

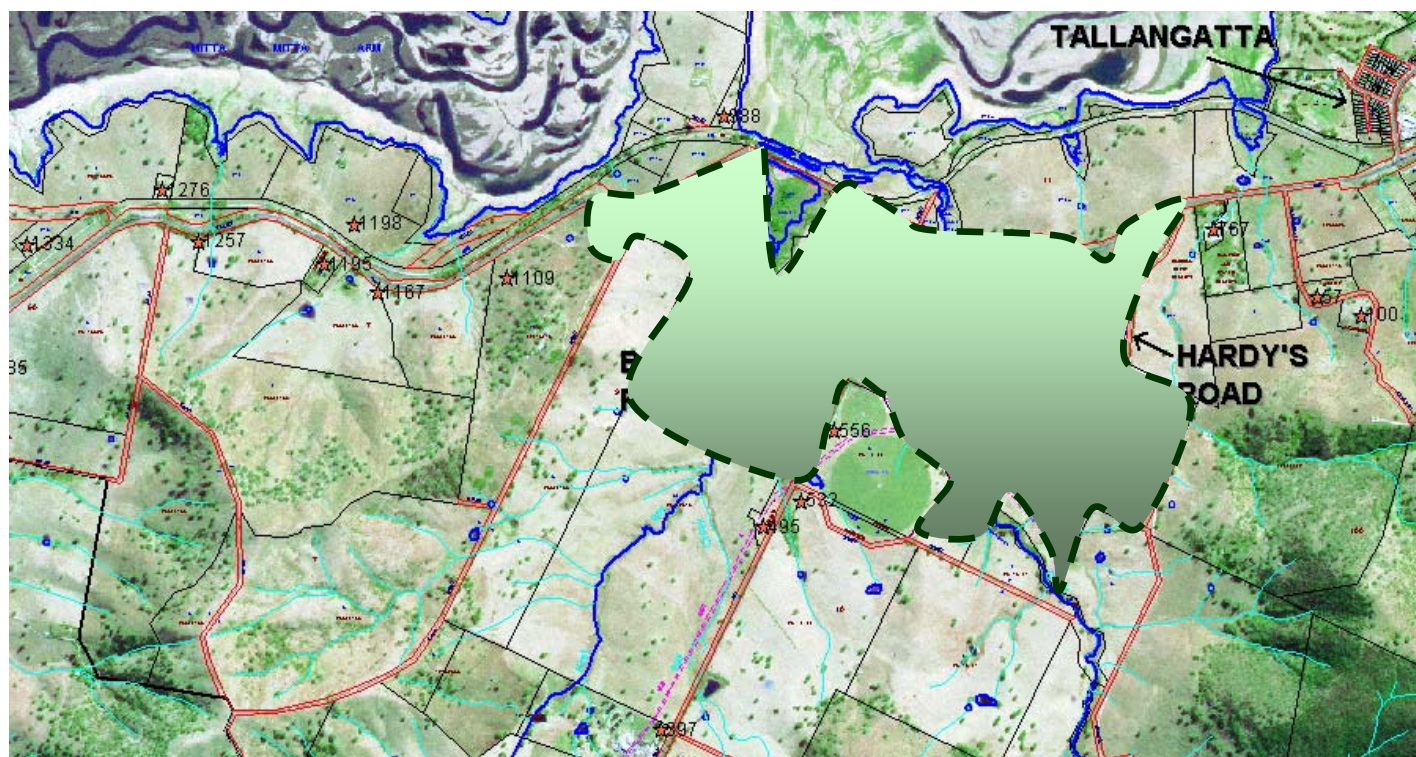
The two nominated areas, Bellbridge North and Bryant's Gap (Hardy's Road) performed well against the established criteria, and the criteria remains valid today in assessing the suitability of land for possible rezoning to RLZ.

The areas at Bryant's Gap and Bellbridge North are the two smallest areas nominated by the "*Residential Settlement Strategy for Towong Shire*".

**BELLBRIDGE NORTH**



## BRYANTS GAP / HARDY'S ROAD



### 4.1.2 STRATEGIC AND SPATIAL CONSIDERATIONS

Section 4 of the “*Residential Settlement Strategy for Towong Shire*” contains a discussion of the relevant elements of the State Planning Policy Framework (SPPF).

It is acknowledged that there must be regard for the planning context of rural based living in the municipality to ensure that the outcomes are not in conflict with established and adopted planning principles.

It is intended that all rural living development in the nominated areas be in accord with the Towong Shire Rural Living Development Guidelines. These guidelines are included with this report and will assist in achieving consistency with the State Planning Policy Framework (SPPF). Guidelines are provided on the following issues:

- Biodiversity
- Water Quality
- Erosion and Soil
- Pest Plants and Animals
- Rural Landscapes and Ridgelines
- Agriculture and Land Conflict
- Roads and Infrastructure
- Dams
- On-Site Waste Water Management
- Subdivision
- Dwellings, Buildings and Works

These Guidelines have been prepared to assist in the use, subdivision and development of land in the proposed Rural Living Zone of the Towong Shire. They are

intended to guide subdivision and development proposals, whilst taking into consideration existing land uses, farmers rights, catchment management principles and net environmental gain. These guidelines form an integrated approach between:

- landowners,
- Towong Shire Council,
- relevant state government departments,
- relevant agencies and
- community interest groups.

Section 7.3 of the “*Residential Settlement Strategy for Towong Shire*” discusses the Local Planning Policy Framework with reference to the Municipal Strategic Statement and Local Planning Policies.

Since the release of the “*Residential Settlement Strategy for Towong Shire*”, Council has reviewed its Municipal Strategic Statement (MSS). This new MSS makes greater reference to Rural Living and indicates that those areas nominated as being suitable for rural living should be zoned accordingly with the appropriate Design Development Overlay and Development Guidelines applied.

In conjunction with the release of the “*Residential Settlement Strategy for Towong Shire*”, Council has developed a Rural Living Local Planning Policy to assist in the responsible development of land for this purpose, particularly in the more environmentally sensitive areas such as the Lake Hume environs. This local policy is designed to compliment the Design Development Overlay and provides the mechanism for the implementation of the Development Guidelines.

The Guidelines, coupled with the application of a Design Development Overlay, will assist in implementing the establishment of rural living areas to provide conservation benefits and importantly help to ensure consistency with the North East Catchment Management Strategy and State Planning Policy Framework (SPPF). These Guidelines are proposed to be listed in the Towong Planning Scheme as a ‘reference’ document and will assist developers when applying for a planning permit for subdivision, dwellings and intensive agricultural proposals.

Section 6 of the “*Residential Settlement Strategy for Towong Shire*” addresses the issue of supply and demand in detail. Demand for rural living lots will always be affected by a suite of factors and the way that they interact with each other at any one time. These factors will include supply, planning controls, popularity of the rural living lifestyle, price of land, local economy, national economy (particularly the interest rate climate), climatic extremes, the cost of remoteness (fuel, power), population growth and the profitability of agricultural pursuits.

Given this, an indication of demand can be inferred from the rate and extent of subdivision and other forms of fragmentation, new dwelling approvals and level of sales activity. These indicators suggest that a demand exists, particularly in the locations nominated at Bellbridge North and Bryant's Gap.

Bellbridge continues to be the focus of building activity within the Shire and on-going sustained growth of the town itself is expected in the coming years. There have been recent multi-lot subdivisions at Bellbridge and more are anticipated in the coming years with the preparation of a development plan to guide the residential growth of the existing residentially zoned land.

Much of the land fronting Lake Hume to the south of the town is an already fragmented rural living area. The excellent road network, low commuter distance to Albury-Wodonga and high amenity values should ensure sustained demand for rural living in this area, however, environmental considerations and constraints within the area will need to be addressed prior to further release of suitably zoned land to allow the expansion of the rural living allotments.

The 1991 *Albury-Wodonga Regional Planning Strategy* identified Bryant's Gap as a 'fragmented' rural living area. Most of the area on the south side of the Murray Valley Highway between Tallangatta and the Mitta River has become a de facto rural living area. This is also the case from Bryant's Gap west towards the Shire boundary.

The area along the Highway from Tallangatta to the Shire's western boundary has also been the subject of a number of recent planning applications and the latent demand for rural living in this area has been demonstrated by the take up rate and the values placed on recent property sales. As with the Bellbridge North area, the excellent road network, low commuter distance to Albury-Wodonga and high amenity values coupled with its proximity to Tallangatta will ensure sustained demand for rural living opportunities within the area.

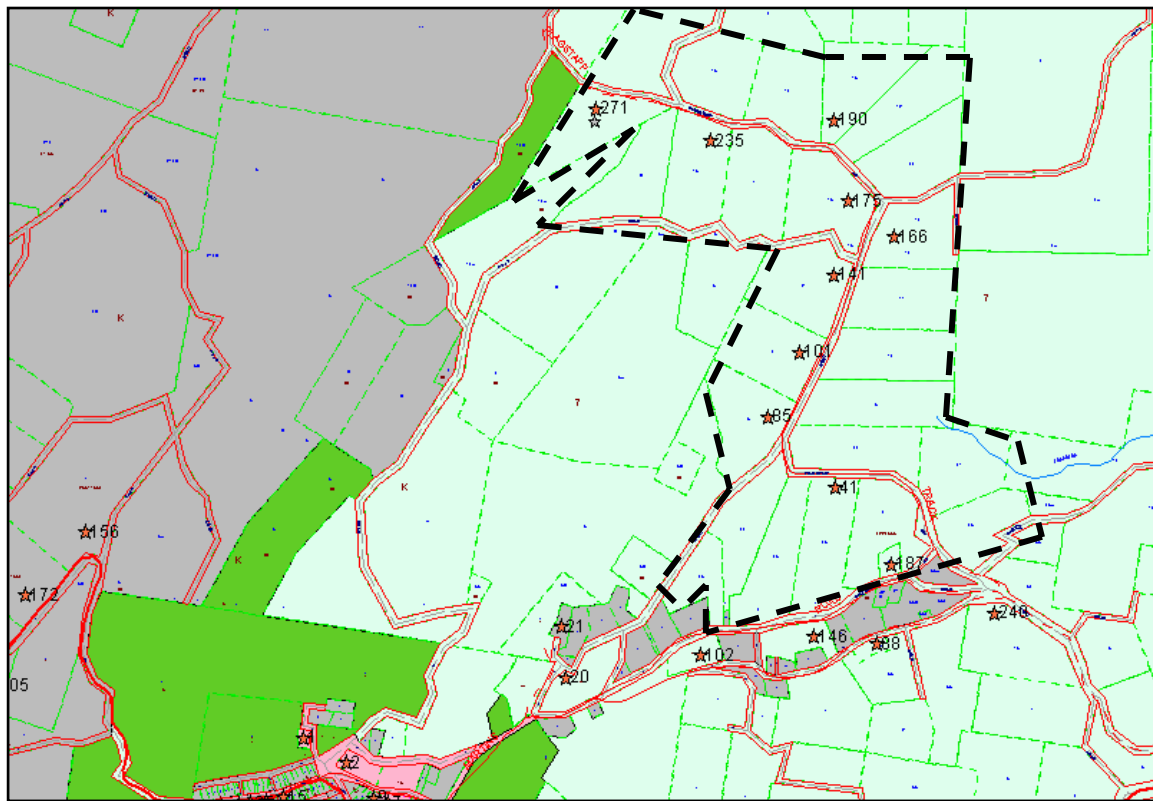
In the preparation of the "*Residential Settlement Strategy for Towong Shire*", consultation was undertaken with the relevant government agencies for their input into the study.

Subsequent, to Council adopting the study in principle, a rural living working group consisting of representatives from the Department of Sustainability, North East Catchment Management Authority, Goulburn Murray Water and the Environmental Protection Authority was formed to further investigate the options for rural living in the Shire.

The group has indicated that it supports the rezoning of the areas at Bellbridge North and Bryant's Gap Fore RLZ, subject to appropriate development guidelines and environmental considerations.

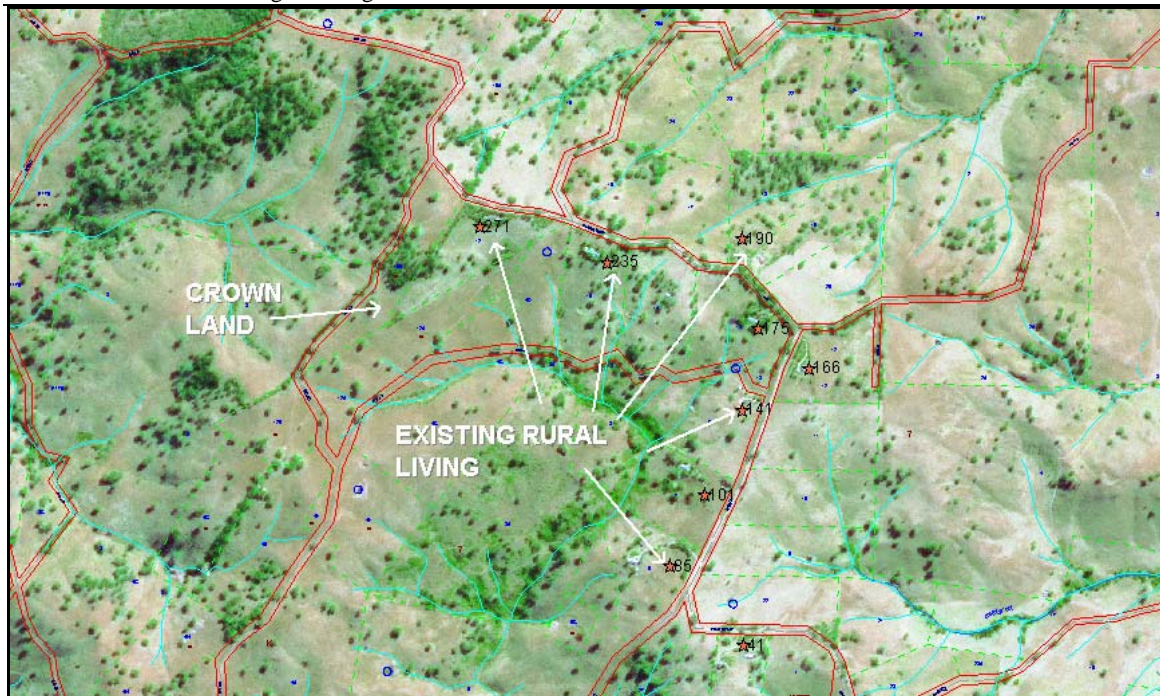
## 5.0 LOCAL SITE CONSIDERATIONS AND CONSTRAINTS OF AREAS ALREADY PREDOMINATELY DEVELOPED FOR RURAL LIVING

### 5.1.1. FLAGSTAFF TRACK, BETHANGA



This area is located on the north eastern side of the historic township of Bethanga. Access to the area is excellent and is provided by the Murray River Road/Talgarno Gap Road or via Lake Road and Martin's Road.

The area is defined as twenty four allotments created by subdivision over the past fifteen to twenty years. The allotments all front either Flagstaff Track or Martin's Road. Flagstaff Track runs along the ridgeline and the allotments and the allotments are evenly distributed either side of the Track. The average size of the allotments within the subdivision is approximately eight hectares. Ten of the allotments have dwellings erected upon them.



Like Bellbridge North, much of the nominated area and adjacent areas is currently used for grazing of dry land pastures supporting very low stock numbers. Recent planning applications and property sales demonstrate solid demand in this area. The area has previously been identified as a ‘fragmented’ rural living area, despite the land being zoned rural. The past and current planning controls have allowed fragmentation and rural living to occur. From a planning perspective it would be desirable to have such an area recognised and reinforced into a rural living zone.

The subdivision is integrated well with the township of Bethanga to the south west of the subdivision. The creation of a Rural Living zone would not consume any lands required for the future growth of the town itself and is anticipated to have positive social and economic benefits for the town in that it would encourage the remaining allotments to be taken up for rural living purposes.

Under the provisions of the proposed RLZ1, the average proposed lot size would be 8 hectares and whilst further subdivision would not be possible the Design and Development Overlay accompanying the proposed zone would support appropriate development within the zone.

The Flagstaff track area of Bethanga is particularly suited to rural living as it presents the following features:

- Close to urban facilities (< 3.5km to Bethanga township);
- Relatively low commuter distance to Albury-Wodonga (approx 20km);
- Excellent road access;
- It is considered to be located beyond any future residential expansion of Bethanga;
- The agricultural quality of the land is generally “average” to “below average” with low versatility ratings and declines in quality upslope of the Talgarno Basin and Bethanga Creek;
- The area is an attractive one with high amenity value;

- Whilst slopes are generally greater than 20%, sufficient area exists on each allotment at a lesser slope to ensure that any development is not subject to, or cause, subsidence or landslip;
- Fire and flood are not major hazards, the area is external to the proposed Wildfire Management Overlay, and any existing Floodway Overlay and Land Subject to Inundation Overlay;
- It does not contain environmentally sensitive areas;
- Fragmented rural living has already occurred in the area and the subdivision pattern does not encourage sustainable rural activity or consolidation to a point where the enterprises could be economically viable; and
- Planning applications and property sales in the adjacent area have demonstrated demand.

## **Resource Protection**

Soils in the area are chiefly colluvial in nature, agricultural versatility is low and productivity is low. The agricultural quality declines upslope away from Bethanga Creek that drains generally southward through the proposed area.

The 1999 Land Resource Assessment in the Western Part of the Shire of Towong conducted by the Centre for Land Protection Research describes the area physiographically as one of low hills and undulating terrain on granite, gneiss and derived colluvium. Soils are generally shallow stony loams with brown loam gradational soils and reddish texture contrast soils on gentle slopes.

Slopes are generally range from less than 5% to approximately 30%. With regard to erosion hazard, the 2002 North-East Soil Land Form Study suggests that the susceptibility of soils in this area to sheet, rill and gully erosion is moderate and there is a low landslip risk.

The area contains very little remnant vegetation. The area is located in the Northern Inland Slopes Bioregion and recent Ecological Vegetation Class (EVC) mapping indicates that no endangered, vulnerable or depleted EVC's are found in the nominated area.

## **Landscape Values**

This area has a chiefly south facing aspect. The catchment is relatively concealed from Lake Hume and Bethanga.

The area is located in the break in slope from rising land near to the town's edge (approximately 10% slope) to very steep land (up to 40%) behind. The land rises from this 260m AHD contour to the forested hill country to the north. This hill country reaches over 500m in places providing a dominant backdrop to the proposed rural based living area. The scale and form of this backdrop will assist in reducing the visual prominence of any buildings.

Like the Bellbridge North area, the Rural Living Development Guidelines and use of the Design Development Overlay will ensure protection of landscape values.

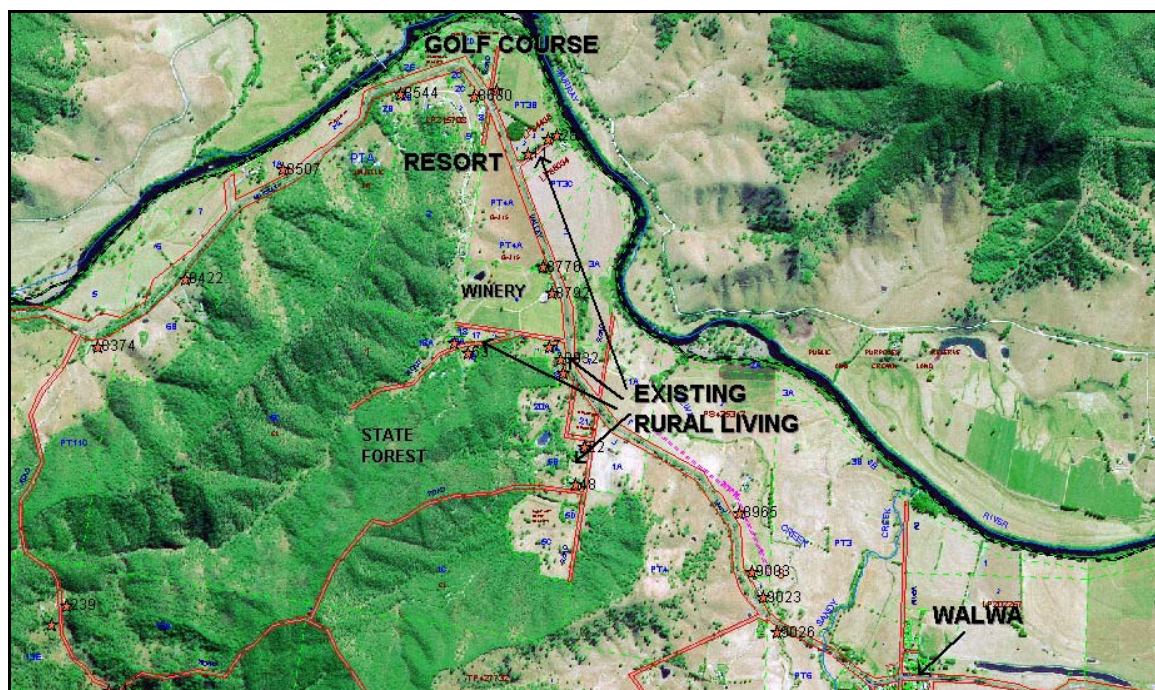
## **Hazards**

Slopes are typically less than 20% (a small section of the site has 30% slope however this would not preclude the development of an allotment within the nominated area) and there is a low landslip risk. There is no evidence of soil contamination or salinisation.

The land is not subject to a flood frequency of 1 in 100 years or greater and is not affected by either the Floodway Overlay or the Land Subject to Inundation Overlay.

The Country Fire Authority has recently completed fire hazard mapping to form the basis of a Wildfire Management Overlay (WMO). The fire hazard in this area is low and it is also external to the proposed WMO in the area.

## 5.2. MURRAY RIVER ROAD, WALWA



This area is located on the western side of the township of Walwa. Access to the area is excellent and is provided by the Murray River Road, a VicRoad's controlled access.

The area is defined on the north by the Murray River Road, the western extremity being a vineyard, the southern boundary is steep land leading to a State Forest area and the eastern boundary is Snake Gully Road.

Much of the nominated area and adjacent areas is currently used for grazing of dryland pastures, however, immediately adjacent to the area is recreational areas associated with the township of Walwa, the Golf Course and Upper Murray Resort facilities. Within the defined area a number of dwellings have been erected and are used for rural living purposes taking advantage of the views for the area over the recreational facilities and the Murray River. Recent planning applications and property sales demonstrate solid demand in this area. The area has previously been identified as a 'fragmented' rural living area, despite the land being zoned rural. The past and current planning controls have allowed fragmentation and rural living to occur. From a planning perspective it would be desirable to have such an area recognised and reinforced into a rural living zone.

The rezoning would integrate well with the township of Walwa to the east and Jingellic across the Murray River to the north. The creation of a Rural Living zone would not consume any lands required for the future growth of the town of Walwa and is anticipated to have positive social and economic benefits for the town in that it would encourage the remaining allotments to be taken up for rural living purposes.

Under the provisions of the proposed RLZ1, the average proposed lot size would be 8 hectares and further subdivision would be possibly yield approximately four additional allotments in the proposed zone.

The area nominated at Walwa is particularly suited to rural living as it presents the following features:

- Close to urban facilities (<1km to Walwa township and 3 km to the Jingellic township);
- Relatively low commuter distance to Corryong (approx 30min);
- Excellent road access;
- It is considered to be located beyond any future residential expansion of Walwa;
- The agricultural quality of the land is generally “average” to “below average” with low versatility ratings and is located upslope from the prime agricultural lands of the Murray River Floodplain;
- The area is an attractive one with high amenity value;
- Slopes are generally less than 20% and are not prone to subsidence or landslip;
- Any home site upon subdivided allotments would not be subject to fire and flood as a major hazard, the area for any building activity is external to the Wildfire Management Overlay, and any existing Floodway Overlay and Land Subject to Inundation Overlay;
- It does not contain environmentally sensitive areas;
- It is visually discrete and whilst elevated does not intrude into the landscape vista from Murray River;
- Rural living has already occurred in the area and the subdivision patten does not encourage sustainable rural activity or consolidation to a point where the enterprises could be economically viable; and
- Planning applications and property sales in the adjacent area have demonstrated demand.

### **Resource Protection**

Soils in the area are chiefly colluvial in nature, agricultural versatility is low and productivity is low. The agricultural quality declines upslope away from the Murray River that drains generally southward adjacent to the proposed area.

Soils are generally yellow duplex soils on older alluvial terraces and colluvial deposits. Yellow to brownish yellow texture contrast soils exist on gentle slopes on bedrock as well as brown loam gradational soils and reddish texture contrast soils.

Slopes are generally less than 20% the susceptibility of soils in this area to sheet, rill and gully erosion is moderate and there is a low landslip risk.

The area contains very little remnant vegetation. The area is located in the Northern Inland Slopes Bioregion and recent Ecological Vegetation Class (EVC) mapping indicates that no endangered, vulnerable or depleted EVC's are found in the nominated area.

### **Landscape Values**

This area has a chiefly north facing aspect. The view catchment for the land is relatively concealed from the Murray River in that any on site development would be unlikely to dominate any views obtained from the surrounding public places.

The nominated land rises from the approximate 260m AHD contour to the forested hill country to the south. This hill country reaches over 500m in places providing a dominant backdrop to the proposed rural based living area. The scale and form of this backdrop will assist in reducing the visual prominence of any buildings.

Like the Bellbridge North area, the Rural Living Development Guidelines and use of the Design Development Overlay will ensure protection of landscape values.

### **Hazards**

Slopes are typically less than 20% and there is a low landslip risk. There is no evidence of soil contamination or salinisation.

The land is not subject to a flood frequency of 1 in 100 years or greater and is not affected by either the Floodway Overlay or the Land Subject to Inundation Overlay.

The Country Fire Authority has recently completed fire hazard mapping to form the basis of a Wildfire Management Overlay (WMO). The fire hazard in this area is generally low and the developable areas of any allotment, included in the area, is external to any proposed WMO in the area.

### 5.3. O'CONNELL'S ROAD, MITTA MITTA



This area is located north east the historic township of Mitta Mitta. Access to the area is excellent and is provided by the Mitta North Road from the township the Omeo Highway provides the road network to Mitta Mitta.

The area is defined as being bounded by O'Connell's Road on the north, the Mitta Mitta River on the south and east and Mitta North Road on the west. The area consists of approximately 24 hectares. The land is currently held in four ownerships and there are 4 dwellings erected upon the nominated land.

Like the other areas, much of the nominated area and adjacent areas are currently used for grazing of dryland pastures. The area has previously been identified as a 'fragmented' rural living area, despite the land being zoned rural. The past and current planning controls have allowed fragmentation and rural living to occur. From a planning perspective it would be desirable to have such an area recognised and reinforced into a rural living zone.

The subdivision is integrated well with the township of Mitta Mitta to the south of the subdivisible land. The creation of a Rural Living zone would not consume any lands required for the future growth of the town itself and is anticipated to have positive social and economic benefits for the town in that it would encourage the remaining allotments to be taken up for rural living purposes.

Under the provisions of the proposed RLZ2, the average proposed lot size would be 4 hectares and would encourage further subdivision of possibly four additional allotments.

O'Connell's Road, Mitta Mitta is particularly suited to rural living as it presents the following features:

- Close to urban facilities (< 1km to Mitta Mitta township);
- Relatively low commuter distance to Albury-Wodonga (approx 1.25hrs travel time);
- Excellent road access;
- It is considered to be located beyond any future residential expansion of Mitta Mitta;
- The agricultural quality of the land is generally "average" to "below average" with low versatility ratings and declines in quality upslope from the Mitta Mitta River.
- The area is an attractive one with high amenity value;
- Slopes are generally less than 20% and are not prone to subsidence or landslip;
- Fire and flood do not constitute major hazards, the area is generally external to the Wildfire Management Overlay, and any existing Floodway Overlay and Land Subject to Inundation Overlay would not affect the subdivision and development potential of the land;
- It is visually discrete and whilst elevated does not intrude into the landscape vista from the Mitta Mitta River; and
- Rural living fragmented rural living has already occurred in the area and the subdivision pattern does not encourage sustainable rural activity or consolidation to a point where the enterprises could be economically viable.

### **Resource Protection**

Soils in the area are chiefly shallow in nature, agricultural versatility is low and productivity is low. The agricultural quality declines upslope away from the Mitta Mitta River that drains generally southward through the proposed area.

The area presents physiographically as one of hills on Ordovician sediments. The geology is that of Ordovician greywacke, sandstone, siltstone, shale and mudstone. Soils are generally shallow, stony loam soils to stony yellowish brown gradational soils.

Slopes are generally range from less than 5% to a small area on the upper reaches of the hill which are in the order of 30%. The susceptibility of soils in this area to sheet, rill and gully erosion is moderate and there is a low landslip risk.

The area contains two patches of remanent vegetation on Lot 62 Connell's Road. The EVC's are considered to be endangered and any development of the surrounding land should be only considered with the protection of the remnant vegetation as a prerequisite.

### **Landscape Values**

This area has a chiefly south facing aspect. The catchment is relatively concealed from the Mitta Mitta River.

The nominated area is typical of the terrain of the area in that the break in slope from rising land down to the waters edge (approximately 10% slope) to very steep land (up to 30%) behind. The land rises from the river to the forested hill country to the north. This hill country provides a dominant backdrop to the proposed rural based living area. The scale and form of this backdrop will assist in reducing the visual prominence of any buildings.

The Rural Living Development Guidelines and use of the Design Development Overlay will ensure protection of landscape values.

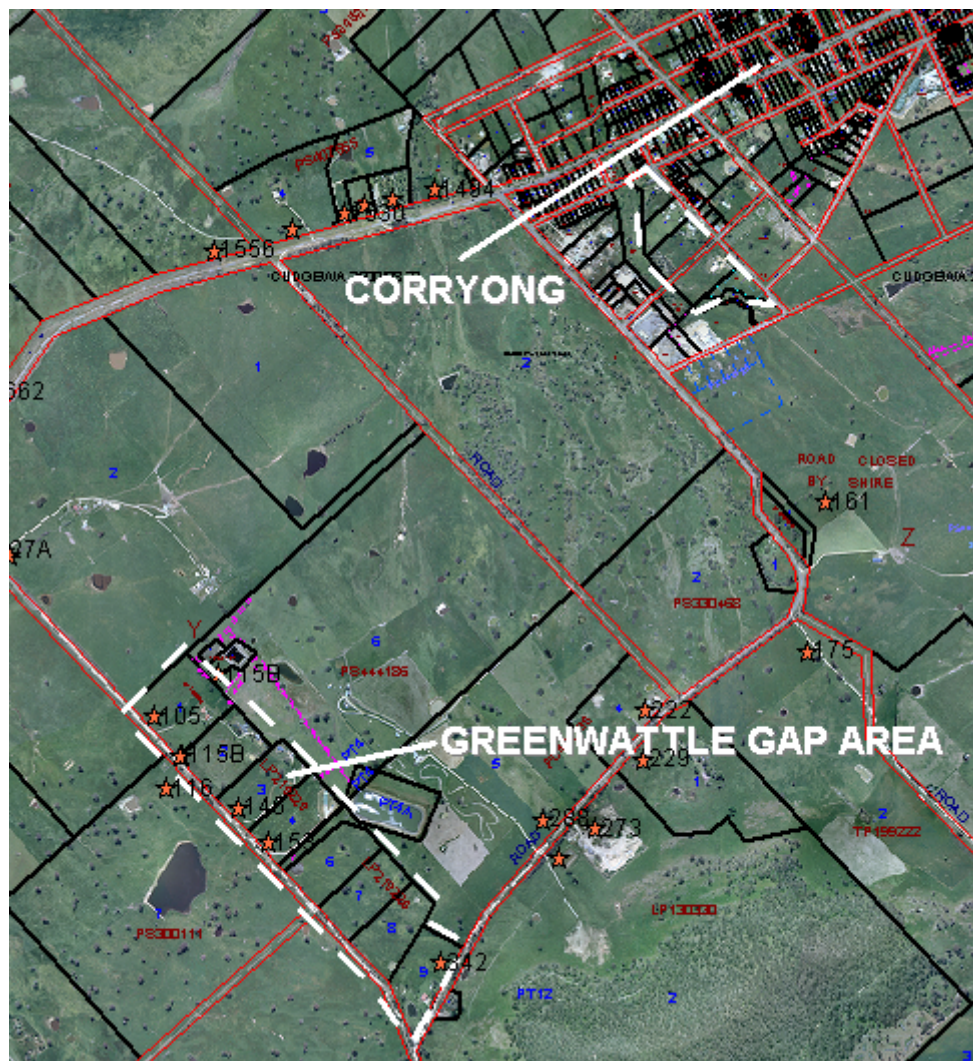
## **Hazards**

Slopes are typically less than 10% in the area which would be utilised for the erection of a dwelling and there is a very low landslip risk. There is no evidence of soil contamination or salinisation.

That portion of the land to be rezoned is not subject to a flood frequency of 1 in 100 years or greater and is not affected by either the Floodway Overlay or the Land Subject to Inundation Overlay.

The recently gazetted Wildfire Management Overlay (WMO) clips the northern most corner of the area, however, sufficient land is available to allow development without encroaching into the areas nominated in the WMO.

## 5.4. GREEN WATTLE GAP ROAD, CORRYONG



This area is located on the south side of the township of Corryong. Access to the area is excellent and is provided from the Murray Valley Highway and Green Wattle Gap Road/Sugarloaf Road.

The area is defined as a series of allotments having frontage to, and located on the eastern side, of Green Wattle Gap Road between its intersection with Sugarloaf Road and the Murray Valley Highway. The average size of the allotments within the subdivision is approximately 4 hectares. Six (6) of the allotments have dwellings erected upon them since the early 1990s.

Much of the nominated area and adjacent areas is currently used for grazing of dryland pastures, the Corryong water supply holding dam is located to the rear of the nominated area. The area has previously been identified as a 'fragmented' rural living area, despite the land being zoned rural. The past and current planning controls have allowed fragmentation and rural living to occur. From a planning perspective it would be desirable to have such an area recognised and reinforced into a rural living zone.

The subdivision is well located in respect to the township of Corryong to the north of the subdivision. The creation of a Rural Living zone would not consume any lands required for the future growth of the town itself and is anticipated to have positive

social and economic benefits for the town in that it would encourage the remaining allotments to be taken up for rural living purposes.

Under the provisions of the proposed RLZ2, the average proposed lot size would be 4 hectares and whilst further subdivision would not be possible, the design and development guidelines for the zone would support appropriate development within the zone.

The Green Wattle Gap area of Corryong is particularly suited to rural living as it presents the following features:

- Close to urban facilities (< 3km to Corryong township);
- Excellent road access;
- It is considered to be located beyond any future residential expansion of Corryong;
- The agricultural quality of the land is generally “average” to “below average” with low versatility ratings;
- The area is an attractive one with high amenity value;
- Slopes are generally less than 10% and are not prone to subsidence or landslip;
- Fire and flood are not major hazards, the area is external to the Wildfire Management Overlay, and any Floodway Overlay and Land Subject to Inundation Overlay;
- It does not contain environmentally sensitive areas;
- It is visually discrete and whilst elevated does not intrude into the landscape vista from Murray Valley Highway or the township of Corryong;
- Rural living fragmented rural living has already occurred in the area and the subdivision patten does not encourage sustainable rural activity or consolidation to a point where the enterprises could be economically viable; and
- Planning applications and property sales in the adjacent area have demonstrated demand.

## **Resource Protection**

Soils in the area are chiefly colluvial in nature, agricultural versatility is low and productivity is low. The area is moderately drained, generally southward away from the proposed area, and the soil has slow permeability.

The area presents physiographically as one of low hills and undulating terrain on Silurian- Devonian granite and granodiorite. Generally brown to yellowish texture contrast soils exist on moderate slopes on colluvium, as well as, some pale brownish yellow texture contrast soils.

Slopes are generally less than 10%. The susceptibility of soils in this area to sheet, rill and gully erosion is moderate and there is a low landslip and gully risk.

The area contains very little remnant vegetation. There is no indication that there is any endangered, vulnerable or depleted EVC's to be found in the nominated area.

## **Landscape Values**

This area has a chiefly west facing aspect. The catchment is relatively concealed from public places and the township of Corryong.

Use of the Rural Living Development Guidelines will ensure protection of landscape values of the area.

### **Hazards**

Slopes are typically less than 10% and there is a low landslip risk. There is no evidence of soil contamination or salinisation.

The land is not subject to a flood frequency of 1 in 100 years or greater and is not affected by either the Floodway Overlay or the Land Subject to Inundation Overlay.

The Wildfire Management Overlay (WMO) of amendment C10 to the does not apply to the land. The fire hazard in this area is low and it is also external to the proposed WMO in the area.

## 5.5. PIONEER AVENUE, CORRYONG

(see previous aerial image)

The area is located on the south western side of Pioneer Avenue within the township of Corryong, between the existing residential area and a zoned industrial area.

The area is defined as a series of allotments having frontage to, and located on the western side of the road. The average size of the allotments within the subdivision is approximately 2 hectares. The proposed zone applies to five allotments. Dwellings are erected on four of the allotments have dwellings erected upon them.

The area has previously been identified as a 'fragmented' rural living area, despite the land being zoned rural. The past and current planning controls have allowed fragmentation and rural living to occur. From a planning perspective it would be desirable to have such an area recognised and reinforced into a rural living zone.

The subdivision is well located in respect to the township of Corryong to the north of the subdivision. The creation of a Rural Living zone would not consume any lands required for the future growth of the town itself and is anticipated to have positive social and economic benefits for the town in that it would encourage the remaining allotment to be taken up for rural living purposes.

Under the provisions of the proposed RLZ2, the average proposed lot size would be 4 hectares and whilst further subdivision would not be possible, the design and development guidelines for the zone would support appropriate development within the zone.

The nominated area on Pioneer Avenue, Corryong is particularly suited to rural living as it presents the following features:

- Close to urban facilities (< 1km to Corryong township);
- Excellent sealed road access;
- Reticulated water supply and sewerage services are available to the allotments;
- The proposed zone forms a buffer between the residential and industrial development areas of Corryong;
- The agricultural quality of the land is generally "average" to "below average" with low versatility ratings;
- The area is in close relationship with existing developed residential dwellings on the opposite side of Pioneer Avenue;
- Slopes are less than 10% and are not prone to subsidence or landslip;
- The area is not within any Fire and flood are not hazards, the area is external to the proposed Wildfire Management Overlay, and any Floodway Overlay and Land Subject to Inundation Overlay;
- The allotments do not contain environmentally sensitive areas;
- It is visually discrete would not intrude into any landscape vista from Murray Valley Highway or the township of Corryong;
- Rural living fragmented rural living has already occurred in the area and the subdivision pattern does not encourage sustainable rural activity or consolidation to a point where the enterprises could be economically viable; and

## **Resource Protection**

Soils in the area are chiefly colluvial in nature, agricultural versatility is low and productivity is low. The area is moderately drained, generally south and westward from the proposed area, and the soil has slow permeability.

The area presents physiographically as one of slightly undulating terrain on Silurian-Devonian granite and granodiorite. Generally brown to yellowish texture contrast soils exist on moderate slopes on colluvium, as well as, some pale brownish yellow texture contrast soils.

Slopes upon the allotments are less than 10%. The susceptibility of soils in this area to sheet, rill and gully erosion is moderate and there is a low landslip and gully risk.

The area contains very little remnant vegetation. There is no indication that there is any endangered, vulnerable or depleted EVC's to be found in the nominated area.

## **Landscape Values**

The area has a chiefly east facing aspect. The catchment is relatively concealed from public places and the township of Corryong.

Use of the Rural Living Development Guidelines will ensure protection of landscape values of the area.

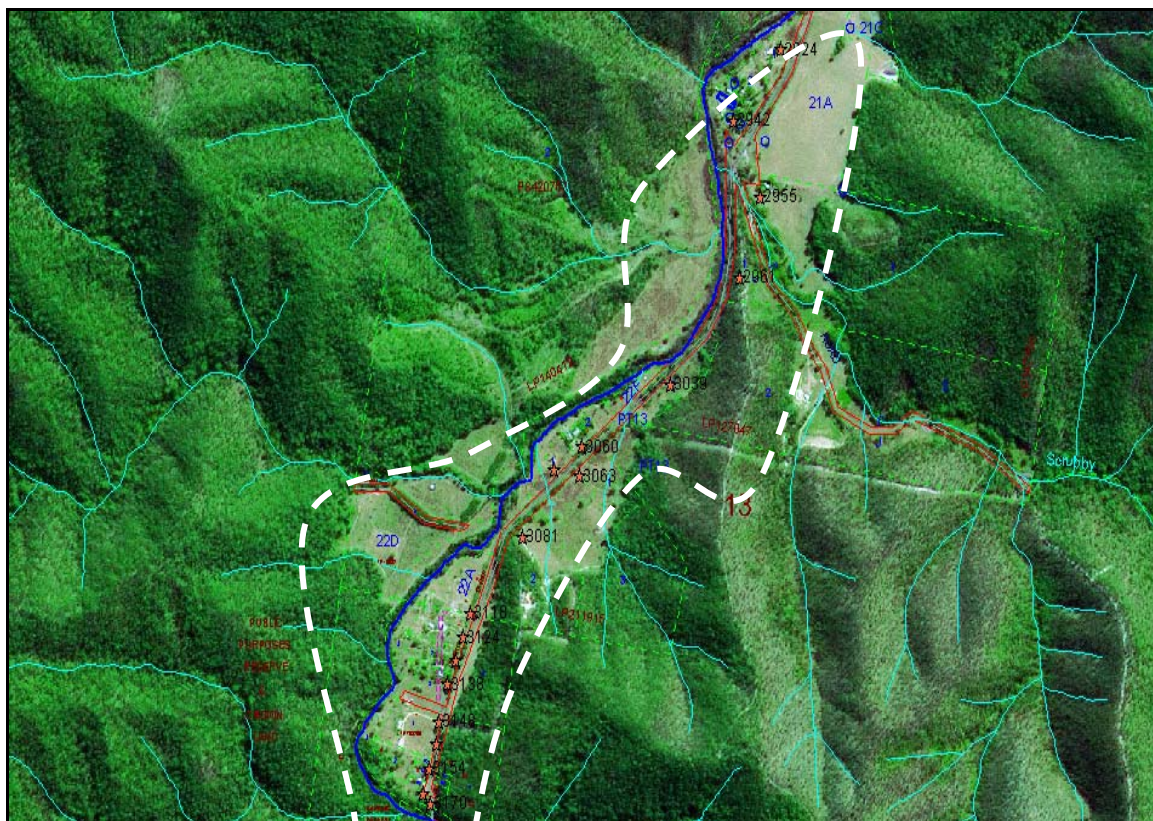
## **Hazards**

Slopes are less than 10% and there is a low landslip risk. There is no evidence of soil contamination or salinisation.

The land is not subject to a flood frequency of 1 in 100 years or greater and is not affected by either the Floodway Overlay or the Land Subject to Inundation Overlay.

The fire hazard in the area is low and it is external to the proposed WMO in the area.

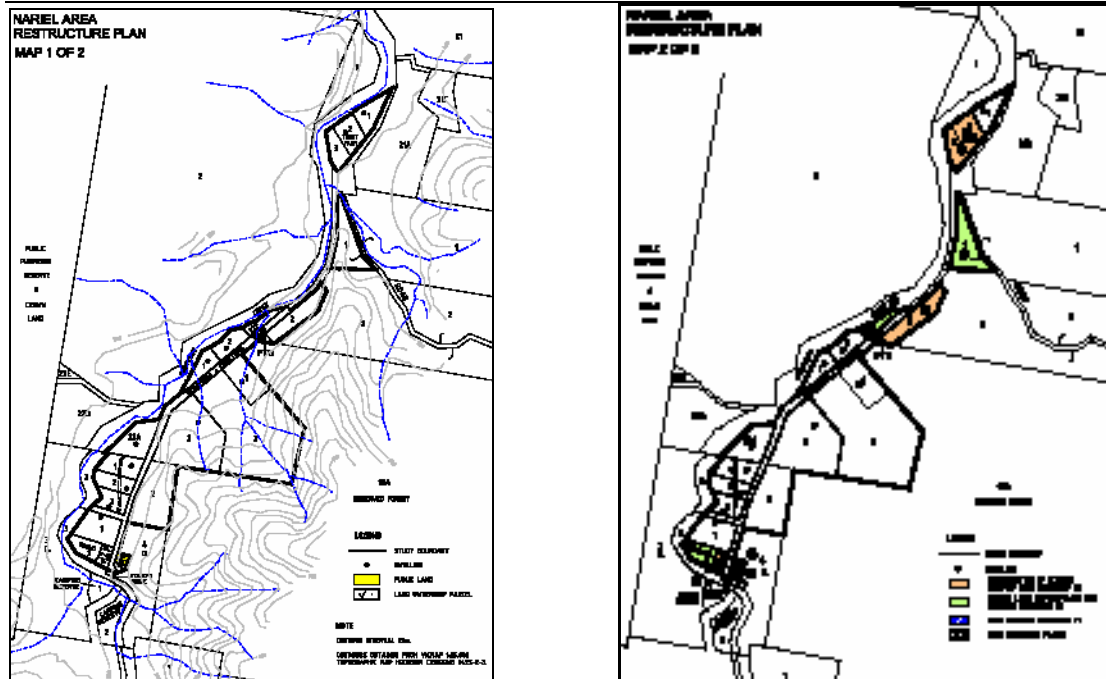
## 5.6 NARIEL VALLEY



This area is located south west of the township of Corryong. Access to the area is excellent and is provided from Corryong by the Murray Valley Highway and Benambra-Corryong Road which are both sealed and in good to excellent condition.

The area is defined as a series of small lot subdivisions that have been created between the Stacey's Bridge and the abandoned Trout Farm area of the Narriel Valley. The average size of the allotments created within the subdivisions range from 2 to 4 hectares. 13 of the allotments have dwellings erected upon the nominated allotments. One allotment has an approval for a dwelling which is not constructed at this date.

Much of the nominated area and adjacent areas is currently used for rural living home sites, however, the proposed zone is limited to the existing smaller allotments so as to discourage further subdivision in the area. Recent planning applications and property sales demonstrate solid demand in this area. The area has previously been identified as a 'fragmented' rural living area, despite the land being zoned rural. The past and current planning controls have allowed fragmentation and rural living to occur. From a planning perspective it would be desirable to have such an area recognised and reinforced into a rural living zone.



Amendment C5 of Towong Planning scheme recognised the rural living potential of the area and required that consolidation of land occurs before dwellings can be erected upon the land.

The creation of a Rural Living zone would not consume any lands required for future urban growth and the recognition of the rural living subdivision pattern in the area is anticipated to have positive social and economic benefits for the eastern region of the Shire in that it would encourage the remaining allotments to be taken up for rural living purposes.

Under the provisions of the proposed RLZ1, the proposed lot size would be 8 hectares and this would be unlikely to yield a further subdivision potential in the nominated area.

The identified area of the Nariel Valley is particularly suited to rural living as it presents the following features:

- Located reasonably close to urban facilities (< 35km to Corryong);
- Excellent road access;
- Provides an attractive alternate rural life style choice
- Whilst the agricultural quality of the land is generally “above average” the predominate subdivision pattern in the area and the current land uses precludes any viable agricultural uses in the rea;
- The area is an attractive one with high amenity value;
- Slopes are generally less than 10% and are not prone to subsidence or landslip;
- Whilst the area is located in the Wildfire Management Overlay because of the surrounding terrain and tree cover, the land is not affected by either the Floodway Overlay or the Land Subject to Inundation Overlay;
- The area is visually discrete and does not intrude into the landscape vista of the surrounding State Forests;

- Fragmented rural living has already occurred in the area and the subdivision pattern does not encourage sustainable rural activity or consolidation to a point where the enterprises could be economically viable; and
- Planning applications and property sales in the adjacent area have demonstrated demand.

## **Resource Protection**

Soils in the area are chiefly colluvial in nature, whilst agricultural versatility is high the productivity is low, resulting from the historic fragmentation of the land. The agricultural quality declines rapidly upslope away from Creek that drains generally through the proposed area.

The area presents physiographically as one of low hills and undulating terrain. The geology of the area is one of colluvium and alluvium from associated Ordovician sediments. Soils are generally brown and red texture contrast soils, hardsetting, brown gradational soils, dark texture contrast soils and grey gradational soils.

Slopes are generally less than 20%. The susceptibility of soils of the area to sheet, rill and gully erosion is moderate and there is a moderate landslip risk.

The nominated area contains very little remnant vegetation and there is no indication that any endangered, vulnerable or depleted EVC's are to be found in the nominated area.

## **Landscape Values**

This area has a generally north-south orientation. The view catchment is discrete.

The slope of the nominated area ranges between 3% and 20% to very steep land (up to 40%) on the hills behind the area. The scale and form of this backdrop will assist in reducing the visual prominence of any buildings.

The C5 amendment to the Towong Planning Scheme which introduced the Restructure Overlay, the Rural Living Development Guidelines and use of the Design Development Overlay will ensure protection of landscape values.

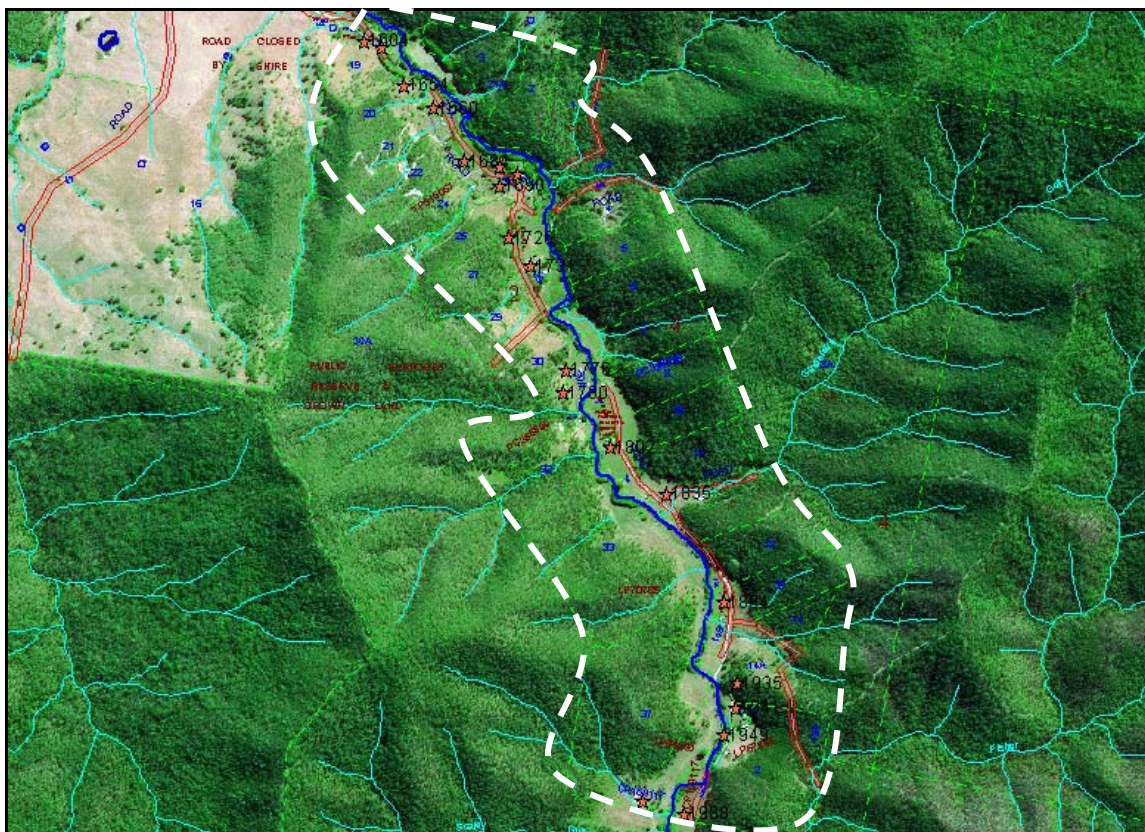
## **Hazards**

Slopes are typically less than 20% and there is a moderate landslip risk. There is no evidence of soil contamination or salinisation.

The land is not subject to a flood frequency of 1 in 100 years or greater and is not affected by either the Floodway Overlay or the Land Subject to Inundation Overlay.

The Country Fire Authority has recently completed fire hazard mapping to form the basis of a Wildfire Management Overlay (WMO). The WMO affects the area and establishes the requirements for incorporation into any development upon the land.

## 5.7. UPPER THOWGLA



This area is located south west of the township of Corryong. Access to the area is excellent and is provided from Corryong by the Thowgla Road which is both sealed and in good to excellent condition.

The area is defined as series of small lot subdivision. The area is one of high visual amenity and the subdivisions have concentrated along the access road. The average size of the allotments within the nominated area is eight hectares, 20 of the allotments have dwellings erected upon them.

Much of the nominated area and adjacent areas is currently used for rural living home sites. Recent planning applications and property sales demonstrate solid demand in this area. The area has previously been identified as a 'fragmented' rural living area, despite the land being zoned rural. The past and current planning controls have allowed fragmentation and rural living to occur. From a planning perspective it would be desirable to have such an area recognised and reinforced into a rural living zone.

Because of the fragmented nature of the subdivision of the area, development is currently under the provisions of the C5 amendment to the Towong Planning Scheme, requiring consolidation of allotments.

The following maps, are the amalgamations of land required by C5 to enable dwelling development to occur.



## **Resource Protection**

The agricultural versatility of the soils is generally high, however, the agricultural quality declines upslope away from the Creek that drains generally southward through the area.

The physiographically features of the area are one of low hills and undulating terrain on quaternary alluvium. The landform element is one of elevated plains and alluvium terraces, alluvial plains and flats and a minor floodplain.

Soils are generally brown to brownish red gradational soils, brown to black uniform loams and light clay loam. No rock outcropping is evident in the area

Slopes are generally in the range of 0 – 3%. The susceptibility of soils in this area to sheet, rill and gully erosion is low and there is a low landslip risk.

No evidence exists to suggest endangered, vulnerable or depleted EVC's are to be found in the nominated area.

## **Landscape Values**

This area has a chiefly north - south facing aspect. The catchment is relatively concealed from public places.

The C5 amendment to the Towong Planning Scheme which introduced the Restructure Overlay, the Rural Living Development Guidelines and use of the Design Development Overlay will ensure protection of landscape values.

## **Hazards**

Slopes are typically gentle and there is a low landslip risk. There is no evidence of soil contamination or salinisation.

The land is not subject to a flood frequency of 1 in 100 years or greater and is not affected by either the Floodway Overlay or the Land Subject to Inundation Overlay.

The area is within the recently completed fire hazard mapping which formed the basis of C10 amendment to Towong Planning Scheme, - Wildfire Management Overlay (WMO). The WMO affects the area and establishes the requirements for incorporation into any development upon the land.

## **SUMMARY**

The concept of “Rural Living” has become an important component of the population growth in the Towong Shire in recent years. Notwithstanding that the planning scheme has not previously recognised this life style choice, the number of land owners choosing to build their home in a rural setting, without establishing or continuing to undertake agricultural activities, has grown. By providing suitable areas for such development Council can create a scenario whereby it can begin to address the broader demographic trends of the Shire. Rural living development has a genuine role to play in supporting the economic base and provision of services in adjacent towns.

By identifying existing nodes of rural living in close proximity to areas of natural attraction presents a good opportunity for rural based living having the positive attributes of proximity to townships (basic services and community focus) and Albury-Wodonga (employment and higher order services), as well as high to very high residential amenity values.

It is generally accepted that rural based living should be undertaken within close proximity of a township that can provide this community focus as well as infrastructure and services. It is therefore Councils’ preference to apply the Rural Living Zone (RLZ) to areas reasonably close to townships so that residents can benefit from the access to these services as well as minimising the potential for conflict with larger commercial farms.

With this pre-requisite in mind, the consideration of rural based living areas in the Shire has focused on the areas surrounding existing townships and has led to the nomination of the preferred locations discussed in this report.

The nominated locations have the capacity to strengthen adjacent rural communities through an increase in population whilst also presenting the opportunity for improved environmental outcomes.

To achieve these visions, Council is committed to ensuring that the development is underpinned by strong planning guidelines and controls so as to guarantee responsible development outcomes.

***(The following are the guidelines adopted by Council for the development of allotments within the Rural Living Zone (RLZ).)***



**TOWONG SHIRE COUNCIL**

**RURAL LIVING DEVELOPMENT GUIDELINES**

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## 1. Purpose

These Rural Living Development Guidelines have been prepared to assist in the use, subdivision and development of land in the Rural Living Zone of the Towong Shire. They are intended to guide 'landscape change', such as subdivision and development proposals, while taking into consideration existing land uses, farmers rights, catchment management principles and net environmental gain.

These guidelines form an integrated approach between landowners, Towong Shire Council, relevant state government departments, relevant agencies and community interest groups.

## 2. Background

There is a range of relevant Commonwealth, State and Local Government legislation and policy that is relevant to land use and development in rural living areas, and to the principles of net environmental gain.

A primary guiding framework for rural living areas is the North East Catchment Management Strategy. This Catchment Strategy highlights catchment issues, including:

- Dryland salinity
- Water Resource Management and flooding (salt, nutrients, turbidity, stream flows, modifications to riparian zones and flooding, flood protection, groundwater)
- Pests, plants and animals
- Soil threats (acidity, erosion, soil and water contaminants, soil biodiversity, sodicity, structure)
- Biodiversity (habitat loss, fragmentation)

The regional strategy lists the following triple bottom line goals that have been adopted by the North East Catchment Management Authority (NECMA):

- Environment Goal
- Social Goal
- Economic Goal

## 3. Rural Living Development Guidelines

For the purpose of these Guidelines, Rural Living Areas are defined as:

*areas where land, particularly near urban centres, is converted to small landholdings where the main household income is from activities other than agriculture and which may offer additional conservation benefits.*

These guidelines seek to impose desirable standards for this new land use pattern and by so doing establish rural living areas which provide conservation benefits.

Native vegetation 'frameworks' for Victoria are very relevant to the future landscape changes in Towong Shire. The guiding principle for the frameworks is to achieve a net environmental gain. These frameworks outline the need to protect and enhance existing native vegetation, however where this is unavoidable, offsets can be considered.

#### **4. Implementation**

These guidelines are listed in the Towong Planning Scheme as a 'policy' or 'reference' document. The guidelines will assist developers when applying for a planning permit for subdivision, dwellings and intensive agricultural proposals. These guidelines can also be used in an advisory capacity to assist land uses and developments in the Rural Living Zone that do not require planning approval under the Towong Planning Scheme. The guidelines have suggestions and references to assist landholders in a range of land use decisions such as designing and siting buildings and works, minimising conflicts, selection of suitable native vegetation species and how to ensure the future sustainable use of land.

#### **5. Whole Farm Plans**

These guidelines require a whole farm plan to be developed for all subdivision and intensive agricultural proposals. A whole farm plan requires an outline of the proposed subdivision or development, including:

- A land analysis showing site features and constraints
- The opportunities for rural living development and associated agricultural use
- Net environmental gains
- Water management
- Impacts on adjoining land
- Other objectives as outlined in these guidelines

A whole farm plan will not only guide development on a site-to-site basis but also encourage an integrated approach to the natural and physical features, constraints and opportunities of an area.

A more detailed outline of what is required for a whole farm plan is outlined in Appendix 1.

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**GUIDELINE 1: BIODIVERSITY**

The primary goal for the Victorian Government Victoria's Native Vegetation Management – A framework for action, (the Framework) is 'A reversal, across the entire landscape, of the long-term decline in the extent and quality of native vegetation, leading to a Net Gain'. Achieving this primary goal will contribute to overall outcomes for biodiversity, sustainable development, land and water quality, and climate change. The Net Gain policy applies to both private and public land. Native vegetation includes native trees, shrubs, ground covers and grasses. Native grasses and ground covers are sometimes mistaken and considered to be non-native, important or worthy of protection. These native grasses and ground covers contribute to the overall health of remnant vegetation and are often of particular conservation significance.

Scattered trees are often the only remaining native vegetation on private land. These trees provide important benefits for vegetation cover, fauna habitat, stock shelter and landscape values. It is important that the removal of these scattered trees is avoided when possible and the likely impacts on tree health are considered in planning the use and development of rural living land. When tree loss is unavoidable, appropriate offsets to achieve net gain must be applied. Offsets are to be assessed and determined in accordance with the Framework.

Roadsides often contain significant areas of native vegetation. Clearing of this vegetation to allow services and access to subdivisions can be a significant loss that needs to be managed by considering the principles in the Framework and the policy of Net Gain.

**OBJECTIVES**

- Protect remnant native vegetation and increase the cover of native vegetation
- Maintain and enhance conservation and biodiversity values by reversing the long term decline in the extent and quality of native vegetation
- Achieve a 'net gain' policy in native vegetation in rural living areas
- Recognise the use and economic value of native vegetation for agriculture, timber production, rural landscape and land value
- Encourage timber production to facilitate conservation and economic objectives of land, particularly through the use of native timber production
- Identify, maintain and enhance remnant vegetation areas including stands of remnant vegetation and individual paddock trees
- Identify remnant native vegetation for protection, including use of the report

**PERFORMANCE MEASURES**

- Identify, support and protect threatened species, ecological vegetation classes (EVCs) and depleted broad vegetation types (BVTs)
- Apply the 3 step approach to avoid the clearance of vegetation (avoid, minimize, offset). If vegetation clearance cannot be avoided, minimise clearance and apply appropriate offset options in accordance with the Framework in consultation with the Department of Sustainability and Environment and the Department of Primary Industries.
- Provide fenced vegetation corridors (bio-corridors) of native vegetation at least 30 metres wide that:
  - Link native vegetation areas on both private and public area land

- Follow waterways and natural drainage lines
- Link or widen road reserves
- Use a range of locally indigenous trees, shrubs and grasses
- Encourage natural regeneration by fencing to restrict and manage stock grazing
- Use locally sourced indigenous species, including trees, shrubs, ground covers and native grasses, for native vegetation planting
- Discourage the planting of exotic species, particularly near native vegetation of high or medium conservation significance
- Prevent any removal of native trees or shrubs for the establishment of timber production
- Complete all required fencing prior to the issue of a Statement of Compliance for a subdivision
- Complete any required planting of vegetation within 12 months of the issue of a Statement of Compliance or the construction of a dwelling

## **DECISION GUIDELINES**

- Use the Towong Planning Scheme to protect remnant native vegetation
- Each application must include an inventory of existing remnant vegetation in the form of blocks of native vegetation (trees, shrubs, ground cover and native grasses) or individual scattered trees, either dead or alive. This inventory is to include the species present, area (ha) or DBH (m) of scattered trees, landscape value, landscape hazard and any significant flora and fauna.
- When areas of native vegetation exist, an assessment of the quality of vegetation in habitat hectares must be undertaken.
- All applications must be detailed to address:
  - Link of and to remnant vegetation on the land and adjoining land
  - Establishment of native vegetation corridors along riparian environments
  - Establishment of erosion/salinity control measures, including ridgeline and upper slope revegetation
  - Provision of shelter belts and protection for agricultural activities
  - Protection of remnant paddock trees for shelter, seed stock and landscape
  - Protection and enhancement of threatened species, ecological vegetation classes (EVCs) and depleted broad vegetation types (BVTs)
- Use tools such as restrictions on approved plans of subdivision to avoid buildings and works in areas of remnant vegetation and waterways
- When environmental works are not necessary as part of a subdivision or dwelling proposal, an applicant may be required to contribute to an environmental contribution fund to undertake works to provide net environmental gain in other locations.

## **GUIDELINE 2: WATER QUALITY**

Towong Shire boasts many significant waterways, drawing its water supply from the many rivers and tributaries that cross its boundaries. These waterways provide water for reticulated services for larger townships and domestic and stock purposes in the rural areas and downstream communities. The Towong Shire's surface and ground water quality is of utmost importance for river health, potable water supply, agricultural/commercial enterprises and recreational values. Erosion is a major cause of land degradation and sediment movement in waterways. Information can be obtained from the Department of Primary Industries or Department of Sustainability and Environment to assist in determining the appropriate location for salinity recharge and erosion control, including revegetation works.

### **OBJECTIVES**

- Ensure the protection of water quality for both surface and groundwater supplies
- Ensure that development does not impact on water quality through sediment runoff during construction and development
- Improve groundwater recharge through ridgeline and upper slope planting with indigenous vegetation when there is an identified salinity risk
- Ensure that development or works on a waterway, such as bridges, culverts, roadworks and piping, do not result in the reduction of river health or restrict water flow.

### **PERFORMANCE MEASURES**

- Retain and provide riparian corridors with a minimum 30 metre wide vegetated buffer zone that comprises indigenous trees, shrubs and ground covers and is free of exotic deciduous trees
- Provide riparian corridors to link other areas of local and regional significance
- Use construction techniques to reduce sediment runoff
- Rehabilitate any damage to stream bed and banks through revegetation and rock beaching
- Implement environmental and water sensitive design when considering subdivision layout and the location of buildings and works

### **DECISION GUIDELINES**

- Establish riparian vegetation
- Use of Construction Techniques for Sediment Pollution Control (EPA 1991) to reduce sediment runoff during and following development and works

### **GUIDELINE 3: EROSION AND SOIL**

Some areas of Towong Shire may be prone to erosion. Most areas include sedimentary soils and geology that are erodable in nature and support a mixture of soil types and topography. Some of these areas include potentially erodable hill slopes, drainage lines and degraded land areas. Steep slopes usually contain shallow or stony soils and therefore require more extensive construction and excavation works. These areas are to be avoided whenever possible in the preparation of building envelopes at subdivision stage. Opportunities exist to change land management practices based on soil types and reduce the effects of previous land clearing and overgrazing. While landowner and agency actions have been pro-active, there is potential for further improvements to control and prevent soil erosion during subdivision and development

#### **OBJECTIVES**

- Provide for the restoration and prevention of erosion areas and runoff
- Reduce the amount of sediment runoff from individual land units into drainage lines and waterways
- Use deep rooted perennial pastures in conjunction with agricultural proposals to stabilise soil and arrest surface water runoff

#### **PERFORMANCE MEASURES**

- Identify and control existing erosion areas through the subdivision and development of land
- Identify and control erosion prone areas through the subdivision and development of land
- Maintain adequate soil and vegetation cover on erodable slopes and hills to avoid sediment loss
- Complete all required erosion works prior to the issue of a Statement of Compliance for a subdivision

#### **DECISION GUIDELINES**

- Each application must include:
  - Identification of existing and potential erosion areas, including drainage lines, landslip and erosion from degraded land
  - A management plan for the restoration of existing and potential erosion areas in conjunction with the Department of Sustainability and Environment, the Department of Primary Industries and the North East Catchment Management Authority
  - Measures for the prevention of erosion and sediment runoff at buildings and works stage of subdivision and development
  - Identification of areas of erodable slopes and hills and measures to ensure regeneration through grass or tree cover

## **GUIDELINE 4: PESTS PLANTS AND ANIMALS**

The North East Catchment Management Authority (NECMA) has identified the potential for pest plants and animals to compromise catchment health. Common pest plants in the area are noxious weeds such as blackberries, Patterson's Course and St. John's Wort. Common pest animals in the area are rabbits and foxes. Although the control of pest plants and animals is required under the Catchment and Land Protection Act, there is further opportunity to provide measures for the control of these pests through the subdivision and development of land and the Towong Shire Council administration of Local Laws.

### **OBJECTIVES**

- Provide for the sustainable use of land through the control of pest plants (noxious weeds) and animals

### **PERFORMANCE MEASURES**

- Identify and control pest plants and animals as part of the subdivision and development approval process

### **DECISION GUIDELINES**

- Prepare a detailed application for subdivision and dwelling proposals that:
  - Provides an inventory of pest plants and animals
  - Prepares a management plan identifying ongoing control measures for pest plants and animals
  - Identifies immediate control measures for pest plants

## **GUIDELINE 5: RURAL LANDSCAPES AND SIGNIFICANT RIDGELINES**

Rural landscape is a variety of landscapes and topography that includes ridgelines, valleys, remnant vegetation, cleared grazing land and forested public land. Rural landscapes are important from environmental, social and economic perspectives. They provide a pleasant place to live, work and recreate. Rural landscapes are a key feature for many tourism attractions in an area. Rural landscapes and significant ridgelines can be compromised by the inappropriate location and design of buildings and works, including internal roads and building sites. Rural living areas require sensitive siting and design of buildings and works.

### **OBJECTIVES**

- Ensure subdivision and dwellings in rural living areas protect significant ridgelines and landscapes
- Retain existing landscape qualities of hills and ridgelines
- Protect views from main roads, major townships and significant tourism and environmental features
- Protect classified National Trust of Australia (Victoria) landscapes
- Protect remnant vegetation and scattered trees that contribute to the character of rural landscapes

### **PERFORMANCE MEASURES**

- Locate buildings off ridgelines to protect sensitive landscapes and preserve views from roads and other land
- Include building and effluent disposal envelopes or building exclusion zones on subdivision plans to guide the location of buildings and works within subdivisions
- Avoid buildings and works on slopes greater than 15% or when buildings and works would protrude above natural significant ridgelines
- Establish landscaping with subdivision, buildings and works to protect and restore rural landscapes and significant ridgelines
- Use muted tones and non reflective materials for all buildings, except when it can be demonstrated that there will be no adverse impacts on rural landscape

### **DECISION GUIDELINE**

- Administer the Significant Landscape Overlay (SLO) under the Towong Planning Scheme and any guidelines for administration of the overlay to protect significant ridgelines and landscapes
- Demonstrate how the location of buildings will protect rural landscapes and significant ridgelines including the use of building envelopes or building exclusion zones
- Support the use of reflective materials, such as zincalume, only if it can be demonstrated that the building reflection will not be seen from adjoining properties, any road or the broader landscape

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**GUIDELINE 6: AGRICULTURE AND RURAL LAND CONFLICT**

Agriculture is the major rural land use in Towong Shire and forms a major activity in the Rural Living Zone. While agriculture will continue to be a major land use in these areas, it is important that it is compatible with residential uses and environmental objectives. Agriculture today is essentially a 'rural industry' that can be very intensive, have irregular hours and cause potential nuisance to nearby rural living activities. Activities such as truck movements on unmade roads, agricultural spraying, the use of scare guns and frost fans, intensive animal industries and the use of machinery during night time hours can cause nuisance to rural residents. Under the Rural Living Zone, most new proposals for agriculture will require a planning permit, including broad acre animal grazing and horticulture. This requirement does not apply to existing agriculture, which can legally continue without any need for a planning permit and has a 'right to farm' in these areas. The Rural Living Zone is essentially for residential use in a rural area. It is essential that new agriculture is compatible with rural living objectives and supports catchment management principles. The need for compatibility is particularly important between residential uses and intensive forms of agriculture.

**OBJECTIVES**

- Ensure that the potential for residential use in the Rural Living Zone is not compromised
- Avoid potential land use conflict and any use or development that may impact on rural living objectives
- Ensure the ongoing sustainable use, development and management of land and water
- Encourage the development and use of cottage style industries, valuing added agriculture and tourism related activities
- Discourage large scale intensive horticultural uses that have the potential to conflict with the residential use of the land and area
- Ensure that any intensive agricultural use of land meets conservation and rural living objectives of the area

**PERFORMANCE MEASURES**

- Ensure that new land use or agricultural proposals are compatible with adjoining and nearby land, and maintain rural living potential
- Ensure that new land uses or agricultural proposals maintain the conservation values of the land, adjoining land and nearby land, including soil and water quality, native vegetation and rural landscape
- Discourage new large scale intensive agricultural industries that may adversely affect 'rural residential' amenity through the use of sprays, scare guns, fans, night time agricultural operations and use of heavy machinery

**DECISION GUIDELINES**

- Use whole farm plans for any intensive agricultural proposals to:
  - Outline the scale and nature of the agricultural use and development
  - Assess soil types, land form and agricultural suitability
  - Assess potential impacts on adjoining and nearby land, land uses and developments
  - Demonstrate how the proposal will affect the potential use of the land, adjoining land and nearby land for rural living purposes

- Demonstrate how the proposal will maintain the conservation values of the land, adjoining land and nearby land, including soil and water quality/quantity, native vegetation and rural landscape
- Consider the use of local laws to regulate activities associated with commercial intensive agriculture that may adversely affect 'rural residential' amenity.

## **GUIDELINE 7: ROADS AND INFRASTRUCTURE**

Rural Living Zone areas have proximity to established urban areas. These urban areas provide a range of physical and social services that should be extended to developing rural living areas.

Infrastructure is an associated cost of development and will be considered when rural living areas are designed and developed. This infrastructure may include all weather road access and associated drainage, power and telecommunications.

The use of on-site and off-site development contributions will ensure that adequate infrastructure is provided and maintained to rural living areas. As roadsides often contain significant areas of native vegetation, clearing for services and access to subdivisions can contribute to a significant loss of native vegetation. Proposals involving native vegetation clearance will be considered through the *Victoria's Native Vegetation Management – A framework for action*.

### **OBJECTIVES**

- Provide sealed roads for access to new developments and for internal roads within subdivisions
- Protect significant roadsides and apply the 3-step approach to avoid, minimise and offset loss of vegetation

### **PERFORMANCE MEASURES**

- Establish the required road standard for access to land being subdivided or developed for a dwelling in consultation with Council
- Require an infrastructure contribution when an unsealed road is to be used for access to land proposed for subdivision or a dwelling
- Design and provide service authority easements for subdivision and dwellings to avoid the clearance of native vegetation. Services are to be located on cleared private land to avoid native vegetation removal on road reserves whenever possible.
- Support access to subdivisions and dwellings from local feeder roads than from main arterial roads
- Provide public road access in preference to the creation of carriageway easements or common property

### **DECISION GUIDELINES**

- Administration of any approved development contributions plan and Development Contributions Plan Overlay that applies to the land and area

## **GUIDELINE 8: DAMS**

The cumulative effect of dams in rural living subdivisions can be significant. Proposed changes in new Farm Dams Legislation may have a significant affect on the number and size of dams permitted in rural living subdivisions. The new legislation also includes aesthetic dams and reuse dams. Legislative changes for farm dams will require Water Licensing Authorities to assess the availability of water resources. The changes apply to new applications to take and use surface water, and to the construction and operation of new dams both on and off waterways. The developer has the responsibility to demonstrate the availability of water for a subdivision and to seek approval from the Water Licensing Authority. Following advice from the Licensing Authority, Towong Shire Council may approve the subdivision subject to limiting the size and number of dams that can be supported within the catchment.

### **OBJECTIVES**

- Ensure that water supplies for domestic and stock dams are available within the catchment
- Ensure that the location of new dams takes downstream users and the environment into consideration
- Ensure that existing water entitlements are not impacted upon by dams associated with subdivision and development
- Provide adequate supply of domestic and stock water to individual allotments. This supply may be in the form of new dams, water tanks or the combined use of existing water supplies
- Provide water resources for intensive agricultural purposes

### **PERFORMANCE MEASURES**

- Assessment of the number and size of domestic and stock dams by Goulburn Murray Water, including aesthetic dams
- Obtain a license from Goulburn Murray Water when water is required for commercial or irrigation purposes (license requirements cover bores and all irrigation and commercial dams on or off a waterway)
- Support the location of all dams off waterways as best practice

### **DECISION GUIDELINES**

- Goulburn Murray Water to advise on the amount of water available for subdivision at the planning permit stage
- Obtain a license from Goulburn Murray Water for commercial or irrigation dams and bores
- Use the document *Your Dam, Your Responsibility*, DNRE 2002 as a guide to designing, building and managing the safety of farm dams

#### **Note:**

1. Refer to Appendix 5 for information relating to new dam legislation

## **GUIDELINE 9: ON SITE WASTEWATER MANAGEMENT**

A major requirement for the use and development of rural living land is to ensure that the water quality of both surface and groundwater is maintained. When development with small lot sizes is proposed, a land capability assessment (LCA) will be required to ascertain the capability of the land to accommodate an increased number of on site effluent disposal systems. A LCA is a comprehensive land assessment that is approved by Towong Shire Council Environmental Health Officer (EHO). The Environment Protection Authority has development guidelines for domestic wastewater management, *Land Capability Assessment for Onsite Domestic Wastewater Management*, Publication 746.1. This document must be used as a guideline at subdivision stage for rural living development. The approval of individual effluent disposal systems is the role of the Towong Shire Council Environmental Health Officer. Under this role, the Environmental Health Officer issues a Certificate of Installation and a Certificate of Compliance when the system is installed.

### **OBJECTIVES**

- Ensure land is capable of containing onsite effluent disposal systems
- Ensure the protection of surface and groundwater quality through contaminated wastewater runoff

### **PERFORMANCE MEASURES**

- Prepare a Land capability assessment (LCA) at subdivision stage for all lots in accordance with EPA Publication 746.1, *Land Capability Assessment for Onsite Domestic Wastewater Management*, March 2003
- Refer proposed LCA's to Goulburn Murray Water at subdivision proposal stage
- Locate effluent disposal systems within designated building and effluent disposal envelopes
- Comply with a management program set out in an approved LCA
- Provide individual septic tank permits in accordance with the *Septic Tank Code of Practice*, Publication 891, March 2003

### **DECISION GUIDELINES**

- Land capability assessment and septic tank permits to be assessed and approved by Towong Shire Council's Environmental Health Officer in accordance with EPA Publication 746.1, *Land Capability Assessment for Onsite Domestic Wastewater Management*, March 2003 and *Septic Tank Code of Practice*, Publication 891, March 2003

## **GUIDELINE 10: SUBDIVISION**

The objectives of rural living subdivision are to integrate environment, social and economic benefits through the use of these guidelines. When designing subdivision layouts, the physical features of land will be considered through the use of whole farm plans. A whole farm plan will outline the subdivision based on a detailed site assessment. Site assessment and subdivision design will indicate the existing physical features of the land, net environmental gains to be achieved and any opportunities for agricultural production that are compatible with rural living and subdivision and development.

### **OBJECTIVES**

- Ensure that the land is capable of supporting subdivision and development
- Support subdivision that promotes sustainable land management practices
- Provide for rural living opportunities that support net environmental gain and the sustainable agricultural use of the land
- Ensure that subdivision has an adequate level of infrastructure

### **PERFORMANCE MEASURES**

- Design subdivision proposals to take into consideration the standards outlined in these guidelines
- Support subdivision proposals through the development and approval of a whole farm plan
- Prepare a land capability assessment (LCA) for all subdivision in accordance with EPA Publication 746.1, *Land Capability Assessment for Onsite Domestic Wastewater Management*, March 2003
- Provide an adequate water supply in the form of tanks, dams or bores to the satisfaction of the Towong Shire Council in consultation with Goulburn Murray Water
- Nominate building and effluent disposal envelopes or building exclusion zones to guide the siting of future dwellings and effluent disposal on proposed lots (ensuring that LCA soil tests match the nominated location of dwellings)
- Discourage lots that are 'battle axe' in design
- Vary allotment sizes to suit site constraints
- Complete all required fencing or other works prior to the issue of a Statement of Compliance for a subdivision
- Complete any required planting of vegetation within 12 months of issue of a Statement of Compliance

### **DECISION GUIDELINES**

- Any subdivision proposal is to be assessed and justified through the use of a whole farm plan that includes:
  - A description of existing site features and land constraints
  - Subdivision design that considers future land uses and developments based on identified site features and constraints
  - A land capability assessment in accordance with EPA Publication 746.1, *Land Capability Assessment for Onsite Domestic Wastewater Management*, March 2003 to meet Towong Shire Council standards, in consultation with Goulburn Murray Water
  - Availability of a stock and domestic water supply to the satisfaction of Towong Shire Council and Goulburn Murray Water

- Use of the principles of *Urban Stormwater: Best Practice Environmental Management Guidelines*, 1999 in design layout
- When environmental works are not necessary as part of a subdivision proposal, an applicant may be required to contribute to an environmental contribution fund to undertake works to provide net environmental gain in other locations.

## **GUIDELINE 11: DWELLINGS, BUILDINGS AND WORKS**

When dwellings in the Rural Living Zone require a planning permit, proposal must integrate environment, social and economic benefits through the use of these guidelines. Dwelling proposals are to identify and incorporate existing physical features of the land, net environmental gains, and design and location that are compatible with rural living and subdivision and development.

### **OBJECTIVES**

- Ensure that the siting of dwellings does not impact on the surrounding rural landscapes
- Ensure that the siting of dwellings, buildings and works do not impact on soil stability, water quality or native vegetation
- Design and siting of dwellings to incorporate adequate fire protection measures
- Provide for rural living opportunities that support net environmental gain and the sustainable agricultural use of the land

### **PERFORMANCE MEASURES**

- Design dwelling proposals to take into consideration the standards outlined in these guidelines
- Prepare a land capability assessment (LCA) for all dwelling proposals in accordance with EPA publication 746.1, *Land Capability Assessment for Onsite Domestic Wastewater Management*, March 2003 unless this LCA has been designed and approved in accordance with a subdivision approval under these guidelines
- Provide an adequate water supply in the form of tanks, dams or bores to the satisfaction of the Towong Shire Council in consultation with Goulburn Murray Water
- Base the construction and size of dams on catchment yield approved by Towong Shire, in conjunction with Goulburn Murray Water
- Complete all required fencing or other works prior to the use of the dwelling if not provided at subdivision stage
- Complete any required planting of vegetation within 12 months of the construction of the dwelling
- Provide all dwellings with a minimum combined water supply of 55,000 litres, 45,000 of which are to be available for domestic potable water supply, with 10,000 litres being retained exclusively for fire fighting purposes

### **DECISION GUIDELINES**

- Any dwelling proposal is to be assessed through the use of a detailed application that includes:
  - A description of existing site features and land constraints
  - Dwelling and works siting that considers future land uses and developments based on identified site features and constraints
  - Compliance with the *Septic Tank Code of Practice*, Publication 891, March 2003 and the EPA publication 746.1, *Land Capability Assessment for Onsite Domestic Wastewater Management*, March 2003
  - Availability of a stock and domestic water supply to the satisfaction of Towong Shire Council and Goulburn Murray Water.

- Use the principles of *Urban Stormwater: Best Practice Environmental Management Guidelines*, 1999 in design layout
- When environmental works are not necessary as part of a dwelling proposal, an applicant may be required to contribute to an environmental contribution fund to undertake works to provide net environmental gain in other locations.

## **APPENDIX 1: WHOLE FARM PLAN REQUIREMENTS**

A whole farm plan is required for subdivision and intensive agricultural proposals. Applications for subdivision and intensive agricultural development must include a Whole Farm Plan that shows:

### **1. A Land analysis that includes:**

- Topography (landscape, geography)
- Soil capability
- Ridgelines
- Slope suitability - steep slopes usually contain shallow or stony soils and therefore require more extensive construction and excavation works to prevent erosion
- Drainage lines, watercourses, wetlands, flood prone and saline areas
- Existing dam location, capacities and spillway directions
- Native vegetation, including established areas of vegetation and remnant vegetation, either dead or alive
- Weather conditions including prevailing wind patterns, frost potential and overshadowing from hills
- Visual factors including important view lines both off and on-site
- Active and prone erosion areas
- Presence of pest plants
- Internal and external road access
- Available infrastructure, including power, water and telecommunications
- Existing buildings and works

The land analysis can comprise a combination of plans, maps, reports and other visual material.

### **2. Identification of future land use and development potential that includes:**

- A description of the possible future uses and developments for rural living, net environmental gain and agricultural production, including farm forestry
- An assessment of the potential impacts of the proposal on adjoining and nearby land
- An assessment of how the proposal will maintain the conservation values of the land, adjoining land and nearby land, including soil and water quality, native vegetation and rural landscape.

### **3. Subdivision, building and development layout and details that has considered:**

- A subdivision lot layout pattern has considered the land analysis and future land use potential
- The ability of the site to meet location and design standards for buildings that are outlined in these guidelines, such as buildings materials that are non reflective, protection of significant ridgelines and rural landscapes, and setbacks from natural drainage lines and waterways
- Future works and services, including external and internal road access, electricity, telecommunications
- Building and effluent disposal envelopes or if buildings are proposed at the time of subdivision details of all proposed buildings. Building envelopes must identify areas for future dwellings and associated buildings that provide setbacks from

adjoining land, waterways, ridgelines and other significant features. Where possible these envelopes should be sited on land already cleared.

- Water supply for potable water, fire fighting purposes and stock and domestic use for future potential uses identified in the whole farm plan. Water supply can be supplied from dams, groundwater supplies, and structures such as tanks associated with buildings. If insufficient water is available for individual allotments, subdivision layout must take into consideration existing dams and if necessary, design subdivision layout for dam sharing between allotments.
- Consideration of existing dams if water availability is an issue
- Consideration orientation for solar efficiency
- Measures for erosion control, waterway protection and native revegetation
- Fencing of areas for rural living, net environmental gain and agricultural purpose
- Fire prevention measures
- Opportunities for revegetation and improved land management practices
- Ongoing land management issues relating to pest plant and animals, native vegetation and other standards outlined in this guidelines
- Consideration of any local floodplain development plan incorporated as part of the Planning Scheme

A more detailed explanation of whole farm plans is outlined in the Department of Primary Industries publication *Whole Farm Planning Principles and Options*, Department of Agriculture, and Department of Conservation and Natural Resources, 1988. The Department of Primary Industries can also assist in developing a whole farm plan.

## **APPENDIX 2: RURAL LIVING DEVELOPMENT GUIDELINE AND APPLICATION CHECKLIST**

The following rural living development guideline and application checklists have been developed to assist both the applicant and the Towong Shire Council to prepare and assess land use, subdivision and development proposals. The guideline checklist is to assist applicants and Towong Shire Council to identify that proposals have considered performance measures in these guidelines. The application checklist guides the information requirements to be lodged with each application. Diagrams following these checklists will assist to guide the preparation of applications. By working together with Council's Planning Officer at pre-application stage, applications can be dealt with promptly. If you require clarification on any matters within these guidelines or the checklist, please contact a Planning Officer 02 6071 5100.

### **GUIDELINE 1 – BIODIVERSITY PERFORMANCE MEASURE**

Identify remnant native vegetation for protection

- Identify, support and protect threatened species, ecological vegetation classes (EVCs) and depleted broad vegetation types (BVTs)
- Apply the 3 step approach to avoid the clearance of vegetation (avoid, minimize, offset)
- Provide fenced vegetation corridors (bio-corridors) of native vegetation at least 30 metres wide
- Use locally sourced indigenous species, including trees, shrubs, ground covers and native grasses when considering offsets
- Discourage the planting of exotic species
- Prevent any removal of native trees or shrubs for the establishment of timber production
- Complete all required fencing prior to the issue of a Statement of Compliance for a subdivision
- Complete any required planting of vegetation within 12 months of the issue of a Statement of Compliance or the construction of a dwelling

### **GUIDELINE 2 – WATER QUALITY PERFORMANCE MEASURES**

- Retain and provide riparian corridors with a minimum 30 metre wide vegetated buffer zone
- Provide riparian corridors to link other areas of local and regional significance
- Use construction techniques to reduce sediment runoff
- Rehabilitate any damage to stream bed and banks through revegetation and rock beaching
- Implement environmental and water sensitive design.

### **GUIDELINE 3 – EROSION AND SOIL PERFORMANCE MEASURES**

- Identify and control existing erosion areas
- Identify and control erosion prone areas
- Maintain adequate soil and vegetation cover on erodable slopes and hills to avoid sediment loss
- Complete all required erosion works prior to the issue of a Statement of Compliance for a subdivision

### **GUIDELINE 4 – PEST PLANTS AND ANIMALS PERFORMANCE MEASURES**

- Identify and control pest plants and animals as part of subdivision and development approval process

#### **GUIDELINE 5 – RURAL LANDSCAPES AND SIGNIFICANT RIDGELINES PERFORMANCE MEASURES**

- Locate buildings off ridgelines
- Include building and effluent disposal envelopes or building exclusion zones on subdivision plans
- Avoid buildings and works on slopes greater than 15% or above natural significant ridgelines
- Establish landscaping with subdivision, buildings and works
- Use muted tones and non reflective materials for all buildings

#### **GUIDELINE 6 – AGRICULTURE AND RURAL LAND CONFLICT PERFORMANCE MEASURES**

- Ensure that new land use or agricultural proposals are compatible with adjoining and nearby land, and maintain rural living potential
- Ensure that new land uses or agricultural proposals maintain the conservation values of the land, adjoining land and nearby land
- Discourage new large scale intensive agricultural industries that may adversely affect 'rural residential' amenity.

#### **GUIDELINE 7 – ROADS AND INFRASTRUCTURE PERFORMANCE MEASURES**

- Establish the required road standard for access to land being subdivided or developed for a dwelling
- Require an infrastructure contribution when an unsealed road is to be used for access to land proposed for subdivision or a dwelling
- Design and provide service authority easements for subdivision and dwellings to avoid the clearance of native vegetation
- Support access to subdivisions and dwellings from local feeder roads than from main arterial roads
- Provide public road access in preference to the creation of carriageway easements or common property.

#### **GUIDELINE 8 – DAMS PERFORMANCE MEASURES**

- Assessment of the number and size of domestic and stock dams by Goulburn Murray Water
- Obtain a license from Goulburn Murray Water when water is required for commercial or irrigation purposes
- Support the location of all dams off waterways as best practice

#### **GUIDELINE 9 – ON SITE WASTEWATER MANAGEMENT PERFORMANCE MEASURES**

- Prepare a Land capability assessment (LCA) at subdivision stage for all lots
- Refer proposed LCA's to Goulburn Murray Water at subdivision proposal stage
- Locate effluent disposal systems within designated building and effluent disposal envelopes
- Comply with a management program set out in an approved LCA
- Provide individual septic tank permits in accordance with the *Septic Tank Code of Practice*, Publication 891, March 2003.

#### **GUIDELINE 10 – SUBDIVISION PERFORMANCE MEASURES**

- Design subdivision proposals to take into consideration the standards outlined in these guidelines

- Support subdivision proposals through the development and approval of a whole farm plan
- Prepare a land capability assessment (LCA) for all subdivision
- Provide an adequate water supply in the form of tanks, dams or bores
- Provide an adequate water supply
- Nominate building envelopes or building exclusion zones to guide the siting of future dwellings and effluent disposal
- Discourage lots that are 'battle axe' in design
- Vary allotment sizes to suit site constraints
- Complete all required fencing or other works prior to the issue of a Statement of Compliance for a subdivision
- Complete any required planting of vegetation within 12 months of issue of a Statement of Compliance

#### **GUIDELINE 11 – DWELLINGS, BUILDINGS AND WORKS PERFORMANCE MEASURES**

- Design dwelling proposals to take into consideration the standards outlined in these guidelines
- Prepare a land capability assessment (LCA) for all dwelling proposals
- Provide an adequate water supply
- Base the construction and size of dams on catchment yield
- Complete all required fencing or other works prior to the use of the dwelling if not provided at subdivision stage
- Complete any required planting of vegetation within 12 months of the construction of the dwelling
- Provide all dwellings with a minimum combined water supply of 55,000 litres

## APPENDIX 3

### PLANNING PERMIT APPLICATION CHECKLIST – CHECKLIST FOR APPLICANT CHECKLIST FOR COUNCIL

1. Pre-application consultation with Towong Shire Council Planning Department prior to preparation of information
2. Check with relevant authorities and Towong Shire regarding servicing and infrastructure standards and availability. Relevant authorities are:
  - Road, bridge standards – Towong Shire Council
  - Power Supply – TXU
  - Telecommunications – Telstra
3. Check with Goulburn Murray Water regarding the availability of water resources for subdivision or development
4. Documentation to be lodged at planning permit application stage for subdivision and intensive agricultural development proposals:
  - Planning Application Form
  - Copy of the rural living development guideline checklist and permit application checklist to be filled out by applicant for Council assessment
  - Current copy of Title
  - Whole Farm Plan, providing details as described in Appendix 1
    - Site analysis: A description of the existing site features and any constraints. This analysis can be a combination of plans, maps, reports and other visual material.
    - Land capability assessment in accordance with EPA Publication No. 746.1 and Towong Shire Council's Environmental Health Officer
  - A report identifying potential land uses and development as described in Appendix 1
5. Documentation to be lodged at planning permit application stage for dwellings, buildings and works proposals:
  - Planning Application Form
  - Copy of the guideline checklist and permit application checklist to be filled out by applicant for Council assessment
  - Current copy of Title
  - Site and context description,
  - Development plan,
  - Any other relevant information as may be required.

## **APPENDIX 4:**

### **REFERENCE DOCUMENTS:**

Reference documents relevant to the Rural Living Development Guidelines are:

#### **Planning:**

- Planning and Environment Act 1987
- Towong Planning Scheme
- Rural zones review discussion and options paper, DSE, January 2003 and Proposed New Zones for Rural Victoria, Final Consultation Draft, DSE November 2003

#### **Biodiversity:**

- Environment Protection and Biodiversity Conservation Act 1999
- Flora and Fauna Guarantee Act 1988
- Victorian Native Vegetation Management – A Framework for Action, Government of Victoria, 2002
- Victoria's Biodiversity Strategy, Government of Victoria, 1997

#### **Catchment/water:**

- North East Catchment Strategy, and sub strategies under this strategy,
- Urban Stormwater: Best Practice Environmental Management Guidelines 1999
- Construction Techniques for Sediment Pollution Control, Environment Protection Authority, 1991
- Your Dam, Your Responsibility, DNRE 2002

#### **Towong Shire Council policy documents:**

- Rural Residential Study Towong Shire, April 2004

#### **Effluent Disposal:**

- EPA Publication 746.1, Land Capability Assessment for Onsite Domestic Wastewater Management, March 2003
- Septic Tank Code of Practice, Publication 891, March 2003

#### **Other references:**

- Whole Farm Planning Principles and Options, Department of Agriculture and Department of Conservation and Natural Resources, 1988

## **APPENDIX 5:**

### **FRAMEWORK FOR DAMS UNDER NEW LEGISLATION**

During the farm dam review process, it was recommended that a mechanism was needed to control dams on multi-lot subdivisions. Under the provisions of Section 32A (3)(c) of the management plans for water supply protection, areas can prescribe the maximum volume of water that may be retained:

- In each private dam on a particular lot in a subdivision; or
- In all private dams on every lot in the subdivision

This provision relates to dams both on and off waterways.

Prior to the approval of a new subdivision, the future water needs of the subdivision need to be assessed. Towong Shire Council is required to refer planning permit applications for subdivision to the relevant water authority under State referral requirements found in Clause 66 of all planning schemes.

Licensing Authorities comments on the proposed subdivision should include reference to the potential impact of dams within the subdivision based on sustainable diversion limits established for the catchment.

Following advice from the Licensing Authority the Council could make the approval of the subdivision conditional on limiting the size and number of dams that could be built within the subdivision. In capped catchments there could be a requirement for the water needs of the subdivision to be sourced from the water market.

Under Section 11 of the Water Act, where a waterway flows through land that is to be subdivided or is adjacent to it, only one of the subdivided lots has the right to domestic and stock water after subdivision. Consequently the owner of any other subdivided lot needs a license for domestic and stock use and hence is treated in the same way as irrigation and commercial users. In capped catchments these owners should be required to purchase a water entitlement. The provisions of Section 11 of the Water Act only apply to subdivisions established after 1989.



**MINISTERIAL DIRECTION NO 6 – LOW DENSITY RESIDENTIAL  
ZONE**

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## **LOW DENSITY RESIDENTIAL ZONE (LDRZ) - THE VILLAGE SETTLEMENTS OF GRANYA, CUDEGWA, TINTALDRA AND TOWONG**

### **INTRODUCTION**

This amendment proposes to rezone nominated lands within the Shire, which has been identified as existing urban development, and proposes to include them in the Low Density Residential Zone (LDRZ)

The nominated lands are known as the village settlements of Granya, Cudgewa and Tintaldra are currently zoned as Rural in the Towong Planning Scheme, notwithstanding that the allotment sizes and uses are not suitable for inclusion in that zone.

This amendment seeks to recognise the existence of the subdivision patterns existing, by rezoning the lands affected as Low Density Residential Zone (LDRZ), rather than include the sites in the Farming, Rural Activity or Rural Living zones.

The sites have been recognised in the Towong Small Towns Urban design Framework as having small town characteristics, however, the imposition of a Township zone over areas nominated would be to assign a greater hierarchical status than the areas could realistically achieve in the life of the plan.

It is considered that the LDRZ will more appropriately guide the future development of the sites and recognise the limitations upon development that is inherent because of the lack of reticulated sewerage services being available to serve the allotments and the lack of commercial and industrial undertakings within the nominated areas. The nominated areas are currently covered by the Restructure Overlay imposed in the C5 amendment to the Towong Planning Scheme.

The rezoning will not result in additional subdivision of 'broad acre' allotments or increase demand on existing infrastructure and services.

The rezoning will afford the Council an ability to assess new development and the areas and ensure that only that which can be serviced and not impose additional burdens upon the existing physical and social infrastructure will be approved and that the nature and role of the small communities will not be dramatically altered.

### **SUPPLY AND DEMAND**

As the Low Density Residential Zone would allow some form of low scale residential development to occur, in what was formally a rural zone, the issues raised in Ministerial Direction No 6 are addressed to ensure that the amendment discloses all relevant information to enable it to progress.

The Direction states:

*The supply of and demand for rural residential lots within the municipality and the general locality must be assessed with respect to:*

- *the impact of the proposed additional supply eg ('blighting' of land, restriction of future planning options).*

- *the orderly planning of the area. Market demand must be estimated with adequate justification of inbuilt assumptions. Reference must be made to the trend in building approvals for houses on rural residential lots over the past five years.*

*An amendment must not provide for rural residential use or development of land which would increase the supply of rural residential land to more than that required to meet a 10 year demand for rural residential lots (including vacant lots in the existing supply) based on annual building approvals over at least the past five years or other suitable basis.*

## RESPONSE

The introduction of the amendment C5 in 2005 has enabled the development of these areas to be seriously considered. The grouping of parcels into holdings of sufficient size to support development will enable previously sterilised land to be developed.

Whilst, there is no empirical evidence to date to substantiate any estimates of supply or demand for the resultant allotments it is felt that with the appropriate zoning of the land development will occur over the ensuing years.

Base upon the C5 aggregation of land the total yield within the proposed LDRZ will be:

TOWN	Number of Dwellings	Vacant Holdings
Granya	17	13
Cudgewa	49	5
Tintalra	11	13
Towong	6	5

### Impact of the proposed additional supply

Under the current Rural Zone, and the Restructure Plans contained within Amendment C5, the above allotments may be developed for dwelling purposes with the approval of Council. The rezoning of the lands to LDRZ will not create any additional potential sites for development within the Shire, but will establish a zone which recognises the likely use of the lands.

The provision of services will not be affected each development will be responsible for its own provision of water and waste water treatment.

## **The orderly planning of the area**

The Urban Development Framework provided by the Pride of Place programme has reviewed each of the communities involved in the proposed rezoning and has provided Council with a long term strategy for the development of the existing urban area and integration of new areas.

## **AGENCY COMMENTS**

The Direction states:

*The report must list the agencies which have been consulted during the process of preparing the amendment and must include a summary of the agencies' comments.*

*Agencies which must be consulted include ;*

- *Relevant Government bodies*
- *Department of Infrastructure*
- *Department of Natural Resources and Environment*
- *Environment Protection Authority*
- *Vic Roads*
- *The appropriate catchment management authority*
- *The Port Phillip Catchment and Land Protection Board*
- *Relevant supply, distribution and service authorities and companies for telephone, gas, water, sewerage, drainage, irrigation and electricity supply.*
- *Councils of adjoining municipalities (if the site is close to a municipal boundary).*

## **RESPONSE**

The potential development of the nominated allotments was the subject of comment by the relevant government and quasi government bodies at the time of preparation of the C5 amendment to Towong Planning Scheme and the subsequent Panel Hearing. No relevant authority raised objection to the amendment proceeding. This current amendment does not propose to create any additional density of development above that sought by C5, but rather place the holdings in a more appropriate zone given the intent of C5 was to allow the holdings to be used for the erection of dwellings and as a consequence the matter has not been referred for further comment.

## **LOCAL AND SITE CONSIDERATIONS AND CONSTRAINTS**

The Direction states:

*Criteria for local and site considerations provide a framework for identifying land suitable for rural residential use and eliminating unsuitable land from further consideration. As well as covering the*

*strategic matters addressed above the report accompanying an amendment must demonstrate that detailed site-specific investigations have been made in compliance with each of the criteria and constraints described below. Variations to these guidelines will be allowed only under unusual circumstances where there is overwhelming strategic justification.*

## **LAND USE COMPATIBILITY**

*The proposed rural residential land use must be compatible with the existing and likely land uses of the locality*

*The nature of existing and proposed uses of land adjacent to the land proposed to be rezoned must be documented in the report. A map showing existing conditions must be provided.*

*An amendment must only provide for rural residential use or development of land which is:*

- Identified as adjoining or closely associated with an existing township or urban settlement.*
- Not within 500 metres of a National Park Reference Area, Wilderness, Marine Park or State Park, unless the regional manager Department of Natural Resources and Environment specifies a lesser buffer.*
- Not within 200 metres of other Crown Land including stream reserves, unless the regional manager Department of Natural Resources and Environment specifies a lesser buffer (**Note:** May vary considerably with individual cases. A much greater separation might be appropriate in cases where rural residential development is proposed which could adversely affect views of or from a Park. If the Department of Natural Resources and Environment has recommended a greater buffer which is not met by the amendment the view of the Department must be noted and discussed in the report).*
- Not within the specified distance of an existing industrial land use described in the Environment Protection Authority's Recommended Buffer distances for Industrial Residual Air Emissions (for the purposes of that document, rural residential is considered to be a 'sensitive' land use).*
- Not within 300 metres of an Industrial 1 or an Industrial 3 Zone or within 1,000 metres of an Industrial 2 Zone.*
- Not within the 20 Aircraft Noise Exposure Forecast (ANEF) contour of an airport.*

## **RESPONSE**

As the areas to be rezoned form part of traditional urban settlements and are either partly or mostly developed as dwelling sites the intent of this section of the Direction is met. No area is located near an industrial area and all areas are unaffected by any ANEF.

## RESOURCE PROTECTION

The Direction states:

*The report must include an assessment of the locality's natural resources and the measures which may be taken to protect those resources, including a description of:*

- *Agricultural quality*
- *Native vegetation*
- *Topography relief and gradients*
- *Habitat for indigenous fauna*
- *Geology*
- *Mineral and stone resources (as defined in the Mineral Resources Development Act and the Extractive Industries Act respectively).*
- *Soil types*
- *Water resources (including groundwater)*

*An amendment must not provide for rural residential use or development of land which:*

- *Is high quality productive agricultural land and has a present pattern of subdivision favourable for sustainable agricultural production.*
- *supports fauna or flora (whether in terms of individual taxa, communities or ecosystems) of international, national, state or regional significance, unless the amendment includes site-specific provisions to protect the significant fauna or flora.*
- *supports fauna or flora (whether in terms of individual taxa, communities or ecosystems) of local significance which in the opinion of the regional manager Department of Natural Resources and Environment, would be adversely and unacceptably affected by rural residential development of the land, unless the amendment includes site-specific provisions to protect the significant fauna or flora.*
- *supports native vegetation which would have to be cleared to enable rural residential development to take place.*
- *Is in a declared special area for which a special area plan under the Catchment and Land Protection Act is in place, unless the proposal is compatible with the special area plan, to the satisfaction of the regional manager, Department of Natural Resources and Environment.*

*Note Under schedule 4 of the Catchment and ,and Protection Act, both Land Use Determinations and Land Use Notices under the Soil Conservation and Land Utilisation Act1958 are deemed to be references to special area plans.*

## RESPONSE

The issues addressed by this section of the Direction have been addressed in the report accompanying C5 amendment to Towong Planning Scheme. A copy of the report is appended.

## LANDSCAPE AND HERITAGE VALUES

The Direction states:

*The report must include an adequate assessment of the locality's landscape and heritage values. The potential impacts of rural residential development on those values must be identified.*

*An amendment must not provide for rural residential use, or development of land, which has high scenic value or cultural or archaeological significance, unless the amendment includes provisions to protect those features. Landscapes or sites classified by the National Trust or registered by Heritage Victoria or Aboriginal Affairs, Victoria must not be proposed for rural residential use or development without consultation with those organisations.*

## RESPONSE

The heritage issues associated with the areas has been the subject of review undertaken by RBA Pty Ltd. The Thematic History of the Towong Shire Area has been produced as a first stage of the review of all heritage items, events and places within the shire. No item has been identified within the rezoning areas that would preclude the rezoning proceeding at this point in time.

The areas nominated are not located within any significant landscape overlay and no area is recorded as being within an area of interest to the National Trust.

## HEALTH AND HAZARD

The Direction states:

*The report must include an assessment of the locality's health and hazard-related features which could affect or be affected by rural residential development. In particular the following matters must be discussed:*

- *Fire hazard (fire hazard mapping as recognised by the Country Fire Authority*
- *Must be provided)*
- *Flood propensity (flood frequency mapping as recognised by the appropriate*
- *Catchment Management Authority must be provided).*
- *Incidence of land salinity.*
- *Soil contamination with regard to past uses of the land (for example, dieldrin use in horticulture, sites formerly used for sheep-dipping and*

*former aerial spraying landing grounds: see also Minister's Direction No 1).*

- *Landslip and other erosion-related hazard*
- *The land's physical capability to sustain rural residential development. (The assessment must cover all relevant land capability criteria recognised by the Department of Natural Resources and Environment).*

*An amendment must only provide for rural residential use or development of land which*

- *Is not in an area with a fire hazard rating of high or greater*
- *Is not subject to flooding more frequently than once in 100 years*
- *Is not subject to soil salinisation to a degree which would require specialised management for growing plants (including lawns).*
- *Has not been contaminated as a result of previous land uses, to an extent which would make the land unsuitable for residential use, unless an audit has been carried out in accordance with Minister's Direction No. 1 and any necessary remediation works have been completed to the satisfaction of the EPA.*
- *as slopes no steeper than 20 per cent (1 in 5).*
- *Has a land capability classification for rural residential subdivision of Class 1, 2 or 3, based on Department of Natural Resources and Environment land capability criteria.*
- *Has been the subject of a soil absorption testing program carried out in accordance with the requirements of the Septic Tanks Code of Practice, for which the test results have been submitted to the EPA and it has expressed in writing its satisfaction that subdivision of the land as proposed by the amendment will comply with Clause 40 of the State Environment Protection Policy (Waters of Victoria).*
- *Note the Code of Practice requires that the land must not:*
- *Have a seasonal watertable within one metre of the natural ground surface at any time of the year.*
- *Be subject to seasonal surface waterlogging.*
- *Have less than one metre depth of soil to bedrock*

## **RESPONSE**

Investigations have shown that the subject areas are not:

- Within a Fire Hazard area. C10 amendment to Towong Planning Scheme establishes a Wildfire Management Overlay (WMO) to the planning scheme. No area nominated to be rezoned as LDRZ is affected by the WMO.
- Within an area of flood propensity. No flooding or inundation overlay affects any of the sites.
- Affected by Land salinity.
- Affected by landslip or other erosion problem.
- Precluded from development by reason of a negative land capability assessment. The issue of the land capability of the amalgamated holdings was thoroughly assessed at the time of the C5 amendment to the planning scheme.
- Located in areas where the slope of the land exceeds 20%.

- Located within areas where the watertable is less than 1 metre below natural ground level.
- Located in areas where there is waterlogged land.
- Located in areas where there is less than 1 metre of soil on site before bedrock.

## **INFRASTRUCTURE AND SOCIAL SERVICES**

The Direction states:

*Because it is a type of residential land use, rural residential development must be provided with certain urban works and services normally expected for residential areas. If those services are not provided by the developer from the outset, the expectations and future requirements of residents can lead to penalties of cost and disruption for communities as services are installed due to overwhelming need at a later time.*

*The report must include assessment of the public costs of providing social services, community facilities and physical infrastructure in the event that rural residential development is approved. The assessment must adequately describe and discuss:*

- *Existing and projected population profiles of the local urban area, including residents of the proposed rural residential development.*
- *The availability of, and level of population that can be served by, existing infrastructure (i.e. social facilities and services, schools, public transport, roads, telephone, electricity, gas, water, sewerage and waste disposal).*
- *The level and range of services which will need to be supplied or upgraded to meet the needs of the proposed additional population.*
- *The costs of additional infrastructure and the options for meeting those costs.*
- *The areas within the locality in which it would be most cost-effective to locate additional population*

*An amendment must only provide for rural residential use or development of land which at the time of development:*

- *Can be connected to reticulated potable water (unless the average annual rainfall*
- *Is greater than 750 mm).*
- *Has been found to have satisfactory physical characteristics for onsite sewage and sullage disposal or which can be connect to a reticulated sewerage system.*
- *Can be connected to, or provided with, a drainage scheme which effectively removes storm water from each house and lot, prevents inundation of effluent disposal fields and is designed to handle the one in 100 year storm event.*
- *Can be connected to the electricity grid in accordance with normal residential practice.*
- *Can be connected to the telephone system in accordance with normal residential practice.*
- *Is accessible by properly formed and constructed roads.*

- *Can be provided with at least weekly collection of domestic garbage in accordance with normal residential practice.*
- *Is reasonably accessible to existing social facilities and services, unless the amendment specifically requires the provision of those facilities on or adjacent to the land prior to the sale of individual lots.*

## **RESPONSE**

Each of the areas nominated to be included in the LDRZ adequately address this section of the direction in that:

- The Urban Design Framework undertaken as part of the Pride of Place Programme addressed the social issues associated with this part of the direction.
- If the rezoning is successful there will be no need to augment any existing services available to the community.
- The rezoning will not cause any re-evaluation of the existing level of infrastructure currently provided to the communities involved.
- The rezonings are perceived to be the most cost effective means available to assist the nominated local communities in their quest to be self sufficient in providing for their community needs.
- All the nominated sites receive in an average year rainfall in excess of 750mm.
- Each of the holdings nominated in the C5 amendment to the Towong Planning Scheme is suitable for the use of a dwelling.
- The existing drainage regime of the areas is of sufficient capacity to accept any additional stormwater that would be generated by development of the land nominated in the amendment.
- The existing supply of electricity and telecommunications to the nominated areas is of sufficient capacity to provide the facilities to any of the holdings within the areas nominated to be rezoned.
- Road access to all of the nominated areas is by sealed surface which is maintained in excellent condition.
- Development of the areas nominated would not overburden the existing provision of social facilities and services.

## THE VILLAGE SETTLEMENTS OF GRANYA, CUDEGWA, TOWONG AND TINTALDRA

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### The village settlement of Granya



Set on the up slopes, away from the influence of the Hume Weir and the Cottontree Creek, the historic village of Granya was originally subdivided in the gold mining period of development of the area.

The focus of **Granya's** town plan is a square loop street, which features the majority of the township's settlement, buildings and services, including a church, post office, recreational reserve and a former school—now a museum. The township core is surrounded by larger allotments, with occasional houses extending to adjacent hills and Murray River. The town is located off Murray River Road and, consequently, suffers from no major traffic impacts.

Granya's population varies between 35 and 50 people, mostly farmers, and one third commuting to work in Albury–Wodonga. There is a small reticulated water supply, but no sewerage infrastructure. The service base is limited, with some community facilities, a church and a bed and breakfast establishment, but no commercial services for daily needs.

A residential subdivision pattern is still evident. The village has a cluster of eighteen dwellings and a number of public buildings/facilities.

There are two watercourses which drain through the village to the creek located west of the area.

Whilst reticulated sewerage is unavailable the area has been reviewed as to its Land Capability to meet the needs for on site waste water disposal. A copy of the Land Capability Assessment is provided in the Appendix to this report.

The information contained in the Land Capability Report village has been the use as the basis for determining the land configuration requirements included in the amendment C5 to the Towong Planning Scheme.

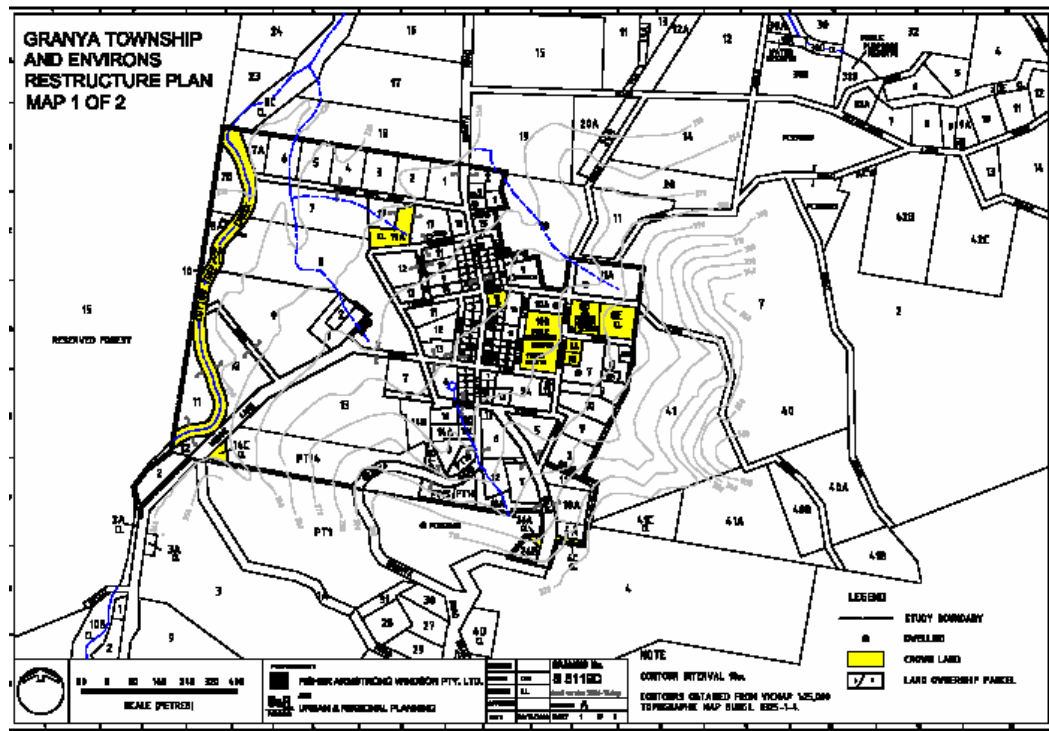


Fig. Land Use Patterns – Granya. (As shown in C5 –Restructure Plan Amendment to Towong Planning Scheme)

The Urban Design Framework, as adopted by Council, recommended that Granya develop in the following manner:

## GRANYA

*First settled in the early 1800s.*

- Residential village—bush living.
- Proactive community with links to Bethanga and Talgaro.
- Mining history, pioneer heritage (museum).
- Key link position to State and National Parks and Murray River.
- National park entrance: nature-based tourism—Granya Falls.
- 4WD trails.
- Art trail, wine trail.
- Cotton Tree Park.

**Granya** is proposed to be developed as a country village of rural and bush character, with low density and semi-rural residential uses.

The rich mining heritage, including the Pioneer Museum, is an attraction, along with Granya's role as an entry point to Mount Granya and Mount Lawson State Parks. There is also potential for increasing activities based on 4WD driving, eco-tourism and bicycling, but the lack of services and accommodation is a disadvantage.

**The key issues are:**

- . • **small township size**
- . • **small lot sizes**
- . • **lack of services**
- . • **lack of facilities**
- . • **poor signage at the Murray River Road regarding historical sites**

### **Land use type and distribution**

The Framework proposes that the undeveloped land within the township be developed as a low density residential area and around it as a semi-rural residential area.

Land along Conness Road between Granya Road and Doubleday Road is proposed for commercial and civic uses.

### **Built form**

Residential buildings should be relatively neutral in style, blend into the townscape and landscape and have a high degree of passive solar efficiency. One-storey buildings with low roofs are strongly recommended. Siting of buildings should minimise the need for cut and fill, retaining walls and driveways. Prominent fences are not recommended.

Lot sizes need to be reconfigured so that they comply with the Environmental Protection Authority's (EPA) requirements for household wastewater effluent disposal. Any future civic and commercial buildings should be free-standing in landscaped surrounds. On-site car parking should preferably be at the back of the site and landscaped.

The character of all future developments and extensions should respect the historic pattern of the town.

### **Services**

The current population cannot support additional services. Establishment of any new services depends on a significant growth of both permanent population and visitor numbers.

### **Traffic**

There are no traffic-related concerns or proposals for Granya.

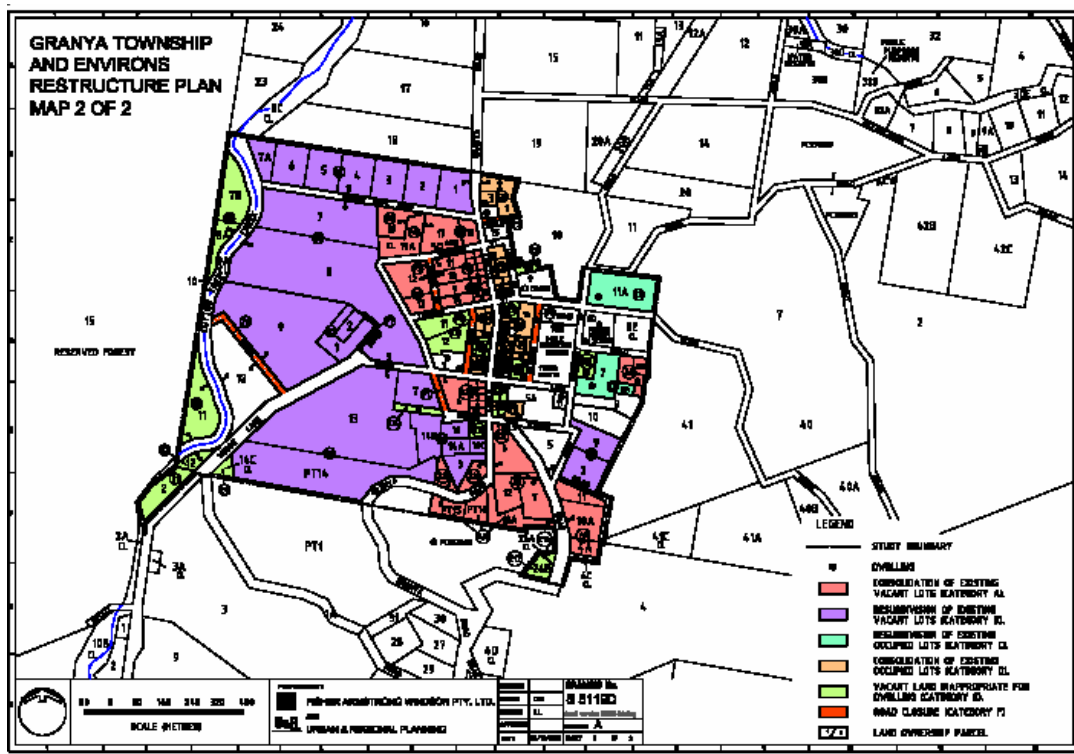


Fig. Land Consolidation pattern required by C5 Amendment to Towong Planning Scheme

## The village settlement of Cudgewa

The village of Cudgewa was the Rail Head for the Wodonga to Cudgewa Railway, the importance of the town, and its decline, are directly related to the period of rail activity which has now ceased.



Fig. Aerial Photograph showing location of existing dwellings in Cudgewa.

The Towong Small Towns Urban Design Framework and Advice says of Cudgewa:

*Cudgewa is a small township, whose general appearance was established during the later part of the 19<sup>th</sup> century, although there has been some infill construction during the 20<sup>th</sup> century. The lasting impression of the town is of the well-established, tree-lined avenue with some fairly substantial 19<sup>th</sup> century buildings relative to the current size of the town, and the generous spaces between buildings. Another notable feature is the variety of prominent roof forms of many of the 19<sup>th</sup> century buildings, which are usually clad in corrugated sheet metal. There are also some examples of concrete blockwork, which is also seen elsewhere in Towong Shire.*

*Buildings of Interest are:*

- *19<sup>th</sup> century buildings—Hotel Cudgewa, small Gothic-influenced churches, several residences and the former store and petrol station.*

The town plan of **Cudgewa** appears to have gone through changes since its original inception: The main street used to be more closely aligned with the adjoining Cudgewa Creek, but has since been substantially realigned—and possibly widened—into a straight stretch, with a length of approximately 1.5 kilometres, creating a visually striking, linear avenue lined with established rows of trees. Within this imposing civic frame, residential settlement appears to have declined, possibly due to the discontinuation of the Cudgewa–Bandiana Railway line. Many buildings are in disrepair, but there are some interesting examples of early architecture.

The township has a stable population, but no reticulated water services or sewerage infrastructure. There are some commercial services and two churches in the township, and an airfield nearby. Due to Cudgewa’s location off the Murray Valley Highway, there is no major traffic impact. Important features are the historic railway terminus—a focus of the thematic, recreational Wodonga to Cudgewa Rail Trail under development—and the memorial cairn to Peter Handcock, who was executed with ‘Breaker’ Morant by the British in the Boer War. There is also a significant escarpment created by glacial activity, visible from Wabba Gap.

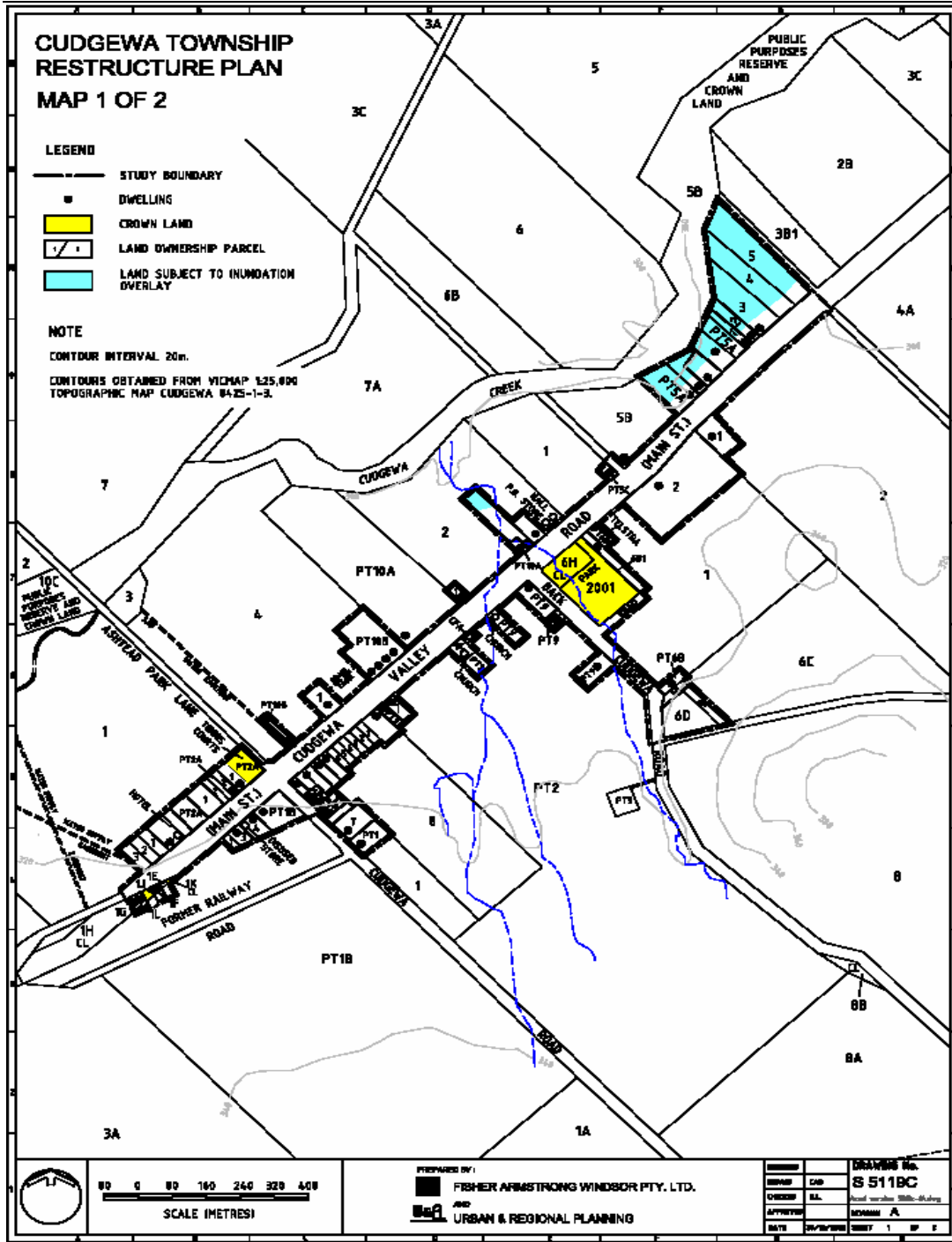


Fig. Cudgewa Land Use Pattern and Drainage Pattern

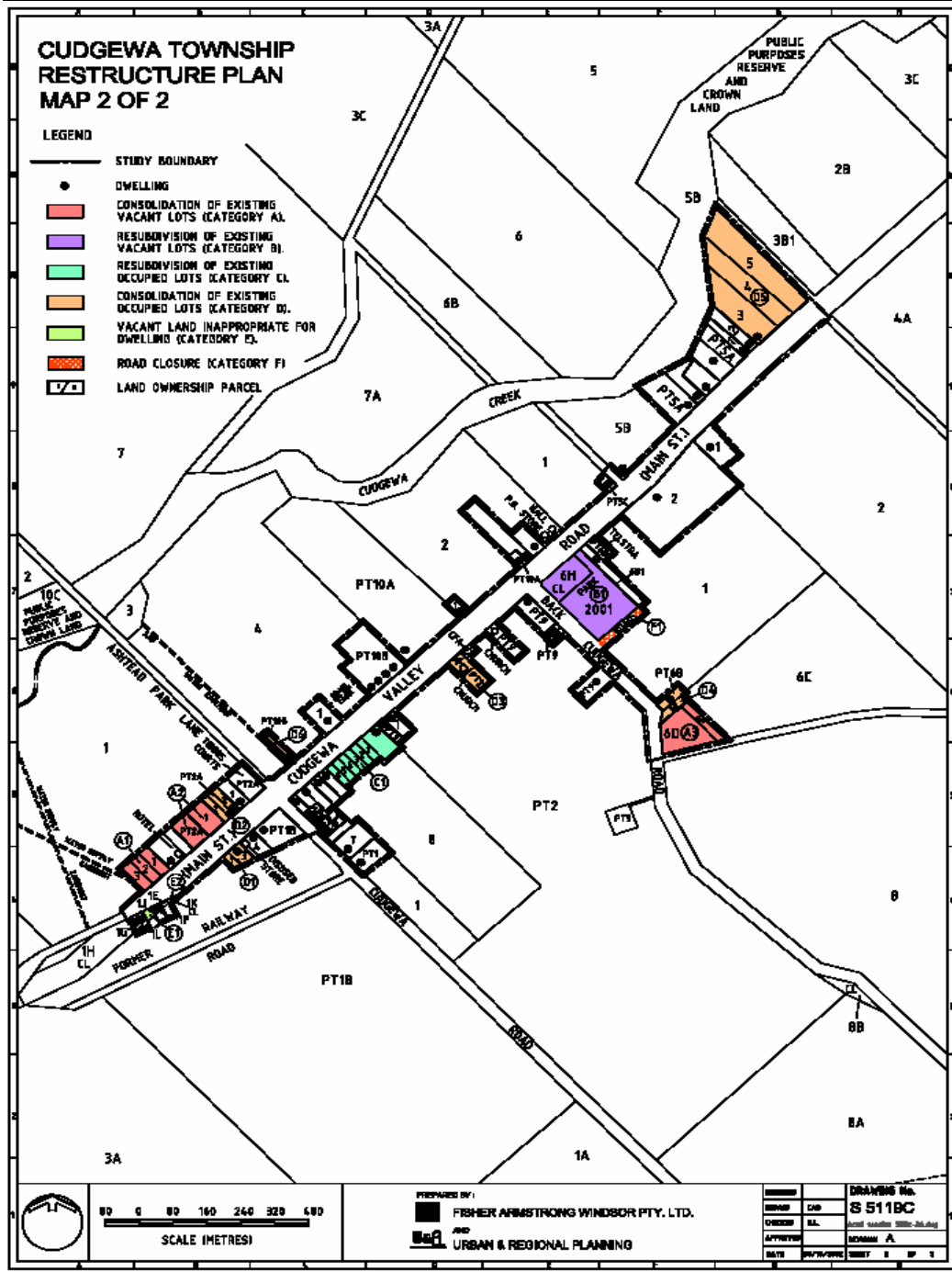


Fig. Cudgewa Consolidation land pattern

Cudgewa is included in the C5 Amendment to the Towong Planning Scheme and any development in the area will be governed by the ability to consolidate land into the pattern required by the amendment.

The Urban design Framework recommended that the town develop in the following manner:

**CUDGEWA**

First settled 1837.

- Residential village—rural living area.

- *Commuter town to Corryong, Pastoral past.*
- *National Park entrance point and tourist service town—bushwalks and Bluff Falls.*
- *Rail trail endpoint—railway history.*

**Cudgewa** is proposed to be developed as a country village of a relatively urban character. The majority of residents are likely to commute to Corryong for work.

Cudgewa is an entry point to the Burrowa-Pine Mountain National Park and a base for bushwalking. With the development of the Rail Trail, there is potential for significant visitor activity. As the former railway terminus, the town could act as a major service node for the Trail and so celebrate its railway history. It also has potential as a local focus of some specific types of sport, due to suitable land located very close to the town centre.

**The key issues are:**

- **small size**
- **lack of services**
- **lack of facilities**
- **poor signage to Cudgewa from Murray Valley Highway**

**Land use type and distribution**

The Framework proposes that the undeveloped land within the township be developed as a low density residential area. Any future expansion should be along Cudgewa Valley Road. The former Railway Station site is proposed to be reserved for tourism-related services, including railway interpretation, picnic and barbecue facilities and a public toilet. A site for a new 'Railway Hotel', incorporating backpacker accommodation is also proposed in this area.

The topography and amount of vacant land suggest that Cudgewa could sustain a substantial, semi-informal sports, recreation and training track in the north end of the town. A master plan is proposed to properly accommodate and coordinate the potential development of the sporting area.

**Built form**

Residential buildings should be relatively neutral in style, blend into the landscape and have a high degree of passive solar efficiency. New buildings should be located close to the main road, following the historic pattern, and be orientated along the road. Prominent fences and dominating garages are not recommended. Front gardens are strongly recommended.

All residences should address the main road—battleaxe lots are strongly discouraged.

Lot sizes need to be reconfigured to comply with the Environmental Protection Authority's (EPA) requirements for household wastewater effluent disposal. Any new commercial or civic developments or extensions in the town centre should be carefully sited and designed to maintain the town's landscape values and historic character.

**Public open space**

*A new village green is proposed on the vacant land next to the church and a small 'railway park' on Cudgewa Road to provide access to the proposed walking trails. A parcel of land along the creek, in the north end of the town, is proposed to be reserved for a future passive recreation area.*

**Services**

*The current population cannot support additional services. Establishment of any new services depends on a significant growth of both permanent population and visitor numbers.*

**Recreational trails**

*The creek corridors, especially Cudgewa Creek, provide potential for an extensive network of recreational trails. A forest trail to the National Park is proposed to cater for hikers and bicyclist arriving via the Rail Trail. A lookout trail to the hills east of the town is also proposed for day visitors.*

**Traffic**

*There are no traffic-related proposals for Cudgewa.*

## The village settlement of Tintaldra



Fig. Aerial Photograph of Tintaldra

Tintaldra was an historic crossing point on the Murray River. The Towong Small Towns Urban design Framework says of Tintaldra:

### **Tintaldra**

*Tintaldra was important as an early border crossing with the former Colony of New South Wales and there was a customs house in the town during the 19<sup>th</sup> century. The few extant 19<sup>th</sup> century buildings are evocative of Tintaldra's early history, most notably the Tintaldra Store, begun in 1864 and enlarged in 1928. Tintaldra Hotel was begun soon after in 1870, and has been modified several times since, but nonetheless manifests a suitable historic appearance. Also of interest are a few 19<sup>th</sup> century residences, and the remaining metal pylons of an earlier bridge.*

*Heritage listings are:*

- .  National Trust— the classified Tintaldra Bakery, the noted Tintaldra Homestead.
- .  Victorian Heritage Register—Tintaldra General Store and former bakery.

**Tintaldra** has a compact, geometric town plan, comprising two triangular sections on each side of the Tintaldra–Cudgewa Road, just north of the Cudgewa–Tintaldra Road and abutting Murray River. Off-ramps lead from the highway down to the township, the centre of which is defined by an unusually wide main street, laid out in two levels and leading to the historic bridge across Murray River. The historic Tintaldra General Store and former bakery and Tintaldra Hotel buildings face each other across the main street. There is no formal planting along the street.

The township has a small population. Most residential development is spread west of the main street. There is no reticulated water or sewerage infrastructure. Daily services are limited, but a range of tourist camping services exist, as well as a fire station. While the town is not located on a major highway, there is tourist traffic across the border to New South Wales.

The Urban design framework as adopted by Council recommended that Tintaldra develop in the following manner:

### **TINTALDRA**

*First settled in 1837.*

- .  *Residential village—historic interest.*
- .  *Pastoral past, pioneer heritage, historic general store, hotel, bakery.*
- .  *Tourist stop, picnic destination, Clarke Lagoon Reserve.*
- .  *Murray River foreshore, camping, canoeing.*
- .  *Connection to NSW.*
- .  *Tintaldra Gymkhana event*

*Tintaldra is proposed to be developed as a country village drawing on its rural character.*

*There is potential to increase activities based on eco-tourism and canoeing, building on Tintaldra’s existing status as a destination of choice and adding recreational opportunities and services. A camping area would be needed; a potential location for a canoeing-focused camping area is on the NSW side of the river; this could be managed by the caravan park operator.*

#### **The key issues are:**

- . **•small township size**
- . **•small lots**
- . **•lack of services**
- . **•lack of facilities**
- . **•poor presentation from the highway**

#### **Land use type and distribution**

*The Framework proposes that the undeveloped, but subdivided, land west of the township be developed as a low-density residential area. Vacant land west of the hotel is proposed to be reserved for its potential future extension, also including a village green. The three vacant lots next to the caravan park along the road are proposed to be reserved for its potential future extension.*

**Built form**

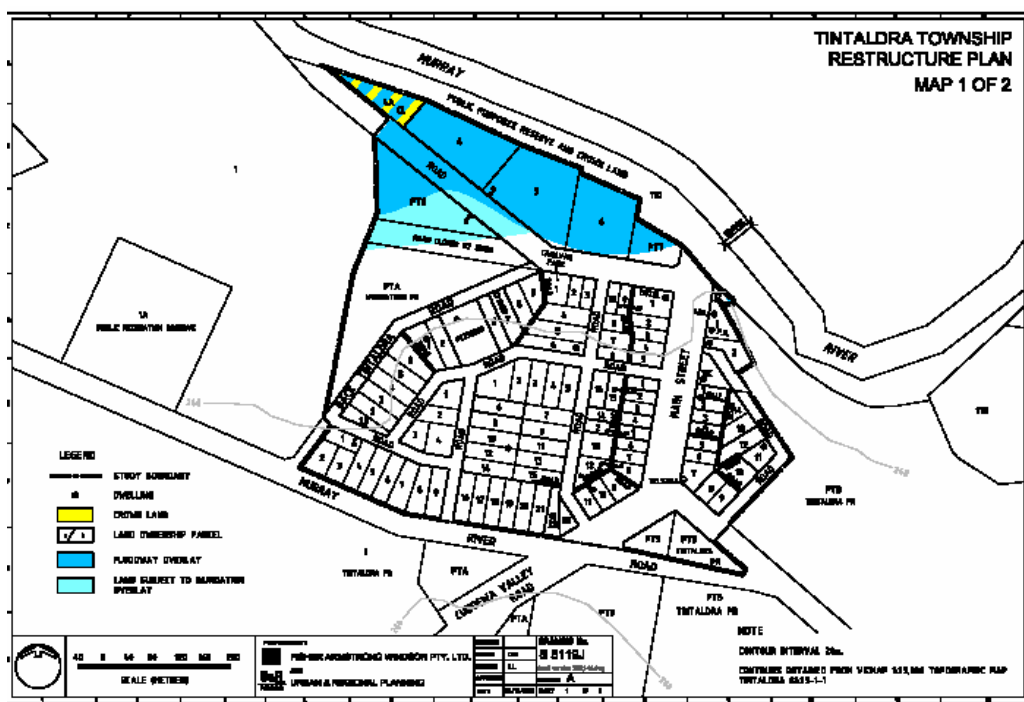
Residential buildings should be relatively neutral in style, blend into the landscape and have a high degree of passive solar efficiency.

One-storey buildings with low roofs are strongly recommended. Siting of buildings should minimise the need for cut and fill, retaining walls and driveways. Prominent fences are not recommended. Lot sizes need to be reconfigured to comply with the Environmental Protection Authority’s (EPA) requirements for household wastewater effluent disposal.

Any new commercial or civic developments or extensions in the towns centre should be carefully sited and designed to maintain the town’s landscape values and historic character.

**Services**

The current population cannot support additional services. Establishment of any new services depends on a significant growth of both permanent population and visitor numbers.



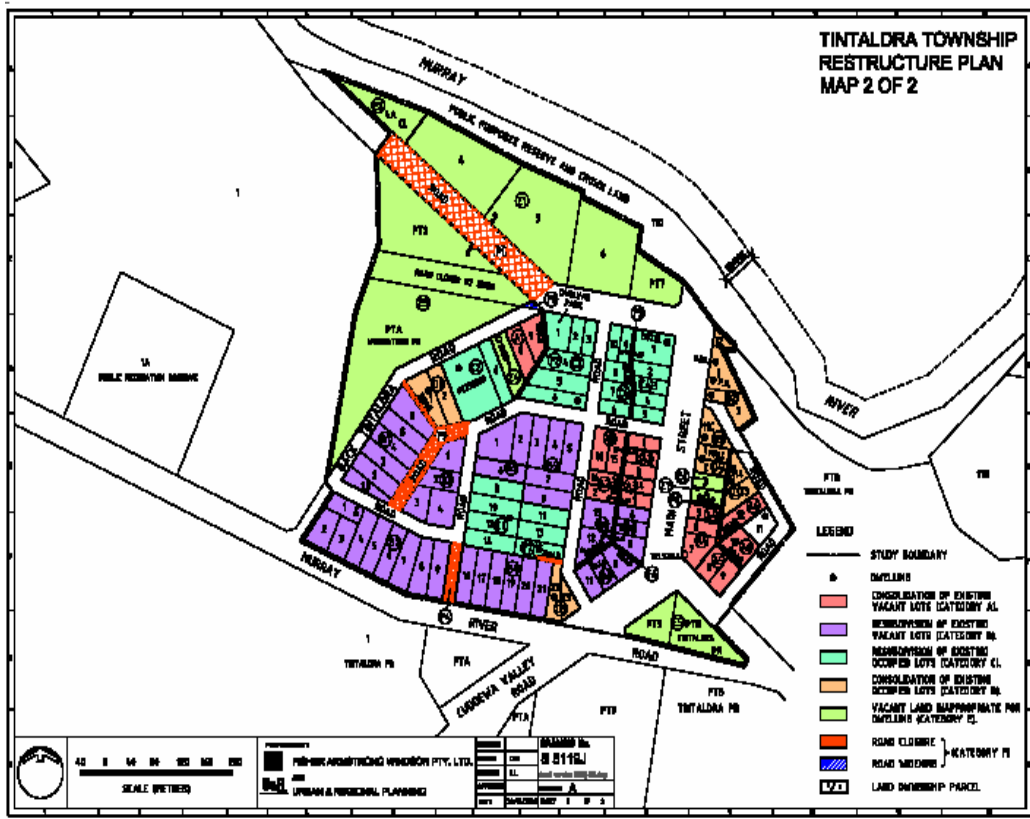


Fig. Restructure Plans Tintaldra

## The Village Settlement of Towong



It is proposed to rezone a portion of the Village of Towong to LDRZ. A LDRZ zone already exists for portion of the village and the purpose of this amendment is to recognise the land use pattern for the remaining area and link the current development in a purposeful manner.

The village of Towong is included in the C5 Amendment to the Towong Planning Scheme and any development in the area will be governed by the ability to consolidate land into the pattern required by the amendment.

Towong was an historic crossing point on the Murray River.

**Towong** township is laid out in a grid pattern at the intersection of Murray River Road and Brooke Street, leading to Upper Murray Road and across the river to New South Wales. The originally surveyed subdivision is much larger than the area now used for residences, focused on the edges of the principal streets. In all, the town is largely undeveloped, with an open built form and scattered buildings set back from the streets. There is increasing interest for residential development, however, due to the town's proximity to Corryong and the lack of low-density residential potential in that town.

Towong has no reticulated water or sewerage infrastructure—water supply is derived from Murray River as a private enterprise. There is a post office and community hall, and some tourist camping facilities. Special features are Towong Racecourse, established in 1871 and housing the annual Towong Cup, and Towong Bridge, built in 1938—it is largely unchanged and the only full timber bridge over Murray River. Planted copses of poplars articulate the fields around the township.

The Towong Small Towns Urban design Framework says of Towong:

*First settled in 1838.*

- *Commuter town to Corryong.*
- *Rural living area.*
- *Potential retreat.*
- *Pastoral and mining history.*
- *Aboriginal heritage.*
- *Historic racetrack (1871): races held twice a year—equestrian activity*

*potential.*

- *Murray River foreshore, canoeing.*
- *Connection to NSW.*

## **TOWONG**

**The key issues are:**

- **small size**
- **small lot sizes**
- **lack of services**
- **lack of facilities**
- **poor presentation from the highway**

### **Land use type and distribution**

*The Framework proposes that the undeveloped land along the highway is developed as an ‘eco-village’ –type low density residential area, which, if successful, can expand towards Corryong on the south side of the highway. The topography and orientation is ideal for ecologically sustainable development, but it should be contained to the lower part of the slope.*

*Extension of the residential subdivision on the east side of the ridge is not recommended.*

*Any commercial activities are proposed to be located along the highway, at the current intersection.*

*The floodplain limits the development potential of land north and northeast of where the Murray River Road leaves Brooke Street.*

### **Built form**

*Residential buildings should be relatively neutral in style, blend into the landscape and have a high degree of passive solar efficiency.*

*One-storey buildings with low roofs are strongly recommended. Siting of buildings should minimise the need for cut and fill, retaining walls and driveways. Prominent fences are not recommended.*

*Lot sizes need to be reconfigured to comply with the Environmental Protection Authority’s (EPA) requirements for household wastewater effluent disposal.*

*Any new commercial or civic developments or extensions in the town centre should be carefully sited and designed to maintain landscape values and contribute to townscape character.*

### **Public open space**

*The demand for public open space is low. A small riverside park is, however, proposed to provide access to the riverfront and to accommodate picnic and barbecue facilities, possibly also a public toilet. The area appears to be in semi-public use already.*

### **Services**

*The current population cannot support any commercial or community services. Establishment of any services depends on a significant growth of both permanent population and visitor numbers. However, there is a commercial opportunity to establish a 'mixed business,' at the main intersection, catering for the needs of visitors, passers-by and residents.*



## **RURAL ACTIVITY ZONE JUSTIFICATION**

## **INTRODUCTION OF RURAL ACTIVITY ZONE (RAZ)**

### **Introduction**

The purpose of this section of the report is to substantiate Council's decision to adopt a policy to replace the Farming Zone with the Rural Activity zone in those areas of the Towong Shire not identified by the Department of Primary Industry as being of prime agricultural importance.

Council proposes to introduce the Rural Activity Zone (RAZ) over all those lands not defined as being lands of the highly productive and versatile agricultural capability, with the exception of the lands nominated elsewhere in this report as lands suitable for zoning as Rural Living and Rural Conservation.

To appreciate the intent of Council's decision, and to understand the technical information of which its decision was basis, it is necessary to review and consider the following documentation;

- Report by the Department of Primary Industry
- Resolution by Council of June 2004 which establishes the rationale for determining the zoning of the lands located at the interface between the Farming Zone and Rural Activity Zone

Both of the above documents are attached to this report.

By adopting its policy in relation to the rural lands of the Shire, Council intends that those lands classified as being of good or better, in the Department of Primary Industry's classification system, be retained and protected. Council proposes that these lands be zoned a Farming Zone, so as to ensure that inhospitable development, which may preclude the land's use for agriculture both now and in the future, does not occur.

Council accepts that all the lands nominated in the Farming Zone may not be currently capable of being economically used for an agricultural purpose. Land fragmentation, distance from market and, past farming practices all influence the decision as to whether or not the land is capable of supporting a particular activity. However, Council is of the opinion that the factors, as set out in the Department of Primary Industry report, establishes the combination of the soil type, slope and access to water as being not variables and as such become the underlying factors which decree land that is best suited, and should be protected, for agricultural pursuits both now and into the future.

Based on the information, contained within the report, the lands nominated as Farming Zone should be protected from activities which do not need prime agricultural land to establish and function efficiently.

Council is of the opinion that if development is allowed in the Farming Zone, which does not rely upon agricultural use the land, it would sterilise the land and possibly adjoining lands from achieving its best order of use.

In accepting that the prime agricultural lands of the shire, as defined by the independent experts of the Department of Primary Industry, should be protected, it is

incumbent upon Council to nominate lands, and allocate them to an appropriate zone, so as to encourage activities, which whilst still agricultural in nature, do not require prime agricultural lands to ensure the uses are successful.

To achieve this outcome Council proposes to zone the bulk of those lands defined by the Department of Primary Industry as being of “average” to “below average” and “poor” to “very poor”, as Rural Activity in lieu of the Farming Zone.

Whilst both zones have as one of their primary purposes – *“to provide for the use of the land for agriculture”* - the true differences between the two zones lies in the remaining defined purposes.

The Farming Zone further defines the purposes of the zone as including:

- *To encourage the retention of productive agricultural land.*
- *To ensure that non agricultural uses, particularly dwellings, do not adversely affect the use of the land for agriculture.*

These purposes are reflected in Council’s definition of the area to be included in the Farming Zone. Council in determining its stance on the allocation of lands to the Farming Zone and the Rural Activity Zone adopted a cautionary approach to parcels which exhibited two or more classifications as set out in the Department of Primary Industry Report.

The decision of Council on which zone applies to a site where two or more of the report and mapping of the former Departments of Planning and Agriculture’s classifications applies is”

*“If any portion of an individual parcel is shown to have prime agricultural land upon it, the decision as to whether or not the parcel will be included in the Farming Zone will depend upon the actual area of the prime agricultural land identified upon a parcel and the percentage of the land’s area included by the prime agricultural classification.*

*For the purpose of determining the boundaries of the zone, if 5 hectares and above of the parcel is identified as highly productive and versatile agricultural land then the whole of the parcel is included in the Farming Zone. Similarly if 20% of the parcel has been identified as being of as highly productive and versatile agricultural land and the slope of that land does not exceed 15% the parcel has been included in the Framing Zone. (ie if the actual area of prime agriculture land is less than 5 hectares and does not constitute more than 20% of an allotment the whole of the allotment is to be included in the Rural Activity Zone.”*

The Rural Activity Zone, in addition to the above listed purpose *“to provide for the use of the land for agriculture”*, has as a “Purpose”:

- *To provide for other uses and development, in appropriate locations, which are compatible with agriculture and the environmental and landscape characteristics of the area.*

Council supports, and endorses, this differentiation between the two zones and has decided to incorporate the two zones into this C14 Amendment to the Towong Planning Scheme to ensure that both the prime agricultural land is protected and to allow for suitable development on the other rural lands of the Shire.

Council, by its action wishes to achieve the following planning outcomes for the Farming Zone:

- Protect all prime agricultural lands from inappropriate development which may sterilize its best order use both now and in the future.
- Ensure that adjoining and adjacent lands are not placed in a position whereby a neighbouring development may threaten its viability.

Council, by its action wishes to achieve the following planning outcomes for the Rural Activity Zone:

- Encourage development which is environmentally sensitive, and economically viable into the area.
- Ensure that development, deemed suitable for a rural area, is not located on the prime agricultural land, if it does not need that quality of land for its purpose.

### **Land Use Compatibility**

The amendment provides that the Rural Activity Zone (RAZ) replaces the Farming Zone (FZ) over lands which are:

- Not located in the Good or Very Good areas defined by the Department of Primary Industry report which is attached to this documentation.
- The lands nominated as having slopes which may exceed 10-20%
- The lands generally have little intensive agricultural pursuits conducted upon them
- The lands currently have activities of the type of activity that the new zone supports upon them
- The vast majority of the current Timber Plantations within the Shire are located in the areas proposed to be zoned Rural Activity and this would encourage future activity to be concentrated into this zone, rather than in the Farming Zone
- Eco-tourism and other environmentally sensitive land uses would be appropriate in the zone and ensure that the prime agricultural land is not inappropriately utilised.

### **Resource Protection**

By the introduction of the Rural Activity Zone over lands, which have been deemed to be of less agricultural significance than those lands nominated to be in the Farming Zone, the zone will achieve the following:

- Protection of prime agricultural lands
- Recognise the role of native vegetation and its protection by not zoning the land into a zone where the perception is that it is allocated to intensive agricultural pursuits

- Recognition that the slopes and gradients of an area influence the zoning and there by the potential of the land and highlight the need to take into account the topography when assessing the lands development potential
- Recognition that a site's soil and geology influences its development potential
- Recognition of a site's limitation in respect to water resources both above and below ground
- Provide for appropriate subdivision controls to meet the need for rural housing expectation and the sustainability of existing rural activities
- Provide for the expansion of the timber plantation industry on lands which are not considered to be prime agricultural lands
- Provide for the expansion of the eco-tourism trade in the Shire on lands which are not considered to be of prime agricultural importance

### **Landscape and Heritage Value**

The introduction of a Rural Activity Zone (RAZ) would not affect the Shire's landscape and heritage values.

- The amendment would not create a situation whereby the protection of areas of high scenic value would be less protected than by the current Rural or Farming Zone in fact a Purpose of the Zone is defined as - *To provide for other uses and development, in appropriate locations, which are compatible with agriculture and the environmental and landscape characteristics of the area.*
- There are no known sites classified by the National Trust or registered by the Heritage Victoria or Aboriginal Affairs, Victoria which are adversely affected by their inclusion in the Rural Zone.

### **Health and Hazard**

The known health and hazard-related features of the Shire would not be adversely affected by the decision to introduce the Rural Activity Zone over the lesser agriculturally viable lands of the Shire's rural area in that:

- Fire Hazard mapping has been undertaken by the Country Fire Authority and is the subject of C10 Amendment to the Towong Planning Scheme. The Wildfire Management Overlay would apply to the nominated lands of the amendment whether the land was zoned as Farming or Rural Activity.
- The land to be included in the Rural Activity Zone is generally clear of flooding. The appropriate Overlays of inundation and flood propensity have already been enacted and it is not proposed as part of this amendment to alter there spheres of influence. (The main areas of inundation will be located within the Farming Zone.)
- The Municipal Strategic Statement has been amended to incorporate the North East Catchment Management Authorities strategic concepts fro the Shire and the introduction of the Rural Activity Zone as proposed by Council in this amendment is not divergent from these views.
- The areas nominated by the Council for rezoning to Rural Activity are not subject to land salinity.
- Soil contamination of the lands to be incorporated in to the Rural Activity is not an issue and would not affect the development potential of the zone being achieved.

- Landslip and erosion potential of the lands to be incorporated into the Rural Activity zone are generally low. Where slopes exceed 20% development potential is limited in that access is limited, tree cover exists, fire protection is required and access to water and services is generally not easily accessible.

### **Infrastructure and Social Services**

The areas to be included in the Rural Activity Zone have a current well established system of nodes and networks supplying social and recreation facilities to the residents.

The imposition of the zone would not less the ability of the established services to supply the limited incoming numbers of population that the zoning would generate.

Council does not believe that the rezoning would alter the current rural population growth rates (or declines) being experienced present in the area to be zoned as Rural Activity. Council does not want to see a scenario where by the rural requirements are altered to the degree that there is a perception that a growth of its rural population is being discouraged. Council is firmly of the opinion that the Rural Activity Zone sends an appropriate, positive message to the community that growth and diversity of activity is encouraged in the zone.

The Shire is provided with an extensive road network sufficient to meet the needs of the existing community and any growth that may occur as a result of the rezoning of the nominated area to Rural Activity.

Whilst the supply of water and reticulated waste water services are not generally available within the area to be zoned Rural Activity this situation would not be any different if the land was to be incorporated in the Farming Zone. The intent of the rural Activity and Farming zones are both rural in nature and development expectations would not alter if the land was to be zoned Rural Activity.

The areas to be zoned Rural Activity receive on average rainfall greater than 750mm per annum, considered sufficient to provide for onsite collection and storage or water for normal rural activity and dwelling purposes.

### **Summary**

Council has adopted its position in respect to the Farming and Rural Activity zones based on expert evidence provided by the Department of Primary Industry as well as detailed land use analysis of the current agricultural related activities being undertaken in the Shire.

Council believes that the adopted stance will ensure that the highly productive and versatile agricultural lands will be protected from inhospitable development by this amendment to the planning scheme and that growth and development both within the Farming Zone (FZ) and Rural Activity Zone (RAZ) will prosper as a direct result of its actions. Council believes that the introduction of the Farming Zone and the Rural Activity Zone will allow for a greater economic diversity of rural activities within the Shire.



## **SCHEDULES TO ZONES**

**SCHEDULE TO THE FARMING ZONE**

Shown on the planning scheme map as **FZ**.

	<b>Land</b>	<b>Area/dimensions/distances</b>
Minimum subdivision area Hectares (hectares).	All Land	40
Minimum area for which no permit is required to use land for a dwelling (hectares).	All Land	40
Maximum area for which no permit is required to use land for timber production (hectares).	All Land	40
Minimum area for which no permit is required to alter or extend an existing dwelling (square metres).	All Land	40
Minimum area for which no permit is required to alter or extend an existing building used for agriculture (square metres).	All Land	75
Minimum setback from a road (metres).	Adjacent to Road Zone 1 All other land	60 20
Minimum setback from a boundary (metres).	All Land	20
Minimum setback from a dwelling not in the same ownership (metres).	All Land	100

Permit requirement for Land earthworks

Earthworks which change the rate of flow or the discharge point of water across a property boundary. All Land

---

Earthworks which increase the the discharge of saline groundwater All Land

---

**SCHEDULE TO THE RURAL CONSERVATION ZONE**

Shown on the planning scheme map as **RCZ**.

**Conservation Values**

	<b>Land</b>	<b>Area/dimensions/distances</b>
Minimum subdivision area (hectares).	All Land	40
Residential hotel (number of bedrooms).		
Restaurant (number of patrons).		
Minimum area for which no permit is required to alter or extend an existing dwelling (square metres).	All Land	40
Minimum area for which no permit is required to alter or extend an existing building used for agriculture (square metres).	All Land	75
<b>Permit requirement for Land earthworks</b>		
Earthworks which change the rate of flow or the discharge point of water across a property boundary.	All Land	
Earthworks which increase the the discharge of saline groundwater	All Land	

**SCHEDULE TO THE RURAL LIVING ZONE**

Shown on the planning scheme map as **RLZ 1**.

	Land	Area/dimensions/distances
Minimum subdivision area (hectares).	All Land	8
Minimum area for which no Hectares permit is required to use land for a dwelling (hectares).	All Land	40
Minimum area for which no permit is required to alter or extend an existing dwelling (square metres).	All Land	40
Minimum setback from a road (metres).	Adjacent to Road Zone 1 All other land	60 20
Minimum setback from a boundary (metres).	All Land	20
Minimum setback from a dwelling not in the same ownership (metres).	All Land	100
<b>Permit requirement for Land earthworks</b>		
Earthworks which change the rate of flow or the discharge point of water across a property boundary.	All Land	
Earthworks which increase the the discharge of saline groundwater	All Land	

**SCHEDULE TO THE RURAL LIVING ZONE**

Shown on the planning scheme map as **RLZ 2**.

	<b>Land</b>	<b>Area/dimensions/distances</b>
Minimum subdivision area (hectares).	All Land	4
Minimum area for which no permit is required to use land for a dwelling (hectares).	All Land	40
Minimum area for which no permit is required to alter or extend an existing dwelling (square metres).	All Land	40
Minimum setback from a road (metres).	Adjacent to Road Zone 1 All other land	60 20
Minimum setback from a boundary (metres).	All Land	20
Minimum setback from a dwelling not in the same ownership (metres).	All Land	50
<b>Permit requirement for Land earthworks</b>		
Earthworks which change the rate of flow or the discharge point of water across a property boundary.	All Land	
Earthworks which increase the discharge of saline groundwater	All Land	

**SCHEDULE TO THE LOW DENSITY RESIDENTIAL ZONE**

Shown on the planning scheme map as **LDRZ**

	<b>Land</b>	<b>Area/dimensions/distances</b>
Minimum subdivision area (hectares).	All Land	0.5
Dimensions above which a permit required to construct an outbuilding		

---

**SCHEDULE TO THE RURAL ACTIVITY ZONE**

Shown on the planning scheme map as **RAZ**.

	<b>Land</b>	<b>Area/dimensions/distances</b>
Minimum subdivision area (hectares).	All Land	40
Minimum area for which no permit is required to use land for a dwelling (hectares).	All Land	40
Maximum area for which no permit is required to use land for timber production (hectares).	Land within the Significant Landscape Overlay	40
	All other land	None
Minimum area for which no permit is required to alter or extend an existing dwelling (square metres).	All Land	40
Minimum area for which no permit is required to alter or extend an existing building used for agriculture (square metres).	All Land	75
Minimum setback from a road (metres).	Adjacent to Road Zone 1	60
	All other land	20
Minimum setback from a boundary (metres).	All Land	20
Minimum setback from a dwelling not in the same ownership (metres).	All Land	100
Permit requirement for Land earthworks		
Earthworks which change the rate of flow or the discharge point	All Land	

of water across a property  
boundary.

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Earthworks which increase the  
the discharge of saline groundwater

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All Land



## **TOWONG SMALL TOWNS URBAN DESIGN FRAMEWORK**

The following document is the Urban Design Framework prepared under the Pride of Place Programme for the Towong Shire area. The document has been received by the Towong Shire Council and adopted, by Council, as a reference document subject to the addendum which is attached the report.

## **TOWONG SMALL TOWNS**

### **URBAN DESIGN FRAMEWORK AND ADVICE**

December 2003

Prepared for

**Towong Shire Council**

Prepared by

**4D FORM PTY LTD URBANISM & ARCHITECTURE Integrated Urban  
Management RBA Architects and Conservation Consultants Pty Ltd**

*This project has been funded by the Department of Sustainability and Environment's  
'Pride of Place Program'*

## THIS DOCUMENT CONSISTS OF SEVEN SECTIONS:

- .  **Introduction**—this contains an overview of the Framework background, objectives, philosophy, structure, and process.
- .  **Analysis**—this sets the contextual justification for the Framework proposals regarding landscape, history and heritage, functional structure and community values.
- .  **Shire-wide urban design vision and policy objectives**—this consolidates the analysis results into a future urban design vision for Towong and a set of general urban design themes to inform its future urban design development.
- .  **Shire-wide urban design framework plan**—based on the proposed urban design policy objectives, this outlines an overall urban design concept and key development principles for the Shire whole and the nominated Framework towns—each with its individual profile that complements, not competes, with the profiles of the other towns.
- .  **Detailed plans, guidelines and advice**—this outlines a set of concrete urban design, landscape development and heritage conservation guidelines to assist in developing the Shire and its nominated Framework towns according to their valued assets.
- .  **Implementation strategy**— this proposes a set of planning, capital works and management actions to achieve Framework objectives and vision, and to further physical improvements to the nominated Framework towns and their connecting roads.
- .  **Appendices**—maps, diagrams, photographs and details of community consultation are included as appendices to this document.

## **ACKNOWLEDGEMENTS**

Department of Sustainability and Environment's Pride of Place Program: funding

Towong Shire Council: project management

Project Steering Committee: project direction

4D Form Pty Ltd Urbanism and Architecture: project coordination and urban design

Integrated Urban Management: community consultation

Roger Beeston Architects Pty Ltd: heritage assessment and guidelines

Towong's residents, business proprietors and community groups: input and feedback

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## INTRODUCTION

**This project outlines a *Strategic Urban Design Framework for Towong Shire*. It considers the essential functions, roles and linkages of thirteen nominated towns relative to one another, with a view of developing the municipality as an integrated whole. It also provides detailed Urban Design Advice for each of these towns, as a means of translating key Framework strategic directions into practical improvements in the physical environment. These are complemented by a staged implementation strategy to achieve Framework objectives and guide development within the Shire.**

The Framework will form the basis for future Capital Works planning and subsequent funding applications to enable these. It will also form the basis for strengthening the *Towong Planning Scheme* through providing strategic planning guidance for each town. Particular effort is put into resolving the urban design futures and associated options for Tallangatta and Corryong as the dual, defining cores and civic centres of the Shire.

The preparation of the Framework was made possible by joint funding from Towong Shire and State Government under the Department of Sustainability and Environment's *Pride of Place Program*. The Department is particularly interested in and committed to the project due to its unique nature of being a municipality-wide Urban Design Framework—the first of this kind.

### ***WHAT IS AN URBAN DESIGN FRAMEWORK?***

**An urban design framework is a strategic planning tool that gives direction to areas in need of repair or undergoing change. It identifies the potential to achieve broad strategic goals and to create places that reflect community values. Improvements cannot be imposed from outside, they must arise from the nature of the place itself and from an understanding of that place.**

An urban design framework deals with the physical form of a place—the design of buildings and spaces, traffic access, landscape themes and ecological processes. It considers how these physical aspects relate to broader social and economic issues—the mix of activities, employment opportunities, community identity and safety. It considers required changes to physical form and spatial structures, as well as land use and development controls, to achieve broad environmental, social, economic and cultural objectives.

Finally, but importantly, once endorsed, an urban design framework becomes a *strategic planning framework*, not a rigid master plan. It is aimed to ensure that future improvements and (or) development occur in accordance with the values of the place and the people who live there and use it. It is a document that is subject to change when, or if, the value base, or the essential environmental circumstances of the Shire change. It should be reviewed, for example, every five years in coordination with reviewing of the Planning Scheme.

However, since an Urban Design Framework is not an implementation plan, but a strategic document, any proposed actions will be subject to further investigation,

design development and economic assessment by Council.

### ***HOW CAN URBAN DESIGN IMPROVE THE LIVABILITY OF TOWONG SHIRE?***

**Urban design is the generally accepted name for the process of giving physical design direction to urban growth, conservation, and change. It is understood to include landscape as well as buildings, both preservation and new construction, and rural areas as well as cities. (*Jonathan Barnett: An introduction to urban design, New York, 1982*)**

It aims to arrange and shape buildings, open space and infrastructure into a purposeful and delightful physical frame for activities, functions and development and to provide an engaging, rewarding environment for people. It covers a range of issues from large scale, strategic ones to the detailed design of particular places.

In short, urban design is about the thoughtful integration of the human system with the natural system, physically and conceptually, in time and three dimensions, to house societies and cultures. Successful urban design practices and solutions create improved relationships between people and environment and so contribute to the creation of better, safer and more attractive places.

In rural areas and small towns, the focus of urban design is in the relationship between the natural and cultural environment, reflecting the particular values of each community. Proposals and implementation mechanisms should involve and empower the community to be in control of their environment and lifestyle.

Investment in urban design efforts and the public environment will significantly further the aspirations of the community by consistently, if incrementally, improving the physical frame of life within the Shire according to an integrated strategy. While urban design interventions cannot guarantee success, they can act as primary catalysts for other things to happen.

## **WHY AN URBAN DESIGN FRAMEWORK FOR TOWONG SHIRE?**

**Among other visions, goals, aims and objectives, Towong Shire has a corporate vision and goal to improve the quality of life for its residents by actively encouraging and facilitating economic growth. Improvements to the Shire's urban environments and surrounds, such as can be identified by an Urban Design Framework, are considered by Council as important steps in facilitating such advancement.**

Past work has been carried out in Corryong in the form of a *Main Street Study* by consultant firm EDAW, with a set of identified Capital Works, now nearing completion. All other towns have had limited urban design improvements, with funding from Council on a case-by-case basis. Council acknowledges that improvements have been carried out in isolation from each other, without strategic orientation. It regards this Urban Design Framework as a great opportunity to put in place a comprehensive, shire-wide strategic plan to form the basis for future growth.

For this purpose, the Framework explores:

- .  preferred land use and development options for any vacant land and or existing buildings in strategically important locations, including the implications of interlinking these, and
- .  preferred architectural design and development themes for individual townships.

The Government's *Pride of Place Program* has a particular focus on the public realm. In this context, the Framework particularly focuses on the quality of the public realm, with a view to identify, strengthen and consolidate places of civic importance and to improve:

- .  pedestrian amenity and safety,
- .  the functionality of pedestrian and tourist access to public open space and civic / tourist feature areas, and
- .  the visual quality of main public entrances and thoroughfares and the visual appearance of towns viewed from associated major roads.

## **FRAMEWORK APPROACH**

**The *Strategic Urban Design Framework for Towong Shire* is based on the substantial environmental and lifestyle assets of the Shire and on its location in the surrounding region, including important connections interstate. The Framework recognises the possibility and likelihood that identified urban design problems can be symptoms of other separate and yet unidentified problems and seeks to uncover and constructively resolve these.**

This Framework has firm foundations in Towong's ecological and scenic values and features as the defining basis of the Shire's economy, employment opportunities and lifestyle, and on the empowerment of its people to contribute to the future of the Shire.

Consequently, the Framework has a distinct emphasis on landscape and ecology—hydrology, topography, vegetation and fauna patterns—as the fundamental ingredients of the physical character of the Shire.

In terms of proposed treatments to the public realm and streetscapes, individuality is considered to be paramount for achieving a special sense of place for each town. This individuality is sought within a general consistency of approach across the municipality, concentrating on high-quality design solutions arising from a concise palette of materials and structures—rather than relying on expensive materials or fittings—to ensure sustainable, affordable outcomes, long term ease of maintenance and innovation in management practices to involve local communities.

## **FRAMEWORK PROCESS AND STRUCTURE**

**The opportunities for improvement and integrated management of individual places and the Shire whole, as proposed in this Urban Design Framework, flow directly from an analysis of Towong's environmental, historic and functional qualities and from those community values gathered through a consultation process, while recognising current planning policies. The results of this analysis set the context for suggesting any physical improvements, recognising the identifying and image-making aspects that arise therefrom.**

The first stage in developing the Framework was to gain community and stakeholder acceptance and agreement on an overall vision for the urban design future of the Shire, including Framework objectives and strategic urban design principles. This was the subject of the Framework Vision display in March 2002.

After endorsement of the vision, the next stage of the Framework process focused on proposing some quite detailed Urban Design, Landscape Development and Management Actions for the thirteen townships and the Shire whole, to resolve issues of individual identity and image, pedestrian and human quality, traffic management and design aesthetics in the context of the role and function of each town as designated in the vision. The *Draft Framework* was in public display in September 2002.

*The diagrams in Appendix 1 illustrate the Framework process.*

## **COMMUNITY CONSULTATION**

The Framework process began with community consultation to gain detailed knowledge of the Shire and its towns and to establish a common values base to underpin the Framework Vision and guide the detailed actions. For this purpose, a number of local community meetings were held in nine towns across the shire on 11 and 12 October 2001. Close to forty people participated in these meetings and additional fifteen detailed feedback forms were received.

These 'roadshow' meetings were open to all people and had been advertised in the local paper. Some people came as a result of the advertisement, some by word of mouth and some were recruited into the discussions because they were at the venue of the meeting. The meetings were successful and together with the feedback forms provided a good insight into the values and aspirations of the community.

## **STEERING COMMITTEE**

The Framework process was guided by a *Steering Committee*, representing local residents, Council officers and a representative of the Department of Sustainability and Environment's Regional Office.

## **PROJECT PHILOSOPHY**

The *Strategic Urban Design Framework for Towong Shire* is based on an overall urban design philosophy, which reflects the Department of Sustainability and Environment's approach to urban design frameworks. It permeates the whole of the Framework document, embracing the notions of:

- .  **strategy**, in considering individual urban design actions within a broader, strategic, long term frame and context,
- .  **synergy**, in resolving issues of public and private benefit, land use, built form and urban systems in relation to each other, with a high level of coordination,
- .  **cross-disciplinarity**, in complementing other disciplines such as strategic and cultural planning, regional development and economics and in integrating the methodologies of various design disciplines into a holistic process of resolving urban situations,
- .  **sustainability**, in recognising the importance of the long term viability and impacts of development on ecological systems, natural resources, urban communities, built form and economic structures,
- .  **responsiveness**, in considering urban design interventions in relation to prevailing cultural conditions, community structure and identity, built heritage and character and the development dynamics of each locality,
- .  **equitability**, in fostering the freedom of participation of all people in all aspects and benefits of urban life, in convenience and safety, regardless of age, gender, cultural origin, ability or economic circumstance,
- .  **specificity**, in accepting each urban situation as unique in time and space where different degrees of change and intervention are more valid than generic resolutions,
- .  **robustness**, in allowing for complexity, change and growth through innovative adaptation and augmentation of the urban fabric,
- .  **value-adding**, in seeking to optimise the performance and efficiency of urban places and the benefits of investments in public infrastructure,
- .  **quality**, in recognising the importance and inspiration of accomplished, creative and sensitive design resolutions to urban issues and situations, and
- .  **sensory delight**, in recognising the importance of symbolic association, individual interpretation and collective memory in design resolutions.

## **KEY TERMS USED IN THIS DOCUMENT**

### **Urban Design Framework**

This is a strategic planning tool, which gives direction to the future urban design development and Capital Works programming of the Shire and its towns.

#### **Core values**

These represent aspects of the Shire and its towns that are the most important to the people who live there and visit the Shire.

#### **Urban Design Vision**

This outlines the ideal future urban design structure of the Shire, including roles and linkages of townships.

#### **Urban Design Themes and Policy Objectives**

These summarise the results of the Framework analysis and community consultation into a set of key issues to underpin Framework proposals.

#### **Urban Design Framework Plan**

This proposes a future Shire-wide urban design concept, as well as detailed urban design plans and urban design, landscape and heritage guidelines for the nominated Framework towns.

#### **Township profiles**

These provide a brief outline of the proposed future township roles within the Shire whole.

#### **Key development principles**

These guide the future development of planning interventions and Capital Works programming across the Shire.

#### **Local Policy**

This is a statutory document and part of the Planning Scheme that determines the way that the local environment should be developed.

#### **Identity**

This refers to the set of specific characteristics by which a place is recognised and known as distinct from other places.

#### **Image**

This refers to the visual and sensory representation of a place in the physical environment—the way the environmental, historic and cultural qualities of the Shire and its towns are evident in their public environments and built form.

#### **Urban environment**

This refers to the built-up environment of townships, including lots and the public realm.

#### **The public realm**

This is a composite of the township's streets, lanes, squares and public parks.

### **The private realm**

This consists of the street interface of private properties to the public realm and, ecologically, the contribution of private places to the local environment in the form of habitat corridors.

### **Opportunities**

These represent local possibilities and options for improving the Shire's townships, their connections and environmental context.

### **Strategies**

These outline a set of strategic means for achieving Framework objectives through improved planning practice, Capital Works and funding.

### **Actions**

These outline a set of practical means for achieving local improvements, such as streetscape works.

### **Burra Charter**

This is the Australian adaptation of the international ICOMOS guide for developing heritage properties and their surrounds.

### **Best Practice**

This refers to the ways development is undertaken to fully cater for the environmental, cultural, social and economic advancement of the town, also considering quality construction of public places at all instances and catering for the needs of people with varied degrees of mobility.

## PLANNING FRAME

### ***STRATEGIC CONTEXT***

**This Urban Design Framework has been prepared in the context of the current Towong Planning Scheme, Council’s Corporate Plan and Municipal Strategic Statement. It respects the aims and objectives of these documents. However, the content and provisions of existing policy positions may in the future be revised depending on the outcomes of the Framework.**

The *Municipal Strategic Statement* vision for the Shire over the next 15 years is:

- .  To have environmentally sustainable development and with improvements to water quality.
- .  To expand the agricultural, timber and agroforestry sectors and attract allied service and processing industries.
- .  To diversify all industries to expand employment opportunities, lessen impacts associated with fluctuating commodity prices, and decrease reliance on government employment.

The vision embraces the concept of a prosperous community with a diversified economy integrated with a sustainable and productive natural resource base.

The *Corporate Plan* vision is to:

- .  Plan effectively for the future.
- .  Build partnerships with citizens.
- .  Encourage sustainable economic development.
- .  Foster a healthy, caring and cooperative community.
- .  Enable citizens to take pride in the Towong Shire.

The *Towong Planning Scheme* has a strong focus on the environment, landscape features and natural resources—soil, water and vegetation—as the basis for the Shire’s economy, significantly tourism and agriculture. It particularly seeks to protect high quality agricultural land and significant landscapes from encroachment by development and to consolidate urban growth to support existing towns and their service base.

## HERITAGE ISSUES

**There are several sections in the Towong Planning Scheme which include objectives and policies relevant to heritage and infill development. These are the State Planning Policy Framework, the Municipal Strategic Statement, the Heritage Overlay, and ResCode.**

**The State Planning Policy Framework** is incorporated into all planning schemes in Victoria. It includes some general principles regarding design and built form, identified in its Clause 19.03. Two of these are particularly relevant to the heritage conservation guidelines proposed in this Framework document:

•**Heritage**

New development should respect, but not simply copy, historic precedents to create a worthy legacy for future generations.

•**Architectural quality**

New development should aspire to high standards in architecture and urban design.

**Towong's Municipal Strategic Statement** includes only few specific policies for heritage sites:

The 'Tourism and Environment' overview (Clause 21.04-3) states that 'there are significant buildings, mining heritage and railway bridges which all contribute towards the built and cultural heritage of the Shire.' A defined strategy is to 'carry out a heritage study to identify heritage places and buildings.' No local heritage study has been undertaken to date, but applications have been made for funding to assist with this. It is essential that such a study be undertaken to identify the heritage sites, which are at least of local significance and therefore should be included in the Schedule to the Planning Scheme's Heritage Overlay. It is likely that a combination of individual and broader heritage overlays will be necessary.

Some of the particular issues related to each nominated Framework towns are described in the Municipal Strategic Framework's section 'Settlement' (Clause 21.04-4):

Several features of Tallangatta are recognised as essential to its distinctive character, requiring protection. These include the street layout, the uniform design of shops, the defined nature of the town between Murray Valley Highway and Lake Hume, and the plantings in Triangles Park that separates the town centre's commercial uses to the north and civic uses to the south. For smaller townships, the Municipal Strategic Framework defines more general objectives, relating to character and appearance. By implication, these imply potential heritage issues. Relevant stated objectives are:

- . □ to ensure that the development of townships is undertaken in a coordinated manner consistent with the character and township development themes for each town.
- . □ to ensure that all new use and development has regard to the presentation and appearance of the town.

**The Towong Planning Scheme's Schedule to the Heritage Overlay** (Clause 43.01) currently only includes the same twelve that are listed on the Victorian Heritage Register. No sites of local significance have yet been identified. Two of the listed sites are buildings and ten are mining-related sites. One of the purposes of the Heritage Overlay is '... to ensure that development does not adversely affect the significance of heritage places'. Permits are required to undertake most works that are not '... repairs or routine maintenance which do not change the appearance of a heritage place.'

**ResCode**, recently introduced by the Victorian Government, added new Clauses (54 to 56) to all Victorian planning schemes. ResCode aims to preserve the established neighbourhood character and improve the quality of residential

developments. When applying for a planning permit for any new building under ResCode, a brief analysis of neighbourhood character of an area is required as well as a statement of how that proposed design responds to the neighbourhood character, and whether or not there are recognised elements of heritage significance. All new subdivisions must meet the requirements of ResCode.

Single houses that do not require a planning permit must still be designed according to ResCode in zones

Residential Zone 1 (R1Z), Residential Zone 2 (R2Z), Mixed Use Zone (MUZ) and Township Zone (TZ). ResCode can be localised with a Neighbourhood Character Overlay (NCO ). A Neighbourhood Character Overlay can provide an added level of protection against inappropriate new development in an area, which is not be covered by a heritage overlay.

### **PRIDE OF PLACE OBJECTIVES**

The objectives of Department of Sustainability and Environment's *Pride of Place Program* are to achieve high quality urban design and architecture that:

- .  reflects the particular characteristics, aspirations and cultural identity of the community,
- .  enhances liveability, diversity, amenity and safety of the public realm, and promotes attractiveness of towns and cities within broader strategic contexts. With particular focus on regional Victoria, the Program objectives are to:
  - .  further develop Victoria's pride in its cities, towns and public places,
  - .  develop Victoria's competitive advantage using urban design by better coordination of opportunities and a strategic approach to the design and development of the built environment,
  - .  improve the efficiency and economic performance of Victorian urban centres through urban design, and
  - .  improve the interface of public and private places and activities in our towns and suburbs.

Clause 19.03 of the *State Planning Policy Framework* (SPPF) identifies the following urban design principles as relevant to all *Pride of Place* projects:

#### **Context**

- .  Development must take into account the natural, cultural and strategic context of its location.
- .  A comprehensive site analysis should be the starting point of the design process and form the basis for consideration of height, scale and massing of new development.

#### **The public realm**

- The public realm, which includes main pedestrian spaces, streets, squares, parks and walkways, should be protected and enhanced.

#### **Landmarks, views and vistas**

- Landmarks, views and vistas , should be protected and enhanced or, where appropriate, created by new additions to the built environment.

### **Pedestrian spaces**

- Design of the relationship between buildings and footpaths and other pedestrian spaces, including the arrangement of the adjoining activities, entrances, windows , and architectural decoration should enhance the visual and social experience of the observer.

### **Heritage**

- New development should respect, but not simply copy, historic precedents and create a worthy legacy for future generations.

### **Consolidation of sites and empty sites**

- New development should contribute to the 'complexity' and diversity of the built environment.
- Site consolidation should not result in street frontages which are out of keeping with the 'complexity' and 'rhythm' of existing streetscapes.
- The development process should be managed so sites are not in unattractive or neglected state for excessive periods and the impacts of vacant sites are minimised.

### **Light and shade**

- A desirable balance of sunlight and shade should enhance the enjoyment of the public realm.
- Undesirable overshadowing or exposure to the sun should not compromise this balance.

### **Energy and resource efficiency**

- All building, subdivision and engineering works should promote a more efficient use of resources and energy efficiency.

### **Architectural quality**

- New development should aspire to high standards of architecture and urban design.
- Any rooftop plant, lift over-runs, service entires, communication devices, and other technical attachments should be treated as part of the overall design.

### **Landscape architecture**

- Recognition should be given to the setting in which buildings are designed and the integrating role of landscape architecture. Planning authorities should emphasise urban design policies and frameworks for key locations or precincts.

*Refer also to process diagrams in Appendix 1 and analysis maps in Appendix 3.*

## **ANALYSIS**

**Towong Shire has substantial natural assets and a rich settlement history. Its rivers, creeks, high country, mountain peaks, nature parks and seasonal variations provide for spectacular scenery and opportunities for life, adventure and recreation in a unique landscape situation. Its connections to Victoria's historic goldfields, several National, State and Regional Parks, natural habitats, skifields and the Murray River offer potential for a vibrant cultural and ecological lifestyle and for developing tourism themes by pooling assets with neighbouring councils, including interstate ones.**

**Each town nominated for inclusion in the Framework has its own cultural, functional and environmental identity and image, arising from its particular natural and historic conditions and current reality. These together offer potential for an individual aesthetic and ambience for each town to enhance and make them memorable in people's minds.**

**Each town also has a role in the broader Shire structure, arising from its location within it and relative to other towns. There is an opportunity to not only treat the towns individually, but also to functionally link them into clusters, based on their locations, environmental context and services. In this way, the towns can support each other within their clusters and the clusters can complement each other within the Shire structure whole.**

*Refer also to analysis maps in Appendix 3.*

## **ENVIRONMENTAL FRAME**

### **AIR, SOIL AND WATER**

**Towong Shire prides itself on its clean, fresh air, water and soils, ideal for organic farming and ecologically sound lifestyle and economy.**

The Council's objective to protect agricultural land, as stated in its Planning Scheme, is well founded on the excellent quality of soils across most of the Shire area. Apart from stretches of riverside soils, prone to periodical, subsurface waterlogging, most soils are favourable for a wide range of cultivation and pastoral purposes.

Groundwater resources are also excellent, with bore yields among the highest and salinity among the lowest in Victoria. This makes the water supply not only potable, but suitable for all domestic, stock, gardening and industry purposes and, along the rivers, due to high yields, for irrigation and town supply.

The Shire's environment is very much defined by its surface waterways—parts of the Murray–Darling catchment area—which physically articulate the landscape, support recreation and provide significant habitats and conservation areas for local flora and fauna. The damming of Mitta Mitta and Murray Rivers to construct Lakes Hume and Dartmouth has not obliterated their significance for wildlife and nature observation. To-

gether with Mitta Mitta River, they remain as areas of national significance, listed in the Directory of Important Wetlands in Australia. Many resident wildlife species are listed under the Flora and Fauna Guarantee Act.

### **Lake Hume**

Lake Hume wetland is of high conservation value for its fauna, providing habitat or breeding ground for extensive birdlife. Some thirty-seven species of waterbirds have been recorded to occur and breed there, including a number of threatened species, such as the Great Egret, Freckled Duck, White-bellied Sea-eagle.

### **Lake Dartmouth**

Lake Dartmouth is one of the major storages of the Murray-Darling Basin. It is a high value wetland as it provides important habitat for native fish, including the Trout Cod and the only remaining wild breeding population of the Macquarie Perch in Victoria.

### **Mitta Mitta River**

Mitta Mitta River has high nature conservation values, as there is little disturbance to the river and its habitats. It features a number of flora species and floral communities of significant value, as well as important habitat for a variety of wildlife, including waterfowl which utilise the river valley corridor in moving from inland to coastal areas. There are sixteen threatened flora species and twenty fauna species within the river reach, importantly the critically endangered Spotted Tree Frog, inhabiting Snowy Creek and Lightning Creek south of the Mitta Mitta township.

### **Murray River**

Murray River is an important habitat for many species of birds, including the White-bellied Sea-eagle. The Platypus is also found in the river near Walwa and Tintaldra.

## ***VEGETATION, CLIMATE AND TOPOGRAPHY***

**Prior to European settlement, the Shire of Towong's area was fully covered in woodlands and forests of great ecological diversity. Only sub-alpine areas were treeless. Since settlement, most of the fertile woodlands, swamps and grassy forests along the Shire's waterways have been turned into pastoral and other agricultural uses. This has diminished the range of original, natural types of environment—on the other hand, it has enriched the environment with new landscapes of cultural meaning, significance and productivity.**

**Substantial old growth forests remain on public land, most of which is now reserved within National, State and Regional Parks.**

**The current natural environment and vegetation pattern within the Shire area**

**divides into three bioregions, as classified by the Department of Natural Resources and Environment, each with its individual characteristics. These form the ecological and visual context of the nominated Framework townships.**

### **Victorian Alps**

The south-east portion of Towong Shire belongs to the Victorian Alps bioregion. This is contained almost entirely within the Alpine National Park, beyond the immediate environment of the nominated townships, but forms an important, scenic backdrop to the Shire landscape.

Topography is characterised by a series of high plateaus and peaks of the Great Dividing Range, rising above 1,200 metres from sea level. High rainfall is characteristic—the annual average is between 700 and 2,000 mm, with winter snow at high elevations.

Climatic and topographic variations have created complex mosaics of structurally and floristically distinct ecological communities. Most alpine areas are uncleared and retain their original, native vegetation. The highest areas remain treeless, covered instead by dwarf herbfields and heathlands. Further down, these are replaced by Subalpine Woodland, dominated by Snow Gums and replaced lower down by Alpine Ash forests

### **Victorian Highlands – Northern Fall**

The majority of Towong Shire belongs to the Highlands–Northern Fall bioregion. This forms the immediate environmental context of the Eskdale, Mitta Mitta, Dartmouth and Koetong townships.

Topography consists of mountain ranges and foothills of the Great Dividing Range, featuring dissected uplands with moderate to steep slopes at altitudes of 400 to 1,200 metres above sea level. The climate is temperate with warm summers and cool to cold winters. Annual rainfall varies between 1,000 and 2,000 mm, mostly falling in winter and spring.

Vegetation is diverse and settlement sparse—approximately 75% of the entire bioregion has natural vegetation cover. Slopes and plateaus are covered by a mosaic of Moist Foothill, Wet and Damp, Montane Damp and Dry Forest types. Common tree species are Alpine Ash, Mountain Gum and Broad-leaved Peppermint. More exposed, drier slopes and ridges feature Dry Foothill Forest types, with Herb-rich Foothill Forest at lower elevations. Red Stringybark, Broad-leaved Peppermint and Long-leaf Box are typical tree species. River valleys and gullies support riparian vegetation dominated by Alpine Ash.

A large pine plantation contrasts with the natural forest types near Koetong.

### **Northern Inland Slopes**

The northern portion of Towong Shire belongs to the Northern Inland Slopes Bioregion. Reaching from the lower foothills of the Great Dividing Range to Murray River, it forms the environmental context for the Bell-bridge, Bethanga, Tallangatta, Granya, Cudgewa, Walwa, Tintalra, Towong and Corryong townships.

Topography is characterised by moderate to undulating foothill slopes and minor ranges at altitudes of 300 to 920 metres above sea level, typically separated by waterways and valleys. Annual rainfall varies between 500 and 1,000mm.

Due to the transformation of most of this bioregion into productive use and settlement, much original vegetation has been cleared—remnants are typically found on private land. Dominant remaining vegetation types are Granitic Hills Woodland, Herb-rich Foothill Forest, and Grassy, Heathy and Shrubby Dry Forests (dominated by stringybarks, peppermints and gums. )

### **NATURE CONSERVATION AREAS**

**There are seven notable National, State and Regional Parks within Towong Shire area, all managed by Parks Victoria. These represent all the Shire’s bioregions with many significant flora and fauna habitats. The parks have a great scientific value and are also significant attractions that support the continued success of the Shire’s emerging eco-tourism and adventure tourism industry. Their scenic qualities and pristine environments provide unique recreational opportunities for local people and maintain essentially undisturbed habitats to sustain native wildlife.**

#### **Alpine National Park**

This is a spectacular mountain area across the Victorian Alpine and Victorian Highlands—Northern Fall bioregions. It is the largest National Park in Victoria and a focus of winter recreation. The park covers an area of 646,000 hectares and links with National parks in New South Wales and the Australian Capital Territory, covering almost all of Australia’s Alpine environment. As a pristine water catchment region flowing into Murray River, it makes a major contribution to the water supplies of Victoria, New South Wales and South Australia. Within Towong Shire, Lake Dartmouth is the park’s scenic and recreational focus, flanked by Mount Benambra, which, at 1,480 metres, is the highest local peak.

The park supports over 1,100 native plant species in predominantly open peppermint and riparian eucalypt forests, with spectacular wildflower displays in the warmer months. Twelve plant species, including the Bogong Daisy bush and Silky Daisy, exist nowhere else in the world.

Native wildlife is abundant, including wallabies, kangaroos, possums, the Common Wombat, Smoky Mouse, Bush and Broad-toothed Rat, Spotted Tree Frog and She-oak Skink, and a diversity of birds such as parakeets and parrots, Superb Lyrebird, Wonga Pidgeon, Grey Fantail, Satin Bowerbird and the threatened Powerful Owl and

Mountain Pygmy Possum. The local Bogong Moth used to be an important summer protein source for local Aboriginal people, now providing food for native animals and birds.

### **Wabba Wilderness Park**

This is a true wilderness park, nestled in the foothills of the Great Dividing Range within the Victorian High-lands–Nothern Falls bioregion, covering an area of 20,100 hectares south of Cudgewa and Corryong. Its remote, secluded location has left it largely undisturbed—natural processes have been able to continue without human intervention, creating a valuable refuge for wildlife and a human setting for solitude, inspiration and self-reliant recreation.

The park features mature open eucalypt forests with many scientifically significant flora species, including the endangered Rough Eyebright. It also supports significant numbers of native animals, many of which are endangered, such as the Powerful and Sooty Owl, Great Egret and Spot-tailed Quoll.

The highest peak is Mount Saint John, rising to 983 metres at the park's east edge.

### **Burrowa-Pine Mountain National Park**

This park consists of two rugged, geologically, ecologically and visually contrasting mountain areas. It covers an area of 18,400 hectares between Walwa, Tintalra, Cudgewa and Koetong within the Northern Inland Slopes bioregion.

Pine Mountain is a gigantic rock monolith—1.5 times as large as Uluru (Ayers Rock) in the Northern Territory—rising to 1,062 metres above sea level. Its combination of lichen-covered granite slopes, Cypress-pine trees and Kurrajongs account for its rare natural beauty. Mount Burrowa has volcanic origins and a higher rainfall than Pine Mountain, supporting a more lush forest environment. At 1,300 metres, it is the highest peak in the park and can be covered in winter snow. Black Mountain, south of Mount Burrowa, rises to 1,219 metres. The scenic qualities of the park are complemented by Bluff Falls east of Mount Burrowa.

Pine Mountain is of great botanical significance and interest, due to the number of rare and threatened plant species growing there. These include the Phantom Wattle (found only here and in the Dora Dora State Forest in NSW), Fan, Pine Mountain and Green Grevillea, Broad-leaved Hopbush, Crimson Spider-orchid and Yellow Hyacinth-orchid. Mount Burrowa's vegetation is diverse, combining stately Candlebarks, subtly scented Peppermints, picturesque Blue Gums, Alpine Ashes and Snow Gums, and understorey ferns which, together, create delightful colour schemes and formal landscape contrasts. The park also protects significant remnants of Valley Grassy Forest, which is a rare and much depleted vegetation type.

Animal life is rich and varied, including wallabies, kangaroos, wombats, possums and gliders. There are over 180 bird species, including Superb Lyrebird, a number of honeyeater and cockatoo species, Brown Thorn-bills, Tree Creepers Yellow Robins,

Spotted Pardalotes and the migratory Rainbow Bee-eaters. Threatened fauna include Barking and Powerful Owl, Regent Honeyeater and Carpet Python.

### **Mt Lawson State Park**

This covers an area of 13,150 hectares between Granya, Koetong and Murray River within the Northern Inland Slopes bioregion. It was declared in 1987 to provide opportunities for recreation and education in a natural environment, to preserve natural ecosystems and to protect sites of geological and historical importance.

The park contains a range of largely undisturbed natural environments with significant conservation values. These are combined with a uniquely rich human heritage—many signs of Aboriginal use remain, as well as signs of later mining activity by settlers. The historic Trestle Bridge at the south end of the park reminds of the old Cudgewa Rail Line, closed in the 1970s. At 1,041 metres above sea level, the centrally located Mount Lawson is the highest summit in the park. Mount Porcupine rises to 537 metres and overlooks the Murray River.

Vegetation types within the park vary greatly, also providing for a broad range of native animal habitats. Narrow-leaf Peppermint, Blue Gum and Brittle Gum are typical around Mount Lawson. Black Cypress-pine, Kurrajong, Crimson Grevillea, Drooping She-oak and Common Fringe-myrtle dominate the upper dry slopes around Mount Porcupine. Red Stringybark, Long-leaf Box, Red Box and Broad-leaf Peppermint create the landscape for the lower slopes. There is a wide range of shrubs, creepers and wildflowers in the park, providing colourful flower displays in spring. In all, some 278 native plant species grow in the park, including rare ones such as Crimson Grevillea, Mountain Dampiera and Cupped Bush-pea. The park also features a small area of rare Clay Heathland vegetation type in its east.

Resident marsupials include kangaroos, wallabies and wombats, along with an abundance of birdlife, such as Common Bronzewing, White-throated Tree Creeper, Fuscous Honey Eater and Noisy Friarbird. Rare and threatened animal species include Trout Cod, Bush Stone-curlew, Barking Owl and Swift Parrot.

### **Mt Granya State Park**

This covers an area of 6,140 hectares immediately west of Granya within the Northern Inland Slopes bioregion, overlooking Murray Valley Highway and Lake Hume. It is reserved to provide opportunities for recreation and education in a natural environment and to protect and conserve natural ecosystems.

At 870 metres above sea level, Mount Granya is the highest point in the park, providing spectacular views to the surrounding countryside and housing a fire tower to detect bushfires over summer. Hore Hill at the Lake Hume end of the park rises to 769 metres and looks over the state border. The seasonal Granya Falls, abutting the Granya township, provide an additional scenic attraction within the park.

Vegetation is mostly open forest of Red Stringybark, Long-leaf Box, and Broad-leaf and Narrow-leaf Peppermint, with a varied groundcover of tussock grass and low

shrubs, and a great wildflower display in spring. Granya Gap along Murray River Road has a high conservation value, with some rare plant species such as Crimson Grevillea, Grey Rice-flower and Dusky Bush-pea.

Common marsupials include kangaroos, wallabies and wombats. Superb Lyrebirds are a feature of an established, thematic track through the park. Another 112 bird species have been observed in the park, including Wedge-tailed Eagle, Crimson Rosella, Sulphur-crested Cockatoo and the endangered Powerful Owl.

### **Mt Mittamatite Regional Park**

This is a striking feature in the Shire landscape, its forested slopes rising sharply from surrounding plains. The park covers an area of 4,280 hectares between Cudgewa, Corryong, Towong and Tintaldra within the Northern Inland Slopes bioregion.

The highest peak is the centrally located Mount Mittamatite, rising to 1,003 metres above sea level, and providing for radio and aviation communication services and impressive views. The abrupt slopes of the mountain cater for rock climbing and abseiling activities, as well as being a popular hang gliding location.

Similarly to the other National, State and Regional Parks in the Shire, Mt Mittamatite Regional Park features pristine native forests and a number of rare plant species.

### **Jarvis Creek Regional Park**

This consists of two prominent, forested ridges that form a broad plateau at their junction—an important local watershed between Lake Hume and its Mitta Mitta arm. The park covers an area of 2,510 hectares between Bethanga and Tallangatta in the Northern Inland Slopes bioregion.

While relatively small in size, compared with the Shire's other National, State and Regional Parks, the Jarvis Creek Regional Park contains a diverse range of wildlife, with the additional attraction of being readily accessible from nearby towns.

## ***LANDSCAPE STRUCTURE***

**Towong Shire is renowned for its scenic qualities and variety of spectacular views. These elements of natural beauty are based on the Shire's uniquely three-dimensional landscape structure, which combines stately hills and mountains with creek and river valleys in-between. These fundamental elements are etched into the landscape and formally defined by unbroken ribbons of dramatically shaped, steep topographic edges.**

**The structure of the natural landscape is reflected in the way it has been taken into use: Towns are characteristically located in valleys, against a backdrop of unbuilt hills. Even Bethanga, sitting on a ridge, does not occupy the hilltops, but**

**their separating valley. The pattern of natural and cultural vegetation types emphasises the characteristic relationship of the towns and unbuilt landscape: The deciduous plantings of the towns—particularly when displaying vivid autumn colours—distinguish them visually and symbolically in the Shire landscape.**

The components of the overall landscape structure combine into six local landscape types, which create the physical and spatial contexts of the nominated Framework townships and define each town's particular landscape scale and visual orientation. Distant views to mountains and hills are typical to all the Framework towns.

Apart from the dramatic mountain backdrop across the Shire's landscape, the Murray River corridor is perhaps its most important single landscape feature and a landscape link between the Shire's two ends. Talgarno Road–Murray River Road along the river corridor provides an alternative, historic travelling route to the Murray Valley Highway—and a unique, visual experience due to the exceptionally scenic quality of the river valley.

### **Dartmouth, Mitta Mitta and Eskdale**

These towns sit within a landscape defined by mountain forests and the Mitta Mitta River valley, ending in Dartmouth Dam in the east. The visual contrast between the high mountain peaks and the narrow, winding river valley is characteristic. The townships are orientated towards the river, with Dartmouth also defined more broadly by the tall dam and the lake behind.

### **Tallangatta**

This town is located at the centre of a landscape type defined by undulating hills in the north and south and the Mitta Mitta Arm of Lake Hume in-between. The landscape is characteristically visually open—the lake further contributing to the openness—and the town is clearly orientated towards the lake.

### **Bellbridge and Bethanga**

These townships occupy a landscape type defined by Lake Hume and its surrounding ridges. The central ridge on which the townships are located, is small in area, but quite dramatically, sculpturally shaped and steeply sloping. Bellbridge is fully orientated towards the lake, with open views across the water, while Bethanga overlooks the broader landscape from the ridgetop.

### **Granya and Walwa**

These towns are located in a landscape type defined by the linear environment of the Murray River valley and its pronounced edges on each side. Within its overall large scale, the landscape type has small scale visual variation, contributing to a particularly scenic landscape space. Both towns are orientated towards the river, with

Granya also defined by the hills that rise around it.

### **Tintalra, Towong, Cudgewa and Corryong**

These towns define the extent of a richly shaped, cultivated river and creek valley landscape type, characterised by spatial openness, clear topographic edges and a central ridge as a visual focus. Locally, Tintalra and Towong are orientated towards Murray River, while Cudgewa and Corryong are more centrally located where creeks meet. Corryong is further defined by its central hill, which overlooks and guards the township centre.

### **Koetong**

This town is nestled within a distinct landscape type, quite different from the landscape contexts of the other Framework towns. It is defined by hills and forests, which close around a small-scale central valley. Apart from the visual effect afforded by the nearby pine plantations, Koetong's local landscape is primarily characterised by the valley's topographic edges and surrounding hilltops.

## **HISTORIC FRAME**

**The key influences of the human history in Towong Shire can be attributed into four distinct periods:**

- . •Aboriginal past
- . •pastoral settlement, mining and consolidation of agriculture
- . •major infrastructure projects
- . •post-industrial restructuring

**These influences have had a fundamental role in the evolution of human settlement in the Shire.**

### ***ABORIGINAL PAST***

**Aboriginal people had lived and utilised the land in the North East Victoria for thousands of years, long before early explorers and settlers entered the region. Artefacts, quarry sites, burials, rock shelters, scarred trees, rock arrangements and art sites remain as evidence of the relationship of these peoples with the land which they depended on for their spiritual life, food and shelter.**

Several language groups lived in the area, inhabiting the plains and river valleys of the lowlands for most of the year, and visiting the highlands and Alpine country in spring and summer. Large gatherings of language groups and tribes occurred in the summer months as groups north and south of the Alps congregated to harvest Bogong moths and to hold ceremonies. Evidence suggests that the river valleys and plains were more intensively used than the mountain and alpine areas.

Three Aboriginal tribes are known to have inhabited the region now bounded by the Towong Shire – Dhudhuroa, Djilamatang, Jaithmathang. The Dhudhuroa occupied Murray River along the south bank from near Wodonga to Jingellic and Tintalra, Tallangatta and along the lower reaches of the Mitta Mitta and Kiewa Rivers. To the east of the Dhudhuroa were the Djilamatang, and to their south, the Jaithmatang. The Jaithmatang is believed to be the largest tribe, inhabiting large areas of the north-eastern Alps, Gibbo River, and the upper reaches of the Mitta Mitta and Kiewa Rivers. The Mitta Mitta River was used as a major trade and war route between tribes, and a number of scar trees are found along the river's reach.

The first contact between the traditional occupiers of the land and the newly arrived explorers was in the 1830's. Fertile lands, plentiful rivers and proximity to water encouraged settlers to take up the land, resulting in the gradual demise of the local Aboriginal population from introduced diseases and clashes with the pastoralists. Despite these events, the history of the Aboriginal inhabitation of the area shows a long term connection with the land and majority of the northern and eastern area of the North East Victorian region is identified as traditional land of the Yai-idt Midtung language group (Dhudhuroa and Jaithmatang tribes).

## **SETTLER INFLUENCE**

**The nominated Framework townships feature many places of cultural significance and heritage interest. Historical, social and architectural issues have an impact on the heritage significance of individual sites and items. A range of heritage themes—major and minor—is apparent.**

**There is no comprehensive heritage study of Towong Shire, so an overall physical and visual survey of potential heritage sites was carried out for the purpose of the Framework. Findings are preliminary and require further study. However, the adopted survey method is in accordance with the processes and criteria outlined in the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance, known as the *Burra Charter*.**

### **Major heritage themes within the Shire**

- .  Mining, especially gold and copper.
- .  Farming, pastoralism and dairying.
- .  Railways.
- .  Remnant 19<sup>th</sup> century vernacular building construction (simple and rustic), including some prefabricated items.
- .  Mid 20<sup>th</sup> century architecture.
- .  Settings and landscaping of towns.
- .  Engineering—bridges and dams.
- .  Early homesteads.
- .  Original shopfronts (mainly from early to mid 20<sup>th</sup> century).

### **Minor heritage themes within the Shire**

- .  Soldier Settlers Scheme.
- .  Forestry.
- .  Industrial heritage—butter factories.
- .  Local concrete blockwork.
- .  Some possibly Indian-influenced architectural forms.

### ***HERITAGE REGISTERS***

**Different heritage registration mechanisms represent different levels of statutory authority regarding the potential for future development and use of noted heritage items and features within the Shire.**

**Heritage Inventory** includes the sites or objects assessed to have archaeological significance or potential. The individual significance of any site or object varies, but all come under the jurisdiction of the Heritage Council (see Victorian Heritage Register below).

**National Trust of Australia (Victoria)** is a non-government organisation, which has no statutory jurisdiction over heritage sites, but often campaigns to safeguard places of recognised heritage significance. Its classified sites are considered to be at least of local significance.

**The Register of the National Estate** is Australia's only national list of cultural and natural heritage places. It is administered by the Australian Heritage Commission, a government organisation, which has some statutory jurisdiction over sites on the Register of the National Estate.

**Victorian Heritage Register** comprises sites assessed to have State Significance by The Heritage Council. This is an independent, statutory body that has legal control over any part of a listed site. The Victorian Heritage Register is, however, administered by Heritage Victoria. A permit must be obtained from this to undertake any works to a registered site, other than basic maintenance and identified permit exemptions.

Ten mining sites within the Shire of Towong, developed in the later part of the 19<sup>th</sup> century, are listed on the Victorian Heritage Register, and many others have been included on the Heritage Inventory as being of archaeological significance. These are generally located outside the nominated Framework towns. Gold was extracted from most of the mines, but also copper and tin deposits exist. Mining activity generally ceased by the early 20<sup>th</sup> century.

One homestead in the Shire of Towong has been included on the Victorian Heritage Register. The Australian Heritage Commission and the National Trust of Australia (Victoria) have also recognised other significant homesteads. Further investigation may reveal that, as a group, these homesteads are of particular heritage interest.

### ***FRAMEWORK SURVEY OF POTENTIAL HERITAGE SITES WITHIN THE SHIRE***

Many of the nominated Framework towns were established during the second half of the 19<sup>th</sup> century, but some during the 20<sup>th</sup> century. As a result of this, heritage issues vary from town to town, and there are potential sites of heritage significance from both centuries.

Some historic buildings across the Shire are currently underused, or not used at all. It will be important to find new ways of employing these buildings, so that they are appropriately maintained and do not fall into a state of disrepair.

There is a variety of size and development density in the Framework towns: While the townscapes and main streets of Tallangatta, Corryong and Walwa exhibit a mixture of building types and uses, the smaller towns draw their townscape image mostly from residential building types interspersed with only few commercial or civic buildings.

The surveyed townships appear in an alphabetical order in the following heritage survey summary.

*Refer also to Appendix 4, Record of built heritage.*

### **Bellbridge**

This small, principally residential town has developed in the second half of the 20<sup>th</sup> century. Most of the buildings are typically suburban, although some residences have a detectable ‘beach-side resort’ appearance or display more experimental forms providing the streetscapes with some local flavour in keeping with water-related activities, which draw people to the region. The nearby bridge, from which the town’s name was derived, was completed in 1930. It is notable for its length and is evocative of an identifiable construction type of the early to mid-twentieth century.

No obvious heritage issues, apart from the bridge, are apparent, however consideration could be given to encouraging the prevailing building type, which has given the town a mildly distinctive appearance.

### **Bethanga**

This small township was established during the later part of the 19<sup>th</sup> century, although only a few buildings attest to its early history—most of the existing buildings date from the mid to late 20<sup>th</sup> century. Mining, especially related to copper, is integral to the town’s early history. Further research is required concerning the history of the local quarry—Bethanga granite is known to have been used for the Eight Hour’s Day monument on the corner of Russell and Victoria Streets in Melbourne.

Buildings of interest are:

- .  From the 19th century—some residences.
- .  From the 1950s—the Court House Hotel, which is an externally intact, functionalist style building with Art Deco style of lettering.

Heritage listings are:

- .  Heritage Inventory—several mining-related sites.

- Register of the National Estate—Wallace Smelting Works.

## **Corryong**

Corryong is a regional centre, established in the late 19<sup>th</sup> century. It contains more substantial, two storey buildings than seen in many of the other towns in Towong Shire. Its development has also been more continuous and, as such, the town displays buildings of interest from several different periods. The *Man from Snowy River* Museum includes several relocated, modest 19<sup>th</sup> century buildings of interest, including some prefabricated examples.

Buildings of interest are:

- From the late 19<sup>th</sup> century—Court House Hotel, several commercial buildings and residences (some with a gambrel roof).
- From circa 1920s—the classically influenced ANZ Bank and Masonic Temple.
- Post WWII buildings (mostly circa 1950s)—Commonwealth Bank, Memorial Hall, a group of shops with stone walls, a group of shops with yellow tiled fronts. Heritage listings are:
  - National Trust—Mains Homestead and Corryong Butter Factory.
  - Register of the National Estate—Hunters Plains Homestead and Stables, three kilometres northwest of Corryong.

Victorian Heritage Register—four mine-related sites:

- the Dart River Gold Battery Site,
- La Mascotte Gold Battery Site and Chlorination Works,
- Glengarry Gold Battery Site and Chlorination Works, and
- Young Australian Battery Site and Gold Cyaniding Works.

## **Cudgewa**

Cudgewa is a small township, whose general appearance was established during the later part of the 19<sup>th</sup> century, although there has been some infill construction during the 20<sup>th</sup> century. The lasting impression of the town is of the well-established, tree-lined avenue with some fairly substantial 19<sup>th</sup> century buildings relative to the current size of the town, and the generous spaces between buildings. Another notable feature is the variety of prominent roof forms of many of the 19<sup>th</sup> century buildings, which are usually clad in corrugated sheet metal. There are also some examples of concrete blockwork, which is also seen elsewhere in Towong Shire.

Buildings of Interest are:

- 19<sup>th</sup> century buildings—Hotel Cudgewa, small Gothic-influenced churches, several residences and the former store and petrol station.

## **Dartmouth**

The new town of Dartmouth came into existence in the latter part of the 20<sup>th</sup> century

and the earlier town has been submerged under the nearby dam. The current town was built to house the workers, involved in the dam project, and subsequently has been developed as a tourist centre. Buildings have generally been designed in a fairly conventional manner and, currently, they are of limited heritage interest.

Heritage listings are:

- Victorian Heritage Register—Greens Creek Battery Site, located within the nearby Alpine National Park.

### **Eskdale**

Eskdale is a small, prepossessing town set among undulating hills. It has variously supported the local gold, dairy, and timber industries. The town was established in the late 19<sup>th</sup> century and several of the existing buildings date to that period. Buildings are generally of a modest size, although the Eskdale Butter Factory building is more substantial.

The buildings are typically set back from the road, with many interspersed established trees, providing a pleasant green setting. There are some prominent hipped and gabled roof forms, generally clad in sheet metal, some of which are painted in the reds and greens typical of the 19<sup>th</sup> century.

Buildings of interest are:

- From the 19<sup>th</sup> century—several externally intact buildings including residences, a hotel and two churches.
- From the 20th century—Eskdale Butter Factory, Eskdale Hall (altered), a circa 1950s residence and petrol station.

### **Granya**

This township was not surveyed in terms of heritage.

### **Koetong**

Koetong is a small hamlet, literally a single pub town, as the Koetong Hotel is essentially the only nonresidential building in the township. The hotel itself is an externally a well-kept, intact 19<sup>th</sup> century building, whose verandah is supported by unusually wide timber posts.

Heritage listings are:

- National Trust—there are five local timber bridges, which were built circa 1916 on the neighbouring windy and steep section of the now defunct Wodonga–Cudgewa Railway. Darbyshire Creek Bridge No 2 has been classified as being of State Significance and the other four bridges have been noted.

### **Mitta Mitta**

Mitta Mitta is a small township set in a largely forested valley, developed principally in

conjunction with the activities of the mining-associated Pioneer Company during the 1880s. The building stock dates largely to the late 19<sup>th</sup> and early 20<sup>th</sup> century and as such, is effectively an interesting time capsule. Some of the extant buildings are diminutive although the Mechanics Institute building from 1926 is substantial, suggesting that a much larger community existed in the township previously. Buildings are constructed in weatherboard, brick, or concrete blockwork. One house in particular displays some interesting square patterning.

Buildings of interest are:

- .  From the late 19<sup>th</sup> century—several residences, two small Gothic-style churches, Laurel Hotel (from the early 20th century with additions to the front), and a store.
- .  From the early-mid 20th century—Mechanics Institute from 1926, and other buildings displaying concrete blockwork.

Heritage listings are:

- .  Heritage Inventory—several mining-related sites.
- .  Victorian Heritage Register—the Pioneer and Union Hydraulic Gold Sluicing Site, which provides a rare opportunity to appreciate the range of technology associated with 19<sup>th</sup> century gold mining practices.

## **Tallangatta**

(New) Tallangatta is one of the larger towns in the Towong Shire, distinguished as the ‘town that moved’. Only timber buildings were physically moved to higher ground during the 1950s, when Lake Hume was enlarged—the original masonry buildings were abandoned. The town developed rapidly in the 1950s, when a considerable amount of construction was undertaken after the town’s relocation, especially public and commercial.

The town now provides an opportunity to appreciate the urban planning and design styles of the period of relocation. There is, however, a range of periods represented in the residential building stock, since late 19<sup>th</sup> to mid 20<sup>th</sup> century timber residences were moved from their original location in Old Tallangatta and complemented with newer buildings.

Buildings of interest are:

- .  Timber buildings from Old Tallangatta.
- .  Several externally intact 1950s buildings manifesting influence of modernist concerns, including the Memorial Hall, Court House, Masonic Temple, ANZ bank, two hotels, a petrol station, a factory with bands of strip windows, and several sections of strip shops.

Heritage listings are:

- .  Heritage Inventory—La Mascotte Treatment Works.
- .  National Trust—as a remnant of the original town, the Tallangatta Butter Factory and Creamery building has survived at Old Tallangatta.
- .  Register of the National Estate—the mid 19<sup>th</sup> century Noorongong

Stables and Wagon Shed located nearby.

### **Tintaldra**

Tintaldra was important as an early border crossing with the former Colony of New South Wales and there was a customs house in the town during the 19<sup>th</sup> century. The few extant 19<sup>th</sup> century buildings are evocative of Tintaldra's early history, most notably the Tintaldra Store, begun in 1864 and enlarged in 1928. Tintaldra Hotel was begun soon after in 1870, and has been modified several times since, but nonetheless manifests a suitable historic appearance. Also of interest are a few 19<sup>th</sup> century residences, and the remaining metal pylons of an earlier bridge.

Heritage listings are:

- .  National Trust—the classified Tintaldra Bakery, the noted Tintaldra Homestead.
- .  Victorian Heritage Register—Tintaldra General Store and former bakery.

### **Towong**

The buildings of Towong are scattered and set back considerably from Murray Valley Road. The few houses which constitute most of the building stock of Towong are representative of several periods—no one period is preponderant.

Buildings of interest are:

- .  The late 19<sup>th</sup> century Towong Turf Club grandstand, which is located outside the town and provides a local landmark.
- .  The early 20th century timber vernacular Soldiers Memorial Hall.

Heritage Listings are:

- .  National Trust—the noted Towong Hill Homestead.

### **Walwa**

The small, appealing town of Walwa was established in the late 19<sup>th</sup> century, but manifests several substantial 20<sup>th</sup> century buildings. For a town of its size, the commercial centre is relatively large. Commercial buildings tend to be located close to the street boundary, but residential buildings are generally set further back.

Buildings of interest are:

- .  From the late 19<sup>th</sup> century—commercial buildings with verandahs supported by timber posts.
- .  From the first half of 20th century—WAW Credit Union is a timber building with several unusual features such as wide eaves supported by paired, sinuous console brackets (indicating a possible Indian influence) and simplified corner pilasters in upper part of the wall. The Services Memorial Hall is a brick building with interesting Functionalist and Stripped Classical overtones. There is also the Walwa Hotel and two

garage buildings cum showrooms.

Heritage listings are:

- .  National Trust—Walwa Homestead, mid 19th century intact timber building located five kilometres from the town.
- .  Register of the National Estate—Walwa Homestead.

### **Railway history**

**Towong Shire has a proud history of substantial public infrastructure development. Apart from the construction of the Hume Weir and Dartmouth Dam, and important involvement in the Snowy Mountains Hydro-Electrical Scheme, its railway history is of particular interest in the context of the past development of the Victorian railways system.**

The first sections of the this system were opened in the 1860s. By the 1870s, lines had been pushed towards the north and east of the state, including Wodonga. With the increasing numbers of settlers and pastoralists arriving to north-east Victoria, there was demand for railway infrastructure in new agricultural communities, and the late 19<sup>th</sup> century saw the extension of railways further east. The first section between Wodonga and Huon was opened in 1889 and the second section from Huon to the Old Tallangatta in 1891. Old Tallangatta was important for cattle sales and shipping, and the railway terminus to 1909.

During the 1920s, the railway line was extended northeast to Cudgewa. It was completed in 1921 and travelled through some high country of Victoria, including Shelley, which is the highest railway station in Victoria. A spur line also opened in 1922, running from Ebden, just north of Huon, to Mitta Junction Hume Weir Depot.

The railways were important to the early pastoralists, providing central points for other forms of transport and a means of transportation of goods, stock and trade. Access to most of the towns in the current Towong Shire area were greatly improved and facilitated by the rail lines. The opening of the railway encouraged the growth of the dairy industry and establishment of several dairy factories in the northeast. The rail connection was also important for the construction of Hume Weir, Dartmouth Dam, and the Snowy Mountains Hydro-Electrical Scheme. The Wodonga–Tallangatta rail passenger services were withdrawn in 1961, and regular goods trains ceased using the railway in 1978.

A recreational Rail Trail is now being developed along the former rail line, featuring many timber trestle bridges, which combine into a significant group of industrial heritage places. A detailed survey of the significant features of this railway has been undertaken by the National Trust of Australia (Victoria).

### **FUNCTIONAL STRUCTURE AND CURRENT TOWNSHIP ROLES**

**The current functional structure of Towong Shire—including the existing roles of its townships—is the combined result of the Shire’s landscape structure,**

**pastoral and mining history of settlement, the completion of large infrastructure projects for hydroelectrical and irrigation purposes, the construction and eventual dismantling of the rail line to Cudgewa (this was originally planned to extend to Corryong), the relocation of the Murray Valley Highway, the reservation of large areas as nature parks, shire amalgamation, increased tourist interest and tourism trade, and the shifts in industry, employment and the population profile associated with this chain of changes.**

**Being the result of a gradual evolution and development since the settlement of the Shire area in the 1830s, its current functional structure is a necessary basis for developing the Framework vision and the nominated Framework towns. There are also other small townships in the Shire, but the nominated ones must be seen as those selected by Council to consciously develop for the future.**

Important Framework considerations relate to the consolidation of the Shire's functional structure, the sharpening of the profiles and roles of its towns in terms of urban form, service structure and township image, and the strengthening of the interconnecting links between the townships, both in a physical and a conceptual sense. The operation of existing service structure is much reliant on the use of the private car—this is a disadvantage for the youngest and oldest people, as well as for people with limited abilities.

The current Shire population is approximately 6,600, with an increasingly aging profile. The future population, as predicted by the Department of Sustainability and Environment's Research Unit, is not projected to increase, but rather to decrease towards year 2021. Almost one half of the Shire population lives in its five main towns. These towns, as well as the other Shire townships have over ten years' supply of residential land, with no imminent need to rezone for residential purposes.

*Refer also to analysis maps in Appendix 3.*

## **REGIONAL CAPITAL**

**The twin towns of Albury and Wodonga provide a full range of specialist and urban services to surrounding shires in North East Victoria and southern new South Wales. They also provide the main connection for railway services to Melbourne, Sydney and Canberra. For the western part of Towong Shire, Albury-Wodonga provides substantial employment opportunities and, more broadly, opportunities for tertiary education.**

## **MAJOR TOWNS**

**Tallangatta and Corryong are Towong Shire's two major service centres and its largest towns, with populations of approximately 1,000 and 1,200 respectively. They support and service the townships and rural areas of the western and**

**eastern Shire regions. Corryong also has a continuing service role for Khancoban across the state border, built in conjunction with the Snowy Mountains Hydro-Electrical Scheme.**

**Towong Shire’s Municipal Strategic Statement regards it important to focus urban growth into its major centres to ensure the continued provision of existing services.**

**Tallangatta** is a unique 1950s heritage town, purpose-designed and built in 1956 two kilometres west of the Old Tallangatta township, dating back to the 1800s. This was inundated as a result of the construction of Hume Weir. The town is set off the Murray Valley Highway, undisturbed by heavy vehicle through traffic. The town’s plan structure and street network remain substantially intact. Its civic and commercial core is defined by a spacious central park and features a consistent theme of 1950s government architecture, including brick architecture for the civic buildings and a unified design of small-scale shopfronts.

Tallangatta has reticulated water services and sewerage infrastructure, and an extensive range of commercial and industrial services—importantly, a mobile phone coverage—and community services, such as schools, sports facilities, three churches and well developed aged care facilities. As a special feature, it hosts the *Fifties Rock’n’Roll Festival* and a number of both arts and agriculture shows.

**Corryong** is a much older town than Tallangatta, settled in the late 1830s and surveyed in 1879. It is steeped in lively history—many current local people are descendants of the settling pioneers. It has a gold mining past and was significant in housing the international community of workers on the Snowy Mountains Hydro-Electrical Scheme, beginning in 1949 and taking 25 years to complete. The name for Corryong originates in the Aboriginal word *cooyong*, meaning ‘bandicoot’.

The town still mostly retains its originally surveyed grid plan form, featuring continuous street corridors and small allotments along the main street—part of the Murray River Highway—with larger ones around. Substantial Victorian-era architecture is characteristic of the main street, incorporating some fine, stately public and semi-public buildings. A number of sites within the township are included in the Victorian Heritage Register under the Heritage Act 1995, relating to the township’s past gold mining activities. Heavy vehicle traffic along the highway is problematic for adjoining shops and residential lots.

As Tallangatta, Corryong has reticulated water services and sewerage infrastructure, an extensive range of services and a mobile phone coverage—its traditional main street strip shopping centre provides for most daily required goods and services. Community services include schools, extensive recreational facilities, a number of churches of different denominations and, importantly, an airfield, originally built to service the Snowy Mountains Scheme. Jack Riley, believed to be the inspiration for Banjo Paterson’s poem *The Man from Snowy River*, is buried in Corryong Cemetery. His legacy has inspired an annual *Man From Snowy River Bush Festival*, as well as a local history museum.

## OTHER MAIN TOWNS

**Other main towns as defined in Towong Shire’s Municipal Strategic Statement comprise Bellbridge, Walwa and Eskdale. All these townships have quite different roles within the Shire structure. Bellbridge, with a population of approximately 300 people, is a commuter town primarily to Albury-Wodonga. Walwa, with a recorded population of 300 people in 1995, acts as a small service centre for surrounding rural areas. Eskdale, with a small, stable population, supports its surrounding rural areas and, to a degree, acts as a commuter area to Tallangatta.**

The settlement of **Bellbridge** apparently traces back to the first construction stage of the Hume Weir in the 1920s. However, its town plan structure more closely resembles the layout of the 1950s Tallangatta township, albeit without a central park or a civic precinct. Lake views, the engineering beauty of Bethanga Bridge across the lake and the terraced settlement on sloping ground towards the lake are special features of the township, including closeness to the Regional Capital. The township is attractive to the professional residential market and young families for the surrounding rural lots, but also houses a large non-residential population occupying part-time homes for holidays. The town is located at the end of Riverina Highway, with no major traffic disturbance.

Bellbridge has reticulated water service and sewerage infrastructure. Development is constrained by the need to protect the visual integrity of the ridgeline, which is a characteristic landscape backdrop to the built environment. There is a shop, a petrol station, a childcare centre and some recreational facilities, but resident services are not sufficient—many people choose to drive to Albury-Wodonga for their daily needs. In all, Bellbridge most closely has the character of a suburb, rather than an independent town. Its building style is also typical to suburban areas—predominantly large houses are located openly and express individuality, rather than creating a formally consistent townscape image.

**Walwa** was settled in the late 1830s, with the first pastoral settlers also declaring Tintaldra and Cudgewa. Its name originates in an Aboriginal language, meaning ‘the meeting of the waters’. The town was surveyed in 1870 and developed into a small community. A major bushfire destroyed many established shops and public buildings in 1942. Tin mining occurred in the mid 20<sup>th</sup> Century, affecting much of the township’s public land.

The town’s plan structure has a compact, rectilinear, cross-shaped form, centred on the intersection of the main street—part of the Murray River Road—and the Shelley-Walwa Road to Murray River. The main street houses most of the township’s principal services and features a particularly horizontal architectural style, with pronounced roofs and parapets, and façades of brick and masonry. As Murray River Road has no major highway role, traffic disturbance is limited.

Walwa’s services include reticulated water, but no sewerage. There are community services, such as a school, community hall, post office, recreation grounds and emergency services, as well as a Bush Nursing Hospital. The requirements of

camping visitors are well catered for, and a particular township asset is a conference centre—the five-star Upper Murray Resort on Murray River Road.

**Eskdale** was first proclaimed in 1886 and has both a pastoral and mining heritage—it is located within the gold- and tinfield of Mitta Mitta River valley along Omeo Highway.

A substantial dairy factory was established in the 1890s—a photograph from the turn of the 20<sup>th</sup> century shows a total of eight directors for the Eskdale Butter Factory—and a timber complex in the 1940s. The dairy factory has since been removed and the timber complex destroyed by fire. Eskdale is now described as a friendly farming community, focusing on dairy industry.

The town plan consists of a cluster of lots around the intersection of the highway and Little Snowy Creek Road. The main street is unusually wide for such a small town—it features central highway lanes and a service road on each side. A handsome, unified avenue planting of deciduous trees along this street is a particular feature. Built form is open in nature and some examples of early architecture remain.

Eskdale has a compact range of commercial and community services, including a church and a new community centre with recreational facilities. There is no reticulated water or sewerage infrastructure. Tourist traffic to Alpine National Park and skifields passes through the town.

## **VILLAGES**

**The remainder of the towns included in the Framework project are defined as villages in the Shire’s Municipal Strategic Statement. These, too, have different roles within the current Shire structure, largely dependent on their location and landscape context.**

**Cudgewa and Towong are low-density residential areas that, to a degree, act as commuter areas to Corryong. Tintalra has been an important river crossing to New South Wales since the late 1800s, with increasing potential for tourism-based development. Bethanga, Granya, Mitta Mitta and Koetong offer opportunities for peaceful village life. Koetong is currently largely undeveloped, but has potential as a tourist stop along the Murray Valley Highway, similarly as Mitta Mitta on the way to Omeo. The scenic and recreational qualities of Dartmouth have made it into an attractive holiday base and destination.**

**Bethanga, Granya, Mitta Mitta and Koetong are old gold, copper and tin mining towns from the 1830s and 1840s. Mitta Mitta also has a history as a pastoral run and Granya as an early squatter settlement and later, the home of *Murray Grey*, Australia’s first breed of cattle, which has also been exported overseas. Bethanga’s early settlers included both European and Chinese people. In Koetong, tin mining activity continued into the 1980s. Tintalra, Towong and**

**Cudgewa** all have pastoral origins in the period between the 1830s and 1860s. **Cudgewa** also used to be the terminus of the **Cudgewa–Bandiana Railway**—aligned through **Koetong** as well—and played a key role in the development of the **Snowy Mountains Hydro-Electrical Scheme**. The rail line closed down in 1981. **Towong** also has a gold and tin mining history. **Dartmouth** was built in the 1970s and replaced an older **Dartmouth** township further southeast, flooded by the newly constructed **Lake Dartmouth**.

**Bethanga’s** town plan is quite irregular in both street layout and lot size. Only the subdivision at **Bethanga Gap** is rectilinear, but this is largely undeveloped. The irregularity of the plan is most probably a result of the varied local landform and affords a uniquely picturesque quality to the township. Built form is open in nature, with most public and semi-public buildings clustered at the intersection of **Bethanga Road**, **Bridge Street** and **Jobling Street**. No major roads pass through the town.

The township has a population of approximately 400. There are some commercial and community services, including a general store, a school, three churches and emergency services. No reticulated services or sewerage infrastructure exist, and small lot sizes are problematic in dealing with household waste.

**Bethanga** is proud of its history and heritage—the **Bethanga Historic Area** protects sites of historical significance associated with past gold and copper mining activity and contains significant mining relics and remnant vegetation. The **Bethanga Mine** above the town can be explored. The **Mine Manager’s** house in **Wise Street**, built in the early 1800s, is believed to be one of the first brick houses erected in North-East Victoria.

The focus of **Granya’s** town plan is a square loop street, which features the majority of the township’s settlement, buildings and services, including a church, post office, recreational reserve and a former school—now a museum. The township core is surrounded by larger allotments, with occasional houses extending to adjacent hills and **Murray River**. The town is located off **Murray River Road** and, consequently, suffers from no major traffic impacts.

**Granya’s** population varies between 35 and 50 people, mostly farmers, and one third commuting to work in **Albury–Wodonga**. There is a small reticulated water supply, but no sewerage infrastructure. The service base is limited, with some community facilities, a church and a bed and breakfast establishment, but no commercial services for daily needs. The **Shire’s** **Municipal Strategic Statement** considers the town’s remoteness and lack of infrastructure as limits to its development.

There is a proactive community, however, and the **Pioneer Museum** established in the former school building is a local focus. There is also increasing support for the arts, currently demonstrated by an annual music festival on **Australia Day**.

The **Mitta Mitta** town plan has been laid out in two portions around the foothill of **Mount Misery** and to follow the curves of the **Mitta Mitta River** and **Snowy Creek**, which also form the context of **Dartmouth Road** and **Omeo Highway** passing through the town. The original plan and subdivision pattern appear to have remained substantially intact, creating a quaint, identifiable township image.

The name for **Mitta Mitta** has Aboriginal origins, relating to the roar of the river at fast

flow.

Mitta Mitta has a stable population, relying on dairy industry. There is reticulated water and sewerage infrastructure. The township has a compact range of commercial and community services, including a school and church, recreation, emergency and some tourist services, and a nearby airstrip. Features of particular interest are the Mitta Mitta Historic Reserve, with a display of early mining equipment and a replica miner's cottage, a former Pioneer Mine and Bahratralia Park, housing Indian and Australian wildlife.

The lots along Omeo Highway are much smaller than those along Dartmouth Road. They also house the majority of the township's commercial and public services—only the school and cemetery are located along Dartmouth Road, and the church west of these. Some examples of early architecture remain, but other buildings have been ostensibly altered.

As for Dartmouth, tourist traffic to Alpine National Park passes through the town.

The **Koetong** town plan consist of a small number of lots, clustered at the intersection of Murray Valley Highway and Bilborough–Burrowye Road. It is essentially an one-pub town with no developed services, but associated with nearby timber production areas. Due to the lack of services in this town, the Shire of Towong's Municipal Strategic Statement considers that there is no reason to develop it. It does occupy a strategic location on the highway between the Shire's major towns of Tallangatta and Corryong, however, which implies possibilities to develop it as a traveller stopover point. The impacts of heavy vehicle traffic on the highway are considered limiting to further residential development.

The townships of Koetong and Shelley (located ten kilometres east of Koetong, named after the pioneering Shelley family, which also originally claimed Koetong, as well as Tintaldra as a grazing outpost) now together have a population of approximately twenty households. There is strong community interest and involvement, however, demonstrated by the existence of the Koetong–Shelley Development Association and the staging of the Koetong Music festival each May.

There is no physical evidence of Koetong's mining history in the current township environment, but a particular feature is the remaining, magnificently constructed timber trestle bridge nearby, a remainder of the township's role in Victoria's railway history.

**Tintaldra** has a compact, geometric town plan, comprising two triangular sections on each side of the Tin-taldra–Cudgewa Road, just north of the Cudgewa–Tintaldra Road and abutting Murray River. Off-ramps lead from the highway down to the township, the centre of which is defined by an unusually wide main street, laid out in two levels and leading to the historic bridge across Murray River. The historic Tintaldra General Store and former bakery and Tintaldra Hotel buildings face each other across the main street. There is no formal planting along the street.

The township has a small population. Most residential development is spread west of the main street. There is no reticulated water or sewerage infrastructure. Daily services are limited, but a range of tourist camping services exist, as well as a fire station. While the town is not located on a major highway, there is tourist traffic

across the border to New South Wales.

**Towong** township is laid out in a grid pattern at the intersection of Murray River Road and Brooke Street, leading to Upper Murray Road and across the river to New South Wales. The originally surveyed subdivision is much larger than the area now used for residences, focused on the edges of the principal streets. In all, the town is largely undeveloped, with an open built form and scattered buildings set back from the streets. There is increasing interest for residential development, however, due to the town's proximity to Corryong and the lack of low-density residential potential in that town.

Towong has no reticulated water or sewerage infrastructure—water supply is derived from Murray River as a private enterprise. There is a post office and community hall, and some tourist camping facilities. Special features are Towong Racecourse, established in 1871 and housing the annual Towong Cup, and Towong Bridge, built in 1938—it is largely unchanged and the only full timber bridge over Murray River. Planted copses of poplars articulate the fields around the township.

The town plan of **Cudgewa** appears to have gone through changes since its original inception: The main street used to be more closely aligned with the adjoining Cudgewa Creek, but has since been substantially realigned—and possibly widened—into a straight stretch, with a length of approximately 1.5 kilometres, creating a visually striking, linear avenue lined with established rows of trees. Within this imposing civic frame, residential settlement appears to have declined, possibly due to the discontinuation of the Cud-gewa–Bandiana Railway line. Many buildings are in disrepair, but there are some interesting examples of early architecture.

The township has a stable population, but no reticulated water services or sewerage infrastructure. There are some commercial services and two churches in the township, and an airfield nearby. Due to Cudgewa's location off the Murray Valley Highway, there is no major traffic impact. Important features are the historic railway terminus—a focus of the thematic, recreational Wodonga to Cudgewa Rail Trail under development—and the memorial cairn to Peter Handcock, who was executed with 'Breaker' Morant by the British in the Boer War. There is also a significant escarpment created by glacial activity, visible from Wabba Gap.

The **Dartmouth** town plan has a typical 1960s–1970s structure, with collector streets and smaller, residential streets feeding to these. It is located slightly off the road to Dartmouth Dam, and has no serious through traffic impacts. The town has a high level of public amenity, with well built streets, footpaths and pedestrian routes. There is reticulated water service and sewerage infrastructure, and a range of commercial, community and tourist services, originally apparently established for the benefit of the workers of the Dartmouth Dam project, but now providing necessary infrastructure for tourism and holiday-making purposes.

The form and location of the building stock and public structures of the township reflect the ideals of the time of the construction of the town. Conference and convention facilities, holiday cottages and a heliport are special features.

## ***INTERCONNECTIONS BETWEEN TOWNS AND VILLAGES***

**The roads between the nominated Framework towns create an important, interconnecting transport web in the functional structure of Towong Shire. Aligned according to the forms of the local landscape structure—occupying valleys—the roads serve the towns and also lead into the many National, Regional and State Parks between them, which are the Shire’s special assets.**

**Towong Shire’s Municipal Strategic Statement regards it important to improve these transport linkages and the general accessibility between towns.**

Murray Valley Highway is the most significant transport spine. Reaching east to west across the width of the Shire area, it directly links Tallangatta, Koetong–Shelley, Cudgewa, Corryong and Towong. Talgarno Road–Murray River Road is a second important east-west spine, directly linking Bellbridge, Granya, Walwa and Tintaldra, and connecting to Murray Valley Highway at Towong.

Smaller, north-south connector roads link Bethanga to Bellbridge, Tallangatta, and Murray River Road, and Granya, Walwa and Tintaldra to Murray Valley Highway.

Omeo Highway is the most significant north-south spine in the Shire area. It connects Eskdale, Mitta Mitta and Dartmouth to each other and Murray Valley Highway, importantly to Tallangatta. Benambra–Corryong Road is also an important as a service access road from rural areas to Corryong and as a link from the south to Murray Valley Highway.

## **LINKS TO SURROUNDING REGIONS AND NEW SOUTH WALES**

**Towong Shire’s web of roads link directly to areas in Victoria and New South Wales with significant tourism and recreation values. These regional relationships are important for the profile of the Shire, offering synergetic possibilities for local places to complement each other by pooling residential, visitor and service assets—rather than merely compete—for a value-added benefit.**

Important river crossings at Tintaldra, Towong and the east end of Murray Valley Highway link the Shire and its towns to national parks and skifields in New South Wales—importantly Mount Kosciuszko—and to Australia’s east coast. The river crossing at Jingellic, near Walwa across the State border, links Murray River Road to the riverside State Parks and Hume Highway at Holbrook in New South Wales. There is also a ferry connection west of Granya. Bethanga Bridge offers a direct connection from Bellbridge and Bethanga to Albury-Wodonga.

The west end of Murray River Highway leads to Albury-Wodonga and Hume Highway. It also connects, via Kiewa, to the wine regions and historic towns of the neighbouring Indigo Shire and, via Kiewa Valley Highway, to Alpine National Park and its major skifields. Omeo Highway and Benambra–Corryong Road are also links to the National Park, and the Highway eventually to East Gippsland and south coast.

The highways are significant tourist thoroughfares, as is Murray River Road, which offers a leisured, scenic drive along the river valley, now much favoured by motorcyclists. There is a further incentive to develop the former Wodonga–Cudgewa Railway corridor into a Rail Trail for tourism purposes, specifically for recreational cyclists. It is eventually planned to extend from Wodonga to Cudgewa—and provide access to Lake Hume and the historic Old Tallangatta township—featuring magnificent, old railway bridges.

## **FUNCTIONAL CLUSTERS**

**While the historic, functional relationships of Towong Shire’s towns was based on the pattern of settlement and mining activity, their contemporary functional clustering is more evidently based on the quality of road links, the mutually complementing service structure of the towns, and the location of natural assets for recreation—rather than purely agricultural production—relative to the towns.**

Since the beginning, the functional structure of the Shire has been bipolar, with Tallangatta in the west—previously old Tallangatta—and Corryong in the east its dual service foci. Old Tallangatta was an important railway node. The role of Albury-Wodonga for both the Shire and the broader region has increased since early settlement, now also capturing Bellbridge and Bethanga in its immediate service catchment.

Due to the now diminished role of original settlement patterns and land ownership in the Shire’s east—and to the establishment of the Murray River Highway—the township of Koetong is currently more clearly associated with the Shire’s west than east.

## **COMMUNITY VALUES**

**It is important that the Urban Design Framework proposals respond to community values. Initial public consultation established a set of valued issues, problem issues and future expectations. These form an important basis for the urban design principles and actions proposed in the Framework.**

**It must be recognised, however, that all of the issues expressed by community members cannot be solved through the Urban Design Framework. All issues are, however, included in the background reporting to the Council and the Department of Sustainability and Environment, to inform other types of Government action.**

The public meetings held for the purpose of consultation were successful. Together with completed feedback forms, they provide a good insight into local values and aspirations. The feedback identified a number of valued issues, shared across a wide cross section of the community, specifically:

- .  the natural environment,

- .  local distinctiveness,
- .  good management,
- .  landscape and streetscape quality,
- .  hospitality and tourism,
- .  community identity, and
- .  local facilities.

Also a number of problem issues were expressed. Some groups commented that they were uncomfortable expressing these, but it is important for them to be reported and understood. Specific problem issues appear to be:

- .  bureaucracy, and
- .  not being 'on the map'.

### **CORE VALUES**

The results of the consultation can be consolidated into the following core community values:

- . • **Protecting natural assets.**
- . • **Maintaining a sense of history and heritage.**
- . • **Strengthening the existing relationships of nature and culture and the locally distinctive natural and cultural environments.**
- . • **Building on tradition and the established sense of community, while making new residents and visitors feel welcome.**
- . • **Fostering the lifestyle and pure qualities of the Shire environment.**

### **KEY ISSUES OF COMMUNITY CONCERN**

Key identified Shire-wide issues from the community's point of view comprise:

- .  Reinforcing community identity.
- .  Maintaining and enhancing local facilities.
- .  Improving landscape and streetscape quality.
- .  Providing for hospitality and tourism.
- .  Achieving good management.
- .  Overcoming bureaucracy.
- .  Being more prominent 'on the map'.

Key identified local issues include:

- .  Conversion of the old Wodonga-Cudgewa railway corridor into a walking and cycling path ('rail trail').
- .  Potential construction of a wall across Lake Hume to keep water levels constant.
- .  Potential construction of a new 'lake road' on the southern side of the 'peninsula' at Lake Hume.
- .  Improvement of the road connection from Eskdale west to the Kiewa Valley Highway.
- .  Promotion of a heavy vehicle by-pass road in Corryong.

*Refer to Appendix 2 for detailed summaries of community feedback.*

## **SHIRE-WIDE URBAN DESIGN VISION AND POLICY OBJECTIVES**

The initial analysis and consultation phases of the Vision Plan resulted in the summarisation of all identified, relevant values and issues into a ‘planning frame’, ‘environmental frame’, ‘landscape frame’, ‘values frame’, historic frame’, and ‘functional frame’ as the key ingredients of the Urban Design Framework. The proposed urban design policy objectives, derived from these, will be used to inform future amendments to Towong Shire’s Municipal Strategic Statement and Planning Scheme and to give direction to the Council’s Capital Works program.

### ***KEY URBAN DESIGN ISSUES ARISING FROM THE FRAMEWORK ANALYSIS***

In addition to the issues identified in community consultation, the ecological, heritage and functional analyses undertaken for the Framework yielded a set of further urban design objectives:

- Promotion of a functional ‘clustering’ of towns to most efficiently pool their assets.
- Developing a distinct functional role and image for each town within its ‘cluster’ and the Shire.
- Containing and diversifying township growth and development.
- Improving the visual and functional quality of the towns’ public realm.
- Improving traffic safety within the towns, especially those along highways.
- Improvement and visual enhancement of the road links between the towns for everyday convenience and pleasure of use.
- Improvement of linkages between the Shire and New South Wales for value-added service and tourism benefits.
- Development of ‘thematic routes’ between the towns for recreational and tourism purposes.

### ***FUTURE URBAN DESIGN VISION FOR TOWONG SHIRE***

Based on the identified values and issues, the Framework vision is for a Shire which:

- cherishes its natural assets, landscape values and rich human history,
- supports its image as a contemporary, pure, green, culturally and ecologically sound environment and the economic opportunities based on this environment,
- constitutes a fully interlinking whole, with a specific role and identity for each town, and
- acts as a generous gateway and service base for surrounding regions, offering complementing lifestyle and recreation opportunities.

## **KEY URBAN DESIGN THEMES AND POLICY OBJECTIVES**

Combined, the core community values, key issues and future urban design vision translate into seven broad urban design themes and policy objectives to inform Towong's future urban design development—these themes and objectives apply equally to all the towns included in the Framework project:

### **NATURAL ENVIRONMENT**

- .  **Protect and manage natural assets and resources** of the Shire and its towns as the essential basis for economy, residential appeal and lifestyle.
- .  Protect and enhance the **natural landscape structure** of the Shire and its towns as an important basis for developing their physical structure and land use arrangement.

### **HISTORY AND HERITAGE**

- .  **Recognise and interpret the Shire's human history and heritage**, from Aboriginal occupation through settlement to current culture as an essential, conceptual bridge through time.
- .  **Build on local tradition and sense of community**, while continuing to make new residents and visitors feel welcome.

### **IDENTITY AND IMAGE**

- .  **Foster and strengthen the specific functional, cultural and physical role and image** of the towns as components of their nominated town clusters and the Shire's overall image and service structure, and control their growth accordingly.
- .  **Strengthen and interpret the established, harmonious coexistence, complementarity and contrast** of the Shire's and its towns' natural and cultural environments.

### **AMENITIES**

- .  **Improve visitor amenities**, particularly daily service needs and scenic qualities of roadside landscapes, to develop the Shire into a recognised node, through route and destination for travellers.
- .  **Maintain and enhance local facilities** for everyday community enjoyment and convenience, accessible to all.

### **LINKAGES**

- .  **Maintain and improve the road links and accessibility** between the Shire's towns and, externally, to adjoining Shires and New South Wales—not forgetting local rural settlements—to cater for both residential and tourist needs and expectations.
- .  **Develop thematic recreational and tourist routes** between the towns, building on their landscape qualities and heritage assets.

## THE PUBLIC REALM

- .  **Enhance the landscape and streetscape quality and traffic safety** of the towns and their connecting roads.
- .  **Continue to develop the towns as cultural and social centres** for their surrounding rural settlements.

## SUSTAINABLE DEVELOPMENT

- .  **Foster the pure lifestyle opportunities** of the Shire.
- .  **Encourage and enable sustainable development and farming practices**, as well as soft technology and energy-efficiency, to support the Shire's pure, green environment ideal.

## **SHIRE-WIDE URBAN DESIGN FRAMEWORK PLAN**

**The Shire-wide Urban Design Framework Plan addresses the identified Urban Design Policy Objectives through proposing the adoption of a township cluster concept to create a functionally sound Shire structure incorporating a distinct profile and mutually complementing role for each Framework town, in relation to one another.**

### ***THE TOWNSHIP CLUSTER CONCEPT***

**While the historic, functional relationships of Towong Shire’s towns was based on the pattern of settlement and mining activity, their contemporary functional clustering is more evidently based on the quality of road links, the mutually complementing service structure of the towns, and the location of natural assets for recreation—rather than purely agricultural production or past mining activity.**

Since the beginning, the functional structure of the Shire has been bipolar, with Tallangatta in the west—previously old Tallangatta—and Corryong in the east as its dual service focus. Old Tallangatta was an important railway node. The role of Albury-Wodonga for both the Shire and the broader region has increased since early settlement, now also capturing Bellbridge and Bethanga in its immediate service catchment.

Due to the now diminished role of original settlement patterns and land ownership in the Shire’s east—and to the establishment of the Murray Valley Highway—the township of Koetong is currently more clearly associated with the Shire’s west than east.

Each cluster is relatively self-sufficient, some more so than others. Towns in a cluster share commercial and community services and service the same urban and rural population.

### ***FUNCTIONAL ROLES OF TOWNS IN THEIR CLUSTERS***

The Framework proposes a specific role and character for each township in a cluster. This means focusing on specific market segments, both in terms of attracting new residents and in promoting tourism. Instead of all townships trying to cater for all groups and competing with each other, they should all build on their individual strengths and potential. This would minimise the negative impacts of change and thereby conserve the valued lifestyles of the existing population as well as the natural, heritage and townscape assets of the towns.

## **1 BELLBRIDGE-BETHANGA CLUSTER**

**The Bellbridge-Bethanga cluster is geographically small, but its two towns are quite distinct regarding character and opportunities. They are closely associated with Albury-Wodonga, but the road connection to Tallangatta**

**should be improved, to make them a more integral part of Towong Shire.**

**Bellbridge** is proposed to be further developed as a relatively suburban town and as a gateway to Towong Shire. The majority of residents commute to Albury-Wodonga for work and there is a proportionally large non-resident population, which limits the demand for services.

However, there is potential for increased tourism and day visitors. Water-based activities should be improved and promoted, but the lack of services and accommodation are a disadvantage. A commercial boating and scenic ferry operation, including a kiosk, might be established next to the Boat Club.

**Bethanga** is proposed to be developed as a country village drawing on its rural and mining heritage. A large part of the resident population commutes to Albury-Wodonga for work. If the town's current, substantial land reserve is taken up, the population should be able to sustain the establishment of reticulated services. The attainment of State Government funding would be instrumental, if any reticulated sewerage scheme was to be put in place. The State Government recently declined to contribute towards any such funding. The funding of a reticulated sewerage scheme for Bethanga by Towong Shire Council is currently impossible within the Council's budget.

The rich mining heritage is an attraction and water-based activities could be improved and promoted, but the lack of services and accommodation are a disadvantage. The mining relics should be retained and, where potential environmental problems are evident, stabilised.

## **2 TALLANGATTA CLUSTER**

**The Tallangatta cluster covers a large area and consists of three very different townships, all with specific strengths and development opportunities.**

**Tallangatta** is the main service centre for the cluster, with a full range of commercial and community services. Still, a significant number of residents commute to Albury-Wodonga for work.

The primary residential form is 'township living'. The Framework proposes a small area of low-density residential use, but mainly the demand for larger lots should be directed to Old Tallangatta, Granya and Koetong within the Tallangatta cluster and also to Bethanga and Talgarno.

There would be significant potential for water-based activities, if Lake Hume's water level could be maintained around the township. A weir to this effect has been suggested earlier and is proposed to be investigated for feasibility.

As a relatively large town, Tallangatta does not need specific attractions, apart from what is already there. However, tourist accommodation supply is limited and of a modest quality. Apart from a caravan park, a motel and some accommodation at the local pubs, even overnight stays are currently problematic.

**Granya** is proposed to be developed as a country village of rural and bush character, with low density and semi-rural residential uses.

The rich mining heritage, including the Pioneer Museum, is an attraction, along with Granya's role as an entry point to Mount Granya and Mount Lawson State Parks. There is also potential for increasing activities based on 4WD driving, eco-tourism and bicycling, but the lack of services and accommodation is a disadvantage.

The Framework proposes relatively significant opportunities for new commercial services in the town centre.

**Koetong** is proposed to be developed as a bush village, with semi-rural residential uses. The Framework proposes an area that could accommodate up to 40 new houses for this purpose.

There is potential for increasing activities based on eco-tourism, hiking and bicycling, when the Rail Trail extends to and past Koetong. The Framework proposes an improved camping ground and hotel extension to cater for visitors; the camping ground could be managed by the local hotel operator.

The former Railway Station site could be developed to a tourist stop and interpretation centre.

### **3 CORRYONG CLUSTER**

**The Corryong cluster consists of three very different townships. Each is proposed to have a specific future role and profile.**

**Corryong** is the main service centre for the cluster, with a full range of commercial and community services. The primary residential form is 'township living'—a lot size of circa 1000 m<sup>2</sup>. The Framework proposes small areas for low-density residential use, but mainly the demand for larger, rural-type lots should be directed to Towong and Cudgewa within the Corryong cluster, as well as to Tintaldra.

As a relatively large town, Corryong does not need specific attractions, apart from what is already there. It could, however, further promote its heritage assets and its role as a major gateway to the Snowy Mountains region: The growing nature-based tourism is likely bring more visitors to the town, requiring an expansion of related services.

**Towong** is proposed to be developed as an 'eco-village,' attracting new residents, especially young families, with an interest in a sustainable lifestyle. The majority of residents are still expected to commute to Corryong for work. The 'Settlement' section of the Municipal Strategic Statement in the Towong Planning Scheme highlights the fact that the township's water supply is currently via unregulated private use. A formal reticulated service is required. This is considered to have merit given the development prospects for the town.

There is potential for increasing equestrian activity in Towong, such as a riding camp, building on the strengths of the location and the historic racecourse. Canoeing also has obvious tourism potential. The absence of services, however, makes it difficult to facilitate the development of these activities in the short term.

There are two possible locations for a camping area. These are along Murray River, immediately south of the bridge across the river and north of it at the first river bend.

**Cudgewa** is proposed to be developed as a country village of a relatively urban

character. The majority of residents are likely to commute to Corryong for work.

Cudgewa is an entry point to the Burrowa-Pine Mountain National Park and a base for bushwalking. With the development of the Rail Trail, there is potential for significant visitor activity. As the former railway terminus, the town could act as a major service node for the Trail and so celebrate its railway history. It also has potential as a local focus of some specific types of sport, due to suitable land located very close to the town centre.

#### **4 TINTALDRA-TOOMA CLUSTER**

**The Tintaldra-Tooma cluster consists of two townships, one of them in New South Wales, in the Holbrook Shire. The Framework cannot specify the role of Tooma, but promotes cooperation across the State border in liaison with Holbrook Shire.**

Tintaldra is proposed to be developed as a country village drawing on its rural character.

There is potential to increase activities based on eco-tourism and canoeing, building on Tintaldra's existing status as a destination of choice and adding recreational opportunities and services. A camping area would be needed; a potential location for a canoeing-focused camping area is on the NSW side of the river; this could be managed by the caravan park operator.

#### **5 WALWA-JINGELLIC CLUSTER**

**The Walwa-Jingellic cluster also consists of two towns, one of them in New South Wales, in the Holbrook Shire. The Framework cannot specify the role of Jingellic, but promotes cooperation across the State border with Holbrook Shire.**

**Walwa** has a high level of services and it is proposed to be developed as a country village with an urban character and potential for a quite significant expansion of residential areas. Its main role is to be the centre of the rural community, but it also already has a flourishing tourism industry, with potential for further growth, especially in the nature-based market segment: Walwa is a base for both water-based activities and adventure recreation, such as mountain bike riding, as well as being an important entry point to the Burrowa-Pine Mountain National Park. Its five-star holiday resort, which also has a vineyard, brings many eco-tourism visitors to the town.

The town also has good sporting facilities, which should—and can—be further developed.

There may be potential for a substantial increase of backpacker and motel-style accommodation, as well as for food services. A pleasant main street might become a rural 'café society' meeting place. Canoe and bicycle hire seems an obvious addition to visitor services.

#### **6 ESKDALE CLUSTER**

**The Eskdale cluster consists of three diverse townships and is**

**geographically somewhat isolated from the Shire’s more major towns.**

**Eskdale** is the main service centre for the cluster, with a range of commercial and community services, focusing on the rural economy. In relation to tourism, it is a popular stop-over with day visitor facilities and a pleasant caravan park, which can all be incrementally enhanced to support its stop-over role.

The former Butter Factory is an opportunity to develop an attraction, but by and large, the genuine feel of a rural village and peaceful atmosphere are Eskdale’s strengths.

**Mitta Mitta** is a historic local centre with limited growth potential, due to topographic and landscape constraints. A limited supply of land for low-density development, however, exists.

The rich mining history, compact size and quaint character of the town, combined with a scenic location and activities such as the golf course, are a good basis for it to become a day trip or weekend tourism destination and an overnight stop-over.

The mining history could be further emphasised and made more prominent and accessible.

**Dartmouth’s** main industry is leisure, based on fishing, boating and scenery. It has a high level of visitor activities for the market segment it focuses on. These could, however, be expanded to cater for a broader range of holidaymakers and visitors, for example to make it a more attractive destination for families, while still embracing the traditional Dartmouth foci of interest.

Since the town has reticulated services, any future residential (permanent and holiday) developments should be of a relatively high density. There is a significant supply of unbuilt serviced land zoned for residential use.

## ***PROPOSED FUTURE TOWNSHIP PROFILES***

### **BELLBRIDGE**

*First settled in the 1920s.*

- . □ Together with Bethanga Bridge, a key entrance to Towong Shire.
- . □ Satellite town with commuter role to Albury-Wodonga—suburban village.
- . □ Attracts the ‘professional’ market .
- . □ Young families especially on rural lots in the region—‘rural lifestyle’ area.
- . □ Holiday homes—a large non-resident population.
- . □ Lake Hume frontage with good access to waterfront activities & boating.
- . □ Potential for more visitor activities, services and information, especially as a weekend destination.
- . □ A stopping point leading to the scenic, historic Murray River Route.
- . □ Expansion pressure, but landscape constraints due to steep terrain.
- . □ Needs more residents’ services.

### **BETHANGA**

*First settled in the early 1800s.*

- . □ Residential village—gold mining heritage town.

- .  Community links to Granya and Talgarno.
- .  Gardens.
- .  Local centre for rural areas—‘rural lifestyle’ area.
- .  Young families.
- .  Consolidation potential.
- .  Waterfront activity potential.
- .  Needs reticulated services.

## **CORRYONG**

*First settled in the 1830s.*

- .  Regional centre—full services.
- .  Pastoral industry centre—huge catchment.
- .  Tourism industry: ‘Man from the Snowy River’ theme and museum, eco-tourism, festivals, shows.

## **CUDGEWA**

*First settled 1837.*

- .  Residential village—rural living area.
- .  Commuter town to Corryong.
- .  Pastoral past.
- .  National Park entrance point and tourist service town—bushwalks and Bluff Falls.
- .  Rail trail endpoint—railway history.

## **DARTMOUTH**

*Original Dartmouth township flooded by dam, current one settled in the 1960s–1970s.*

- .  Holiday destination and base—holiday homes.
- .  Potential for hobby farms around the township proper.
- .  Dam and lake: water-based activities—fishing, canoeing, Alpine Fishing Class.
- .  Needs more varied visitor activities.
- .  Conference and convention facilities.
- .  Mobile phone coverage needs to be improved.

## **GRANYA**

*First settled in the early 1800s.*

- .  Residential village—bush living.
- .  Proactive community with links to Bethanga and Talgarno.
- .  Mining history, pioneer heritage (museum).
- .  Key link position to State and National Parks and Murray River.
- .  National park entrance: nature-based tourism—Granya Falls.
- .  4WD trails.
- .  Art trail, wine trail.
- .  Cotton Tree Park.

## **ESKDALE**

*First settled in the 1880s.*

- .  Local rural centre—many services.
- .  Gold mining heritage.
- .  Dairy industry.
- .  Holiday destination, tourist stop, general store.
- .  River-based activities—trout fishing and advice, picnic precinct, swimming, playground.
- .  4WD trails.
- .  Gardens.
- .  Easter Fair.

## **KOETONG – SHELLEY**

*First settled in 1848.*

- .  Residential village—bush living.
- .  Forest industry.
- .  Stopping point along Murray Valley Highway, National Park entrance.
- .  Camping, bushwalking, cycling.
- .  Railway and mining heritage.
- .  School camp accommodation.
- .  Mt Lawson Winery, country hotel with good food and live music, New Guinea Artefact Gallery.
- .  Native Plant farm in Shelley.

## **MITTA MITTA**

*First settled in 1840.*

- .  Residential village—mountain living.
- .  Tourist stop, local crafts.
- .  Gold mining heritage.
- .  Riverside activities—rockpools, fishing, swimming, picnic grounds, playground.
- .  4WD trails.
- .  Brahatalia Park.

## **TALLANGATTA**

*First settled in 1838–1839, relocation in the 1950s.*

- .  Regional centre—full services.
- .  Commuter town to Albury-Wodonga.
- .  Aged care centre.
- .  Central parkland.
- .  Lookout to lake Hume.
- .  Shows, festivals and events.
- .  Art Gallery.
- .  Rail trail development potential.
- .  Waterfront activity potential (if permanent water level eventuates)—boating.

## **TINTALDRA**

*First settled in 1837.*

- .  Residential village—historic interest.
- .  Pastoral past, pioneer heritage, historic general store, hotel, bakery.
- .  Tourist stop, picnic destination, Clarke Lagoon Reserve.
- .  Murray River foreshore, camping, canoeing.
- .  Connection to NSW.
- .  Tintaldra Gymkhana event.

## **TOWONG**

*First settled in 1838.*

- .  Commuter town to Corryong.
- .  Rural living area.
- .  Potential retreat.
- .  Pastoral and mining history.
- .  Aboriginal heritage.
- .  Historic racetrack (1871): races held twice a year—equestrian activity potential.
- .  Murray River foreshore, canoeing.
- .  Connection to NSW.

## **WALWA**

*First settled in 1837.*

- .  Local rural centre—many services.
- .  Village living.
- .  Water-based activities: canoeing, fishing, boat ramp.
- .  Adventure recreation, mountain cycling.
- .  Caravan park, camping.
- .  Golf course.
- .  Entrance to National Parks.
- .  Stopping point along the scenic, historic Murray River Route.
- .  Conferences—five star holiday resort.
- .  Vineyard, wine tasting.
- .  Connection to NSW via Jingellic.

## **KEY DEVELOPMENT PRINCIPLES FOR ALL TOWNS**

- .  To define township growth and boundaries according to landscape structure, natural values and urban heritage.
- .  To rationalise and contain land use, with a focus on key identifying and opportunity sites, vacant, underused and (or) disused land, the logical distribution of town functions and services, and a preference for infill development prior to any extension of built land.
- .  To promote and apply low-density residential development as a priority for all towns, except for the core areas of the towns with reticulated services, where the containment of the town centre and a smaller

residential lot size is conducive for the creation of a focused, lively township atmosphere.

- .  To ensure the compatibility of residential development at township fringes with any adjoining agricultural or industrial uses, reserving adequate buffer zones where required.
- .  To create an interconnected public spaces and (or) connections network, depending on the conditions within each town, focusing on connecting major natural, visual and heritage assets.
- .  To enhance the entrances, key public spaces and major streets of the towns through landscaping and improved public infrastructure.
- .  To investigate options for improved traffic control, management and safety, including the introduction of speed limits within townships, in consultation with VicRoads.
- .  To adhere to nature and heritage conservation principles in all development, considering impacts, while allowing for innovation in design and construction to achieve the goals of environmental sustainability and residential amenity and to cater for contemporary lifestyles.
- .  To maximise the benefit/cost ratio of capital works and public development.
- .  To minimise the maintenance requirements of the public realm.

## **DETAILED PLANS, GUIDELINES AND ADVICE**

The detailed plans, guidelines and advice flow directly from the proposed Shire-wide urban design vision, concept, principles and policy objectives identified through the Framework analysis. They detail the recommendations of the Shire-wide Urban Design Framework Plan.

Proposed improvements are presented in the urban design, landscape development and heritage conservation guidelines below, and in the set of plan drawings included as appendices to this document.

The urban design guidelines relate particularly to issues of identity and image, amenities, linkages, and the public realm. The landscape development guidelines particularly focus on the preservation and enhancement of the natural environment and the Shire's pure, green image as important bases of its identity. The heritage conservation guidelines reflect the historic features and themes identified in the Framework analysis and particularly guide the form and scale and of any future infill development within the nominated Framework towns.

### ***URBAN DESIGN GUIDELINES***

For each nominated Framework town, these propose an urban design concept, identifying recommended township boundaries and growth, functional improvements and specific development opportunities, and a public realm development concept, outlining a program of tree planting for streets and public spaces and a proposed network of recreational trails.

The proposals for the townships are alphabetically ordered.

*Refer to 'Urban Design Concept' plans for each town in Appendix 5.*

### **BELLBRIDGE**

The key issues are:

- . •limited range of services
- . •lack of facilities
- . •poor presentation of the township entrance at the bridge
- . •underutilisation of the foreshore area of Lake Hume
- . •proportionally large non-resident population

#### **Land use type and distribution**

The Framework proposes that the township is extended moderately towards east – northeast, following the same pattern as the existing township. Topography may require slightly larger lots than the current ones. Extensions should only be two lots deep to keep the steep hillsides undeveloped as a landscape backdrop.

The entire block where the preschool and shops are located is proposed to be developed for commercial and civic purposes, with a pedestrian connection across.

The large homestead at the southwestern edge of the township provides potential for a tourism-related development, such as a boutique hotel/conference centre.

The Framework acknowledges the recent low density residential subdivision south of the township, but does not support any further expansion in this direction.

### **Built form**

Residential buildings should be relatively neutral in style, blend into the townscape and landscape and have a high degree of passive solar efficiency. In the proposed commercial and civic core, buildings should be free-standing in landscaped surrounds. On-site car parking should preferably be at the back of the site and landscaped.

Siting of buildings should minimise the need for cut and fill, retaining walls and driveways.

### **Public open space**

The foreshore area should be developed into a continuous, attractive waterfront park, with both active and passive space, facilities for water-based activities and a lakeside trail. Picnic and barbecue facilities should be increased and improved.

A 'pocket park' with a playground should be established in the commercial-civic core.

### **Footpaths**

Footpaths are proposed for the streets around and leading to the commercial/civic precinct: Mitta Avenue, Craig Drive, Lyndon Avenue and Murray Place.

### **Services**

The current population does not appear to be able to support any significant commercial services. Establishment of additional services depends on a significant growth of both permanent population and visitor numbers.

### **Recreational trails**

An interesting, scenic and varying walking loop trail could be established around the town, including a lookout at the top of the ridge and resting places along the waterfront.

### **Traffic**

Traffic is not a problem in Bellbridge proper, but as the waterfront activities increase, there may be a need to introduce a pedestrian crossing over Lake Road.

## **BETHANGA**

**The key issues are:**

- . •small township size
- . •small lot sizes

- lack of services (water and sewerage)
- lack of facilities
- poor road access

### **Land use type and distribution**

The Framework proposes that the undeveloped land within the township be developed as a low density or semi-rural residential areas. There is a substantial land supply available for low-density residential development within the township, especially in its north-eastern corner.

### **Built form**

Residential buildings should be relatively neutral in style, blend into the townscape and landscape and have a high degree of passive solar efficiency. One-storey buildings with low roofs are strongly recommended. Siting of buildings should minimise the need for cut and fill, retaining walls and driveways. New buildings should be located close to the road according to the town's historic pattern, and be orientated along the road, unless the topography of the site makes this impracticable. Prominent fences are not recommended.

All residences should address the main road—battleaxe lots are strongly discouraged. Lot sizes need to be reconfigured to comply with the Environmental Protection Authority's (EPA) requirements for household wastewater effluent disposal. The character of all future developments and extensions should respect the historic pattern of the town.

### **Public open space**

The sporting field area should be improved to properly cater for a variety of public open space and activity requirements, including festivals and events. The creek corridor at the bridge should be upgraded to a proper, but natural, park. New residential subdivisions should have adequate local public open space and playgrounds.

### **Services**

The current population cannot support additional services. Establishment of any new services depends on a significant growth of both permanent population and visitor numbers.

### **Infrastructure**

The lack of reticulated services limits the future options for Bethanga. As a relatively densely built township, there are obvious environmental concerns even with the current level of population and this reduces its attractiveness to young families. The Framework strongly supports the establishment of reticulated services to Bethanga.

### **Recreational trails**

The creek corridor provides potential for an interesting and varied recreational trail, which could extend to a loop around the entire town and connect to the existing lookout and include an additional lookout on the hilltop.

### **Traffic**

Constructing footpaths in the town centre should be considered, as the roads and road reserves are relatively narrow.

## **CORRYONG**

### **The key issues are:**

- . •main street streetscape
- . •location of industrial areas
- . •type of residential developments
- . •through traffic and heavy vehicles
- . •township boundary

### **Land use type and distribution**

The Framework proposes that future residential growth is mainly in low-density form, as a direct extension of the township. In the southern part of the town, the residential areas should not extend beyond the lower foothills in order to maintain the visual dominance of the ridge and make it possible to revegetate it. In addition, it is proposed that industrial uses at Donaldson Street be transferred to the southwest corner of the town, extending the existing industrial area, and that the vacated land be reverted to residential uses, allowing also for small scale business and craft uses.

In the northeastern part of the town, motel accommodation should be allowed in the low-density residential area.

A substantial, vegetated buffer zone should be reserved between the existing sawmill and any new residential development across the road from it. There might be an opportunity in the future to relocate the sawmill in the proposed industrial area next to the sewerage treatment plant and saleyards.

### **Built form**

In the proposed new low-density residential areas, buildings should be relatively neutral in style, blend into the landscape and have a high degree of passive solar efficiency. One-storey buildings with low roofs are strongly recommended. Siting of buildings should minimise the need for cut and fill, retaining walls and driveways. Buildings should be located close to the road and be orientated along the road, unless the topography of the site makes this impracticable. Prominent fences are not recommended.

In the former industrial area along Donaldson Street, new buildings should be of contemporary style, but respect the layered historic pattern, scale and styles of Corryong. They should be located at the street frontage with a zero setback. Two-storey buildings are strongly recommended and ground floors towards the street

should be mainly used for residential or business purposes. Garage doors should not dominate the streetscape.

In the town centre, commercial buildings should be built to the front property line. In Hanson Street, they should also be built to the side property lines. Post-supported verandahs are recommended to all buildings along the shopping strip, except historic buildings that have not originally had them. Unpretentious, contemporary style and one-storey buildings that follow the original urban pattern and grain are recommended, to maintain the town's layered historic atmosphere.

### **Public open space**

The Framework proposes only minor expansions to public open space, but the existing public open spaces, especially the sports and recreation reserve and Attree Park, require significant improvements.

### **Streetscape improvements**

The Framework proposes that the main street streetscape is substantially improved from Daly Street to Anzac Parade. The improvements should include soft landscaping, footpath paving, kerb & channel, street furniture, lighting, disabled access and pedestrian priority. Between Daly and Donaldson Street, the street interfaces of commercial buildings should also be gradually improved.

For cost, maintenance, aesthetic and heritage reasons, the streetscape improvements should be relatively low key and unobtrusive, simple, but bold. The many layers of history do not justify a specific style, so a neutral, contemporary design is appropriate.

The Shire is preparing a design for the improvements, which have received special funding from the State Government.

### **Services**

Corryong has a full range of commercial and community services, including ample tourist accommodation. An increase in tourism may, however, further improve the situation in relation to certain aspects of commercial services.

### **Recreational trails**

The street network acts as the primary recreational walking and bicycle-riding network. Additional trails might be established around the outskirts of the town in north and south.

### **Traffic**

The Framework proposes that pedestrian priority crossings are introduced to the main street. Continuous footpaths should be constructed in the central area.

A heavy vehicle bypass is strongly supported. In the east, this should divert from Murray Valley Highway well before the township boundary, lead to Stock Route Road

and reconnect with the Highway in the west past Waller Street. The exact alignment of the bypass will need to be established through examining options.

## **CUDGEWA**

### **The key issues are:**

- . •small size
- . •lack of services
- . •lack of facilities
- . •poor signage to Cudgewa from Murray Valley Highway

### **Land use type and distribution**

The Framework proposes that the undeveloped land within the township be developed as a low density residential area. Any future expansion should be along Cudgewa Valley Road. The former Railway Station site is proposed to be reserved for tourism-related services, including railway interpretation, picnic and barbecue facilities and a public toilet. A site for a new 'Railway Hotel', incorporating backpacker accommodation is also proposed in this area.

The topography and amount of vacant land suggest that Cudgewa could sustain a substantial, semi-informal sports, recreation and training track in the north end of the town. A master plan is proposed to properly accommodate and coordinate the potential development of the sporting area.

### **Built form**

Residential buildings should be relatively neutral in style, blend into the landscape and have a high degree of passive solar efficiency. New buildings should be located close to the main road, following the historic pattern, and be orientated along the road. Prominent fences and dominating garages are not recommended. Front gardens are strongly recommended .

All residences should address the main road—battleaxe lots are strongly discouraged. Lot sizes need to be reconfigured to comply with the Environmental Protection Authority's (EPA) requirements for household wastewater effluent disposal. Any new commercial or civic developments or extensions in the town centre should be carefully sited and designed to maintain the town's landscape values and historic character.

### **Public open space**

A new village green is proposed on the vacant land next to the church and a small 'railway park' on Cudgewa Road to provide access to the proposed walking trails. A parcel of land along the creek, in the north end of the town, is proposed to be reserved for a future passiverecreation area.

### **Services**

The current population cannot support additional services. Establishment of any new services depends on a significant growth of both permanent population and visitor numbers.

### **Recreational trails**

The creek corridors, especially Cudgewa Creek, provide potential for an extensive network of recreational trails. A forest trail to the National Park is proposed to cater for hikers and bicyclist arriving via the Rail Trail. A lookout trail to the hills east of the town is also proposed for day visitors.

### **Traffic**

There are no traffic-related proposals for Cudgewa.

## **DARTMOUTH**

### **The key issues are:**

- . •small permanent population
- . •vacant land, particularly unbuilt residential lots
- . •visitor activities cater for one market segment only

### **Land use type and distribution**

The Framework proposes that future residential growth occur primarily as infill development of existing vacant lots. The land across Dartmouth Road from the existing town ship core is proposed to be reserved for possible future residential expansion, also allowing non-intrusive home business.

The site south of the Dam Interpretation Centre and Goulburn-Murray Water depot is an opportunity site for tourism and (or) commercial services, for example a conference facility, training retreat or visitor accommodation. The disused land at the corner of Horsefall Road and Dartmouth Road, owned by Goulburn-Murray Water, is an opportunity site for tourism services and small scale industrial development, for example boat hire, workshops and a service station. The lots east of Horsefall Road and the caravan park have potential to be developed as hobby farms or small rural enterprises with a distinctive theme of local and visitor interest, for example as herb farms, alpine plant nurseries, or alpaca farms.

### **Built form**

Any new buildings—residential, commercial, or civic—should be of contemporary style, have a high degree of passive solar efficiency and follow the existing pattern of free-standing pavilions in parkland, without fences (especially no front fences).

The character of new developments and building extensions should respect the town's 1960s–1970s planning and building pattern.

### **Public open space**

There is an abundance of well-maintained public open space in Dartmouth. However,

the Framework proposes that the mid-town creek corridor be developed to act as a recreational area with a proper walking trail and facilities for passive recreation.

There exists a proposal to develop a wetlands park north of the township proper and the existing sewerage treatment plant. The Framework supports this as an initiative to provide recreational activities not able to be provided by the mid-town creek corridor, such as fishing.

### **Services**

The current level of commercial services seems sufficient. The small permanent population cannot support community services.

### **Recreational trails**

There is potential for an interesting and varied recreational trail network, with various resting places, nodes and destinations. The riverside seems to be under-utilised, partly because of safety concerns, and possibilities for better utilisation should be investigated. Augmentation of the trail network would provide an opportunity to link the mid-town creek corridor to the wetlands park and the proposed trail through it.

### **Traffic**

Eventually, a 50 kmh speed limit for Dartmouth Road and Horsefall Road within the town would be highly beneficial and has been suggested by local people. Otherwise, there are no traffic-related proposals for Dartmouth.

## **ESKDALE**

**The key issues are:**

- . •presentation of the main street
- . •through traffic
- . •small lot sizes

### **Land use type and distribution**

The Framework proposes that future residential growth is in low-density / semi-rural form as a direct extension of the township towards the east and south, continuing the current lot size pattern of approximately 1000 m<sup>2</sup>.

### **Built form**

Residential buildings and the new motel should be relatively neutral in style, blend into the landscape and townscape and have a high degree of passive solar efficiency.

One-storey buildings with low roofs are strongly recommended. Siting of buildings should minimise the need for cut and fill, retaining walls and driveways. New buildings should be located close to the road, following the historic pattern, and be orientated along the road, unless the topography of the site makes this impracticable. Prominent fences are not recommended.

Lot sizes need to be reconfigured to comply with the Environmental Protection Authority's (EPA) requirements for household wastewater effluent disposal.

New developments and extensions in the town centre should be designed to contribute to the town's landscape values and urban village character. New commercial buildings should be detached and built to the front property line.

### **Public open space**

The Framework suggests further improvements and extension of the riverside park for passive and active recreation, including picnic facilities. The vacant lot next to the Memorial Hall is proposed to be converted into a 'pocket park' of formal style, but with a playground.

### **Services**

The current population cannot support additional services. Establishment of any new services depends on a significant growth of both permanent population and visitor numbers.

### **Recreational trails**

There is potential for an extensive, interesting and varied recreational trail network, with various resting places, nodes and destinations, including the wetlands of the floodplain, the creek corridor and a scenic loop around the town.

### **Traffic**

A pedestrian and bicycle link needs to be established between the primary school and recreation reserve. Otherwise, there are no traffic-related proposals for Eskdale.

## **GRANYA**

### **The key issues are:**

- . •small township size
- . •small lot sizes
- . •lack of services
- . •lack of facilities
- . •poor signage at the Murray River Road regarding historical sites

### **Land use type and distribution**

The Framework proposes that the undeveloped land within the township be developed as a low density residential area and around it as a semi-rural residential area. Land along Conness Road between Granya Road and Doubleday Road is proposed for commercial and civic uses.

### **Built form**

Residential buildings should be relatively neutral in style, blend into the townscape and

landscape and have a high degree of passive solar efficiency. One-storey buildings with low roofs are strongly recommended. Siting of buildings should minimise the need for cut and fill, retaining walls and driveways. Prominent fences are not recommended. Lot sizes need to be reconfigured so that they comply with the Environmental Protection Authority's (EPA) requirements for household wastewater effluent disposal. Any future civic and commercial buildings should be free-standing in landscaped surrounds. On-site car parking should preferably be at the back of the site and landscaped.

The character of all future developments and extensions should respect the historic pattern of the town.

### **Public open space**

A new village green is proposed on the vacant land at the corner of Doubleday Street and Conness Street.

### **Services**

The current population cannot support additional services. Establishment of any new services depends on a significant growth of both permanent population and visitor numbers.

### **Recreational trails**

The many creek corridors provide potential for an extensive network of recreational trails. Notional routes and connections are shown in the Urban Design Concept Plan for the township.

### **Traffic**

There are no traffic-related concerns or proposals for Granya.

## **KOETONG**

### **The key issues are:**

- . •small size
- . •lack of services
- . •lack of facilities

### **Land use type and distribution**

The Framework proposes that the undeveloped land in the township is developed as a low density, semi-rural residential area. Vacant land east of the hotel is proposed to be reserved for potential future extension and possibly other commercial purposes. The land, which includes a segment of the pine plantation north-west of the hotel, along the creek, is proposed to be reserved for a camping area for eco-tourism, hiking, and the motorcycle and bicycle market.

### **Built form**

Residential buildings should be relatively neutral in style, blend into the landscape and have a high degree of passive solar efficiency. One-storey buildings with low roofs are strongly recommended. Siting of buildings should minimise the need for cut and fill, retaining walls and driveways. Prominent fences are not recommended. Any new commercial or civic developments or extensions in the township centre should be carefully sited and designed to maintain landscape values and contribute to townscape character.

### **Public open space**

A new riverside park and picnic area are proposed to be established, including good picnic, barbecue and play facilities. A new village green is proposed on the vacant land east of the main intersection, along Murray Valley Highway. This would also maintain the openness of the view to pastoral lands.

### **Services**

The current population cannot support additional services. Establishment of any new services depends on a significant growth of both permanent population and visitor numbers.

### **Recreational trails**

A forest trail is proposed to connect Koetong to the State Park. A trail to the former Railway Station site is also proposed, both to connect the Rail Trail to the village, but also to act as a destination for hotel patrons.

### **Traffic**

A new access road is proposed on the north side of the hotel to resolve its car parking and traffic safety problems, to service the camping ground and open the paddock north of the hotel for development. Hotel parking is proposed to be moved to face this road.

Eventually, a 60 kmh speed limit for Murray Valley Highway within the town would be highly beneficial.

## **MITTA MITTA**

**The key issues are:**

- . •small township size
- . •small lot sizes
- . •lack of services
- . •lack of facilities
- . •presentation of the main street
- . •through traffic

### **Land use type and distribution**

The Framework proposes only a small expansion of residential land in low-density /

semi-rural form. There are several vacant lots for infill development within the established town and an opportunity site for a motel in an ideal location at the riverfront, close to township services.

### **Built form**

All new buildings and extensions should be relatively neutral in style, blend into the landscape and townscape and have a high degree of passive solar efficiency. One-storey buildings with low roofs are strongly recommended. Siting of buildings should minimise the need for cut and fill, retaining walls and driveways, and carefully consider the topography and orientation. Prominent fences are not recommended.

Lot sizes need to be reconfigured to comply with the Environmental Protection Authority's (EPA) requirements for household wastewater effluent disposal. The character of all new developments should respect the landscape values and historic pattern of the town.

### **Public open space**

The Framework suggests a large riverside park for passive and active recreation, including picnic facilities, as a long-term proposal. The current small picnic area at the hotel should be retained and upgraded. The mining heritage display area, including the tourist information centre, should be upgraded.

### **Services**

The current population cannot support additional services. Establishment of any new services depends on a significant growth of both permanent population and visitor numbers.

### **Recreational trails**

There is significant potential for an extensive, interesting and varied recreational trail network, with various resting places, nodes and destinations. If flood and soil conditions allow, footbridges across the river would further enhance the network.

### **Traffic**

Constructing footpaths in the town centre should be considered. As the roads and road reserves are relatively narrow, the possibility of establishing footpaths on one side of the streets only could be an option. A bicycle path to the recreational centre north of the town is also recommended.

## **TALLANGATTA**

### **The key issues are:**

- **central area streetscape and landscape**

- . •location of industrial areas
- . •type of residential developments
- . •township boundary

### **Land use type and distribution**

The Framework proposes that future residential growth be mainly in low-density form, as a direct extension of the township, towards the east. In addition, it is proposed that industrial uses be transferred to the south side of the highway and that the current industrial land be reverted to residential uses, allowing also small scale business and craft uses.

A parcel of land belonging to the St Michael's school along Tooma Street (surplus to school needs) is proposed to be converted to township density residential use (lot sizes of approximately 800 m<sup>2</sup>.)

Specifically, the Framework does not support residential developments on the south side of the Murray Valley Highway opposite the established Tallangatta township, due to potential traffic and pedestrian safety issues.

A large site in the western end of the town, at the highway intersection, is proposed to be reserved for future tourism, convention of event uses, as an extension of the Showgrounds.

### **Built form**

In the proposed new low-density residential area, buildings should be relatively neutral in style, blend into the landscape and have a high degree of passive solar efficiency. One-storey buildings with low roofs are strongly recommended. Siting of buildings should minimise the need for cut and fill, retaining walls and driveways. Buildings should be located close to the road and be orientated along the road, unless the topography of the site makes this impracticable. Prominent fences are not recommended.

The subdivision should be laid out following the pattern of the 1950s Tallangatta, with an interconnecting street network, lakeside drive and generous public open space.

In the current industrial area between Towong and Woomatong Streets, wherefrom industrial uses are proposed to be transferred to the south side of Murray Valley Highway, the new residential buildings should be of contemporary style, but should respect the layered historic pattern, scale and styles of Tallangatta. They should be located at the street frontage with zero setbacks. Two-storey buildings are strongly recommended and ground floors towards the street should be mainly for residential or business use: Garage doors should not dominate the streetscape and, whenever possible, laneways should be used for vehicular access.

In the town centre, commercial buildings should be built to the front property line. In Towong Street South, they should also be built to the side property lines. Post-supported verandahs are recommended to all shopfronts. Any new civic buildings should continue the established pattern of free-standing buildings in space.

The character of all future developments and extensions should respect the 1950s planning pattern and built form of the town. Especially in Towong Street South, unpretentious, contemporary style, one-storey buildings that follow the town's original urban pattern and grain are recommended to maintain Tallangatta's unique 1950s atmosphere.

### **Public open space**

The Framework suggests further improvements and extension of the lakeside parklands for passive and active recreation, including picnic facilities and trails.

The park area known as the Triangles would also benefit from a substantial upgrade. Further guidelines are included in the following report section 'Specific landscape guidelines for individual towns'.

The area at the south end of the central axis of Banool Road, with a toilet block, is proposed to be developed as a Town Square, which would connect to the proposed Rail History Interpretation Centre at the former Railway Station.

### **Central area streetscape and landscape**

The civic and commercial core of Tallangatta, including the Triangles Park, requires substantial improvements and rehabilitation. This requires a Streetscape Master Plan, including detailed guidelines on the development of shopfronts.

### **Services**

Tallangatta has a full range of commercial and community services, although tourist accommodation supply is limited. The proximity of Albury-Wodonga makes it difficult to gain any substantial increase of services to residents. An increase in tourism would, however, improve the situation in relation to certain aspects of commercial services.

### **Recreational trails**

The trails and footpaths of the lakeside parklands is the major recreational trail network of Tallangatta and should be improved and extended.

### **Traffic**

The Framework proposes that the eastern connection to Murray Valley Highway is relocated to provide a safer and more peaceful, continuous residential area in that end of the town. This would also improve the presentation of the entry to the town from the Corryong direction.

### **TINTALDRA**

**The key issues are:**

- . •small township size
- . •small lots

- . •lack of services
- . •lack of facilities
- . •poor presentation from the highway

### **Land use type and distribution**

The Framework proposes that the undeveloped, but subdivided, land west of the township be developed as

a low-density residential area. Vacant land west of the hotel is proposed to be reserved for its potential future extension, also including a village green. The three vacant lots next to the caravan park along the road are proposed to be reserved for its potential future extension.

Vacant land north of the shops is proposed to be reserved for any future civic uses.

### **Built form**

Residential buildings should be relatively neutral in style, blend into the landscape and have a high degree of passive solar efficiency.

One-storey buildings with low roofs are strongly recommended. Siting of buildings should minimise the need for cut and fill, retaining walls and driveways. Prominent fences are not recommended. Lot sizes need to be reconfigured to comply with the Environmental Protection Authority's (EPA) requirements for household wastewater effluent disposal.

Any new commercial or civic developments or extensions in the towns centre should be carefully sited and designed to maintain the town's landscape values and historic character.

### **Public open space**

The existing riverside park and picnic area is proposed to be expanded and upgraded with suitable picnic, barbecue and play facilities. A new village green is proposed on the vacant land south of the hotel.

### **Services**

The current population cannot support additional services. Establishment of any new services depends on a significant growth of both permanent population and visitor numbers.

### **Recreational trails**

An interesting, scenic and varying walking / bicycle trail could be established along the riverside. If the conditions of the islands allow, footbridges to them would substantially increase the attractiveness and interest of the trail.

### **Traffic**

The limited sight distance along the Murray River Road at the apex of the hill to the

south of the town presents an opportunity for improvement. It is recommended that Council liaise with VicRoads to establish a traffic safety solution.

## **TOWONG**

**The key issues are:**

- . •small size
- . •small lot sizes
- . •lack of services
- . •lack of facilities
- . •poor presentation from the highway

### **Land use type and distribution**

The Framework proposes that the undeveloped land along the highway is developed as an 'eco-village' –type low density residential area, which, if successful, can expand towards Corryong on the south side of the highway. The topography and orientation is ideal for ecologically sustainable development, but it should be contained to the lower part of the slope.

Extension of the residential subdivision on the east side of the ridge is not recommended.

Any commercial activities are proposed to be located along the highway, at the current intersection.

The floodplain limits the development potential of land north and northeast of where the Murray River Road leaves Brooke Street.

### **Built form**

Residential buildings should be relatively neutral in style, blend into the landscape and have a high degree of passive solar efficiency.

One-storey buildings with low roofs are strongly recommended. Siting of buildings should minimise the need for cut and fill, retaining walls and driveways. Prominent fences are not recommended.

Lot sizes need to be reconfigured to comply with the Environmental Protection Authority's (EPA) requirements for household wastewater effluent disposal.

Any new commercial or civic developments or extensions in the town centre should be carefully sited and designed to maintain landscape values and contribute to townscape character.

### **Public open space**

The demand for public open space is low. A small riverside park is, however, proposed to provide access to the riverfront and to accommodate picnic and barbecue facilities, possibly also a public toilet. The area appears to be in semi-public use already.

### **Services**

The current population cannot support any commercial or community services. Establishment of any services depends on a significant growth of both permanent population and visitor numbers. However, there is a commercial opportunity to establish a 'mixed business,' at the main intersection, catering for the needs of visitors, passers-by and residents.

### **Recreational trails**

An interesting, scenic and varying walking, bicycle and riding loop trail could be established, including a lookout at the top of the ridge to the south of the town.

### **Traffic**

There is a reservation for the realignment of the highway to replace the current T-intersection with a smoother curve. The Framework does not support the realignment as it would increase vehicle speeds through the town, lessen its potential to act as a stop-over and undermine the urban design role of the intersection as an entry node. The road reservation is recommended to be abandoned and the safety and amenity of the current intersection to be improved by redesign instead.

Eventually, a 60 kmh speed limit for Murray River Road within the town would be highly beneficial.

### **WALWA**

**The key issues are:**

- . •small township size (compensated by the rural population of the surrounding area)
- . •shortage and/or poor location of facilities
- . •presentation of the main street

### **Land use type and distribution**

The Framework proposes that some rural land around the township be subdivided for a low-density or semi-rural residential use to be incrementally implemented in three stages.

Any future commercial and civic activities should be located along the main street. The potential stage 3 residential expansion is located on a floodplain, as is currently most of the north side of the town. If and when this area is developed, it will be important to ensure, through the Planning Scheme and Local Policy, that the ground levels of the buildings are established above the floodplain surface.

### **Built form**

Residential buildings should be relatively neutral in style, blend into the landscape and townscape, be respectful to historic buildings and the town's original subdivision

pattern, and have a high degree of passive solar efficiency. Any subdivisions should respect the traditional urban pattern, with straight, interconnecting streets, avoiding culs-de-sac and other 'suburban' typologies.

One-storey buildings are strongly recommended. Siting of buildings should minimise the need for cut and fill, retaining walls and driveways. New buildings should be located close to the road, following the historic pattern, and be orientated along the road. Prominent fences are not recommended.

All residences should address the street—battleaxe lots are strongly discouraged. The typology of any future developments or extensions in the town centre should be respectful to its historic character. They should be built to the front property line. Post-supported verandahs are recommended to all buildings along the main street, except historic buildings that have not originally had them.

### **Public open space**

The sporting field area should be improved to properly cater for a variety of public open space and activity requirements, including festivals and events. By reorganising car parking, there is an opportunity for a village green at the main entry to the reserve.

An informal park with a playground and facilities is proposed on the eastern side of the residential area in the southern part of the town. The vacant lot next to the Memorial Hall should be upgraded to a formal Memorial Park and the site and surrounds of the Hall should be entirely reorganised and landscaped.

A riverside park and picnic area is proposed adjoining the caravan park. A jetty might also be constructed. New residential subdivisions should have adequate local public open space and playgrounds.

### **Main Street**

The main street has potential to become a pleasant, tree-lined boulevard, especially if the overhead electricity services were put underground. By reorganising car parking, planting trees and widening the footpaths, the main street would become the impressive focus of the township it was obviously intended to be in the original town plan.

### **Services**

The level of commercial and community services of Walwa is very high, considering its population size. Establishment of any new services depends on a significant growth of both permanent population and visitor numbers.

### **Recreational trails**

There is a potential for an interesting and varied recreational loop trail around the entire town, extending to the riverfront.

## **Traffic**

There are no traffic-related proposals for Walwa, although car parking could be improved via a redesign of the main street, including the central median strip area.

## **LANDSCAPE DEVELOPMENT GUIDELINES**

**These guidelines are first Shire-wide and then focus on the nominated Framework towns. They outline:**

- a program for enhancing roadside landscapes between towns, primarily through consistent tree planting of species indigenous to each local ecotype as identified in the Vision Plan,
- a program of street greening for each nominated Framework town, with a suggested range of identifying tree species for each town,
- opportunities to increase the visual quality and amenity of public parks, reserves and major civic sites in each town through landscape management and planting,
- opportunities to increase the visual and conceptual presence of water features in each town through landscape management and planting,
- opportunities to strengthen the natural landscape structure of each town through reforestation of significant ridges/backdrops, and
- a possible range of public furniture and light fittings to be used consistently in the towns.

**The proposals for the townships are alphabetically ordered.**

### ***SHIRE-WIDE LANDSCAPE CONCEPT***

The landscape concept for Towong Shire builds upon the Shire's

- dramatic three-dimensional landscape structure,
- the significant presence of waterways in the landscape and all nominated Framework towns,
- the established visual and symbolic differentiation of the cultural landscapes of the towns and the natural unbuilt landscapes that surround them,
- the visual and seasonal contrast between the predominantly deciduous tree species in the towns and the native evergreen species in the unbuilt areas, and
- the scenic qualities of the connecting roads between the towns.

The Framework proposes a tree planting program to further enhance these substantial assets and to strengthen and interpret their identified role in the Shire structure and landscape image. Tree planting is an affordable means of achieving substantial benefits for the quality of the public realm, and can be implemented incrementally through capital works programs. The proposed roadside plantings between the towns will provide an ecological interpretation of their surrounding landscapes and visually lead the way from town to town. The suggested main species

are selected from those native to the local bioregion and are proposed to be complemented with understorey planting with low-growing species from the same area. The proposed tree plantings within the towns will consolidate their urban / village image. The species selection will symbolically link the towns, both within their nominated functional cluster, and as an integrated township network; through the use of like species in the towns, albeit in different streetscape roles. As an example, a species planted as an avenue in one town may have the role of a feature tree in another.

The proposed range of deciduous tree species within the towns will provide a variety of seasonal colours and colour combinations, and a colour contrast both with the proposed conifer plantings within the towns and with the native forests around them.

The proposed treatment of the edges of the waterways will strengthen their ecological integrity, provide native links through towns and enhance the amenity of associated recreational areas.

## **CONNECTING ROADS**

*Refer to map 'Roadside Planting Program' in appendix 5.*

It is proposed that trees be gradually planted along all roads that link the Framework towns. With the exception of the road between Bellbridge and Bethanga, the two connecting roads leading to Cudgewa from Murray Valley Highway, the section of Murray River Road between Walwa and Jingellic, the road section from Tintaldra to Tooma and the road from Granya to Murray River Road—which all have a role in visually leading to cultural nodes within the natural landscape—only indigenous species are proposed for roadside plantings, using a selection of naturally occurring species in each location and landscape type. The suggested range of indigenous species comprises:

- .  *Eucalyptus macrorhyncha*, Red Stringybark
- .  *Eucalyptus sp.*, Hill Red Gum
- .  *Callitris endlicheri*, Black Cypress Pine
- .  *Eucalyptus albens*, White Box
- .  *Eucalyptus polyanthemos*, Red Box
- .  *Eucalyptus globulus subsp. bicostata*, Eurabbie
- .  *Eucalyptus rubida*, Candlebark
- .  *Eucalyptus pauciflora*, Snow Gum
- .  *Eucalyptus viminalis*, Manna Gum

The trees are proposed to be planted in appropriate stands and species combinations for each location, according to a more detailed master plan or strategy.

Informal group planting rather than formal avenue planting is generally recommended, although formal avenue pattern is recommended for some locations. These are shown in the individual township Urban Design concept plans. The trees should be planted at a sufficient distance from the road verge to avoid creating traffic safety hazards.

The roadside plantings must be developed in consultation with VicRoads, Department of Sustainability and Environment, Northeast Catchment Management Authority and

Parks Victoria. The development of a more comprehensive Roadside Management Plan is highly recommended to more broadly address the desired quality of tree planting and undergrowth along the roads.

For any indigenous roadside plantings, it will be important to source seed locally, to ensure the ecological integrity of the plantings. Council, in cooperation with the relevant Government Authority may wish to establish a propagation program to enable a timely beginning for the plantings.

### **COMMON LANDSCAPE GUIDELINES FOR ALL FRAMEWORK TOWNS**

It is proposed that trees be planted on all township streets for pedestrian amenity and comfort and to visually strengthen and reveal the structure of the town plans. The only exceptions are the commercial/civic cores of Corryong, Tallangatta and Mitta Mitta, where street width and (or) verandahs restrict planting, or where building façades should characteristically dominate the streetscape.

#### **Town entrances**

Many of the smaller Framework towns are currently not readily discernible from approaching roads.

It is proposed that the informal native tree plantings along these roads be ended some distance from the township boundaries, and that an approach avenue of exotic trees be planted instead to signal entry to the town. The only exception is Dartmouth, where native trees are proposed for the two entry avenues to emphasise the town's alpine setting as the local people wished. A gap is recommended to be left between the roadside plantings and formal entry avenues to create a sense of arrival, and provide a view into the town before arrival, as well as to promote for them a sense of place. For anyone just passing by, this planting pattern will provide a sense of an episodic journey along the road.

While a welcoming sign at the beginning of the entry avenue is recommended, any more elaborate gateway structures are not considered necessary nor appropriate. An elongated entry corridor of trees is more in line with the character of the townships and the landscape.

#### **Main township streets**

While some of the Framework towns have established avenues of trees in their main streets—prime examples are Cudgewa and Eskdale—many others could gain greater civic pride and image through such planting. It is therefore proposed that the civic and structural importance of these streets to the towns be emphasised by a continuous avenue or row planting of stately trees. The selection of the planting pattern depends on the width of the streets. The recommended patterns are shown in the individual township concept plans.

A list of suggested tree species for the main township streets is provided in the following Framework report section 'Specific landscape guidelines for individual towns'.

## Residential streets

It is proposed that the primarily residential streets of the townships be identified with an avenue or row planting of small, flowering trees, indigenous and (or) exotic, the planting pattern depending on the width of the street. These will contrast with the more stately trees of the civic areas and increase the legibility of, and in the bigger towns, navigation through them.

A common list of suggested tree species applies for all the Framework towns. The final selection of the species for any street should be made in consultation with local residents, taking into account local growing conditions.

Possible tree species include:

### Exotic:

- *Malus* species (apples, crab apples), *Prunus* species (plums, cherries), *Pyrus* species (pears, ornamental pears), *Sorbus* species (rowan tree, service tree), *Crataegus* species (hawthorns).

These all have beautiful, delicately coloured, scented flowers, attractive fruit and good autumn colours.

It is important to select species and cultivars that have the growing habitus of single-stemmed trees, rather than multiple-stemmed shrubs.

Purple-leaved plums, should only be planted in Tallangatta and Dartmouth, for urban heritage reasons: these cultivars were fashionable and typically used in the 1950s–1970s, but not parts of earlier streetscape heritage.

### Native:

- *Acacia* species (wattles, especially Blue-bush, Silver, Cedar, Gossamer and Gosford Wattles)
- *Callistemon* species (bottlebrushes, especially Willow and Drooping Bottlebrushes)

These all have showy, brightly coloured winter and (or) spring flowers. Wattles also feature an attractive grey-green foliage and Bottlebrushes delicately coloured new growth.

If planting native trees that are not indigenous to the area, consideration must be given to the potential spreading of seeds into the local forests. This is of a lesser concern with the suggested exotic species, as these are not invasive.

## Feature trees

The street tree plantings for the towns are proposed to be complemented and the towns' public realm image punctuated by planting feature trees as visual foci. The proposed feature tree planting applies to cultivated parks and gardens, village greens, town squares, important civic nodes, and visual and structural township nodes, such as town entrance points and street or creek intersections. The proposed species for this purpose are primarily exotic and include both deciduous trees and conifers, but all with a formal, stately growing habit to mark the place.

A formal planting pattern is recommended, with trees used as specimen accents, in geometric arrangements, or as aesthetically composed groups, according to individual plans.

A list of suggested species to be used as feature trees is provided in the following Framework report section 'Specific landscape guidelines for individual towns'.

### **Waterfronts**

It is proposed that the edges of all major waterways within the Framework towns be enhanced through additional planting of native waterfront species, indigenous whenever possible. The primary option is to use plant species that already grow locally, preferably propagating new plants from existing stock. Otherwise, a suggested range of tree species for all locations includes:

- .  *Eucalyptus camaldulensis*, River Red Gum
- .  *Callistemon paludosus*, River Bottlebrush
- .  *Acacia stenophylla*, Native Willow
- .  *Acacia subporosa*, River Wattle
- .  *Casuarina cunninghamiana*, River She-oak

The tree plantings are recommended to be complemented with ground-level plantings of low-growing, native, riverine shrubs, grasses and ground covers. This will assist in binding soil. Tall, dense shrub planting is not recommended for personal security reasons. An informal planting pattern is recommended, to emulate the natural waterfront environments. There are substantial stands of willows in many township waterfronts. These are very difficult to eradicate in favour of native plantings, due to their invasive nature and deep root system. Since the willow stands have some cultural significance, having obviously been planted by early settlers—and since they assist in controlling erosion—it is suggested that they be retained in their current locations, but not extended. It is quite plausible that an increase in planting native species will eventually control the spread of the willows.

The creeks within and around the township are important parts of the Shire's landscape structure. They are proposed to be made visually more prominent and ecologically more sound by establishing continuous vegetation zones along them, using native riverine species as for the major waterways. The planting pattern is recommended to consist mostly of low-growing shrubs, grasses and groundcovers, with groups of trees located as visual markers at significant creek bends and intersections, and where a recreational trail crosses a creek.

### **Rail Trail**

It is proposed that the visual prominence and user amenity of the former rail line/future Rail Trail from its approach to Tallangatta to its previous termination in Cudgewa be enhanced by planting traditional, evergreen railway tree species within the railway corridor.

A suggested range of tree species includes:

- .  *Callitris columellaris*, White Cypress-pine

- .  *Callitris endlicheri*, Black Cypress-pine
- .  *Cupressus macrocarpa*, Monterey Cypress, a traditionally used conifer (at former railway stations only) Native palms and traditionally used pine trees may be considered for planting in old railway station locations. The tree plantings are recommended to be complemented by ground-level plantings of native grasses and groundcovers, suited to the local soil type along the railway corridor. The primary option is to use species that already grow locally, preferably propagating new plants from existing stock. Otherwise, possible ground-level species include:
  - .  *Poa* (Tussock Grasses)
  - .  *Dianella* (lilies)
  - .  *Kennedia* (Running Postman)
  - .  *Lomandras*
  - .  *Orthosanthus* (Morning Flag)
  - .  *Patersonia* (Purple Flags)
  - .  *Scheleranthus* (Canberra Grass)
  - .  *Sowerbaea* (Vanilla Lily)
  - .  *Stypandra* (Nodding Blue Lily)
- .

An avenue planting pattern of the trees would be most imposing and commensurate with the traditional planting patterns of railway stations. However, a more informal planting pattern featuring tree groups at intervals could also be considered, particularly along the Rail Trail sections between the Framework towns and former stations.

### **Reforestation**

It is generally proposed that the topographic ridges that act as landscape backdrops for the towns be made visually more prominent by extending the edges of existing forests towards the nominated boundaries of towns. In Dartmouth, where the town is characteristically framed by visually open paddocks, reforestation is not appropriate. Instead, the existing forest edges are proposed to be retained.

Where a town abuts a forest area, reforestation is recommended. Where a town abuts a pastoral grazing area, an increase in the amount of trees is generally recommended, with an emphasis on delineating the tree-planted area from the built township.

Only local, native species should be used for reforestation, with seeds and seedlings sourced locally. In areas affected by bushfires in early 2003, active reforestation is all the more important to maintain Towong Shire's nature-related image. Fire safety should be taken into account in all reforestation patterns and in the selection of tree species.

### **Residential lots**

Native vegetation, which does not need watering, is generally recommended for private lots, but deciduous trees can be used on the north side of buildings to improve their thermal performance. Kitchen gardens, fruit trees and similar are, recommended, preferably established following the principles of permaculture and environmentally sustainable planting and management practices.

### **Practical issues**

Seeds and planting material should primarily be sourced locally, especially for native plantings, to ensure their success in the climatic and growing conditions of each Framework town and along their connecting roads. The establishment of nurseries to propagate local plants is highly recommended.

The control of environmental weeds is extremely important to preserve the pristine nature of the Shire's natural landscape. The Framework proposes that programs be established to this effect. Overhead electricity services, where present, restrict the avenue planting of tall, stately trees proposed for the main roads of the Framework towns. As these avenues are important for enhancing the towns' image, the Framework proposes that measures to remove them—undergrounding or cable bundling—and the funding of these measures be considered in detailed tree planting plans.

## **SPECIFIC LANDSCAPE GUIDELINES FOR INDIVIDUAL TOWNS**

Refer to drawing 'Urban Design Concept' for each town and map 'Signature Tree Species for Towns' in Appendix 5.

### **Bellbridge**

Row planting of evergreen trees is proposed along the western edge of Lake Road. The native Cabbage Tree Palm (*Livistona australis*) is suggested as the species—it has a slender trunk and small canopy and so is not likely to block views. The planting distance should be selected to take into account the preservation of views as well.

Row planting of deciduous exotic species is proposed for the streets around and leading to the commercial/civic precinct. The suggested tree species is Simon Poplar (*Populus simonii* 'Fastigiata'), which has a narrow, columnar growing habit and so is suitable for planting in streets with limited width. The lakefront recreational area and motel surrounds are proposed to be enhanced with additional planting of native species and with park furniture.

The township entry intersection is proposed to be transformed into a welcoming, garden-like space, with formal group planting of feature conifers, such as Roman Cypresses (*Cupressus sempervirens*), and (or) Pencil Pines (*Cupressus sempervirens* 'Stricta'). These have a narrow columnar growing habit and, appropriately placed, will not intrude on views.

The upper (and generally steeper) parts of the ridge are proposed to be reforested.

### **Bethanga**

Row planting of deciduous, exotic trees is proposed along the town's characteristic major streets and roads. The suggested tree species for the cross-town streets is Cut-leaf Plane (*Platanus orientalis digitata*) and for the loop streets, Simon Poplar (*Populus simonii* 'Fastigiata'), or Cypress Oak (*Quercus robur* 'Fastigiata'). Both species have a limited mature size and so are suitable for planting in the town's narrow streets.

The creekside park at the south entrance to the town is proposed to be improved with additional planting and park furniture. Willows are suggested to be retained in this park, as they already occur there and bind the soil.

The entrance space to the recreation reserve is proposed to be enhanced by group plantings of conifers to create a visible node in the landscape. The suggested species are Roman Cypress (*Cupressus sempervirens*) and (or) Pencil Pine (*Cupressus sempervirens* 'Stricta'), which will also provide a colour contrast with the deciduous street trees.

The surrounds of the oval and sports fields are proposed to be improved with local, native plantings and park furniture.

Reforestation of the surrounding hills, especially on the west side of the town, is recommended to create a feel of bushland around the town.

## Corryong

Avenue planting of Cypresses is proposed to be extended and augmented along the Murray Valley Highway outside the township centre. The suggested species for the new plantings is Monterey Cypress (*Cupressus macrocarpa*).

Median planting of exotic, deciduous trees is proposed to the main street up to McKay Street, but between McKay and Donaldson Streets, trees are not recommended to retain the dominance of heritage buildings. The suggested species for the median planting is Box-elder Maple (*Acer negundo*), which provides colour contrast with the Cypresses, and for the Highway, identifies its residential section. The same tree species is proposed to be planted around the edges of the recreation reserve to provide for better visual definition.

Briggs Gap Road through the town is proposed to feature avenue planting of native trees as a conceptual link to the National Park. The suggested species is Kurrajong (*Brachychiton populneus*), which has a stately form, or Red Box (*Eucalyptus polyanthemos*), which is native to the bioregion.

Consistent avenue of row planting of small flowering trees, depending on the available street space, is proposed for the connecting residential streets through the town—Jarnie, Kiell and McKay Streets. Possible species include apples and (or) cherries, (*Prunus*) and the same species are suggested to be used for all these streets to highlight their connecting role.

The parks and reserves within the town are proposed to be upgraded according to detailed plans:

- .  The creek corridor in the south-western end of the town is proposed to be developed into a combination of local parks and a recreational corridor, with native species and park furniture. The old railway reserve that adjoins the creek corridor and links it to the recreational reserve is proposed to be improved into a rail / history park featuring traditional railway species, such as the native Cypress Pines (*Callitris*) and Cabbage Tree Palms (*Livistona australis*) and park furniture.
- .  Attree Park next to the Memorial Hall should be given a more prominent image to reflect its significant, central location in the town.
- .  The sports and recreation reserve would benefit from better landscaping and improved park furniture.
- .  Prominent tree species are suggested for use in the reserve, to emphasise its civic role as the town's major park. Suggested species include Poplars (*Populus*) and the native Cabbage Tree Palm (*Livistona australis*), the latter as a feature tree. These species would provide a visually attractive colour and form contrast with the Box-elder Maples (*Acer negundo*) proposed to be planted around the reserve.

Industrial areas, including the wastewater treatment plant, should have densely vegetated buffer zones of native species.

Group planting of native trees is proposed at township boundaries, especially along road reserves.

The top of the ridge south of the town should be reforested. The same applies to the

land at the western end of the township.

### **Cudgewa**

An avenue of deciduous trees is proposed along Cudgewa Valley Road through the township as well as along Cudgewa Road to Murray Valley Highway southwest and southeast. The suggested species is London Plane (*Platanus x acerifolia*), in line with the town's current streetscape image.

Gateway plantings of Cypresses (*Cupressus sempervirens* or *Cupressus macrocarpa*) are proposed at the Murray Valley Highway intersections of these roads.

The land between the town lots and Cudgewa Creek to the northwest of the town, proposed to be eventually developed for passive recreation purposes, should be improved with native species and park furniture according to a master plan. The existing willows are proposed to be retained, as they are difficult to eradicate and, on the positive sense, bind the soil.

The proposed village green is also recommended to be developed according to a detailed plan. It is suggested to feature Maples (*Acer*) as a signature species, park furniture and an area for community gatherings and events.

The proposed Rail Trail interpretation area at the former railway terminus is proposed to be planted using a traditional railway theme, according to a master plan and in consultation with a landscape heritage architect. Traditional railway species, such as Cypress Pines (*Callitris*) and Cabbage Tree Palms (*Livistona australis*) are suggested for the tree plantings, complemented with a formal pattern of flowering groundcover planting and new park furniture.

The training track environs are proposed to be enhanced through native tree planting and park furniture.

Reforestation of the upper parts of the surrounding hills and some pastoral land in the north-west direction is recommended to create a feel of bushland around the town.

### **Dartmouth**

An avenue of native trees is proposed along Dartmouth Road through the township and for Horsefall Road. The Framework recognises that the latter is a private road, but being an important entry point to the town and part of its planning structure, enhancement through roadside planting is strongly recommended to augment the township's image. The suggested tree species for Dartmouth Road is Pink-flowering Mugga Ironbark (*Eucalyptus sideroxylon* 'Pink'), and for Horsefall Road, Alpine Argyle Apple (*Eucalyptus gunnii*). These will produce a visually pleasing colour and form contrast in the streetscape due to the visual and textural qualities of their bark and foliage.

The proposed new creekside park through the town is suggested to be developed according to a master plan and to feature predominantly native local species. For the core area, next to the civic, commercial and sports area, the native Cypress Pine (*Callitris columellaris*) is suggested as the feature tree species. Groups of Candlebarks are suggested to make a conceptual connection to the proposed roadside planting along Omeo Highway. Although diverting from the overall native theme, planting groups

of Scarlet Oak (*Quercus coccinea*), are also suggested to make a conceptual connection to Mitta Mitta according to the overall landscape concept for the Shire and to provide autumn colour. The park should also have park furniture and picnic spots.

The proposed new wetlands park is suggested to be developed according to a master plan and feature native plantings to attract wildlife. It should have facilities for passive recreation such as fishing, as well as park furniture and picnic spots.

All landscaping should respect the original and existing character and typology of the town. The areas around the compact township proper should be landscaped and (or) maintained so that their visually open landscape and the characteristic contrast between built areas and the landscape is maintained.

The sporting fields surrounds and the caravan park edge would benefit from improved landscaping with local native species.

Some of the land identified for improvements is currently in private ownership. For the benefit of the future, the Framework recommends that the Council encourage and support the landowners to participate in the proposed improvements.

### **Eskdale**

The existing Plane Tree avenue on Omeo Highway across the town needs to be managed carefully to extend the life of the trees. At some stage, replacements will, however, be needed, using the same species. The nature strip in front of the shops in the eastern area of the town should be re-established. The avenue is proposed to be extended along the highway in both directions.

Avenue planting of Simon Poplars (*Populus simonii* 'Fastigiata') is proposed along the town approach from Little Snowy Creek Road. This species has a narrow, columnar growing habit, which will suit the relatively narrow street space.

The Little Snowy Creek corridor is proposed to be developed into a prominent landscape spine. The landscaping should be visually prominent, featuring local, native tree, shrub and groundcover species in combination with the existing willows (*Salix*) and with the addition of birches (*Betula*) for special effect. A similar planting pattern is proposed for the adjoining caravan park.

Two areas east of Little Snowy Creek, north of the town, are proposed to be developed into passive recreation areas with the image of a native forest. Indigenous local species only should be used. An open forest planting pattern is recommended, with trees and native grasses, but no shrubs for personal security reasons. Park furniture should be provided.

Part of the ridge slope east of the town is proposed to be reforested with local native tree species.

### **Granya**

An avenue of exotic, deciduous trees is proposed along Granya Road through the village and to Murray River Road and also for the loop of Webb Road, Doubleday Street and Conness Street. The suggested tree species is Lombardy Poplar (*Populus nigra cv.*

'*Italica*') for Granya Road and Cypress Oak (*Quercus robur* '*Fastigiata*') for the loop. A gateway planting of Monterey Cypress (*Cupressus macrocarpa*) and a riverside stop-over / park is proposed in the Granya Road end at Murray River Road.

The proposed new village green is suggested to feature conifer planting, such as Cypress (*Cupressus macrocarpa*) and (or) Pencil Pines (*Cupressus sempervirens* '*Stricta*'), and new park furniture. The green should be developed according to a detailed plan and could include a sculpture garden.

### **Koetong**

An avenue of exotic, deciduous trees is proposed along the Murray Valley Highway through the village, and row planting for the approaches along Burrowye Road and Bilborough Road. The suggested species is Scarlet Oak (*Quercus coccinea*), which provides colour contrast with the pine plantation.

The proposed new village green is suggested to feature conifer planting, such as Pines (eg. *Pinus radiata*) and (or) native Cypress Pines (*Callitris*) to provide a conceptual link to the plantation and the proposed Rail Trail corridor plantings. The green should be developed according to a detailed plan and feature park furniture.

The camping area should also be developed according to a detailed plan and include additional planting of local, native trees.

### **Mitta Mitta**

Row planting of exotic, deciduous trees is proposed along Omeo Highway through the township and for the approach roads from north and south. The suggested tree species is Scarlet Oak (*Quercus coccinea*), which provides a striking colour contrast with the surrounding forests, particularly in autumn.

Feature planting of conifers is proposed at the town entry points and at the river–creek intersection. The suggested species is Mediterranean Cypress (*Cupressus sempervirens*), for a stately visual effect.

The proposed riverside park should be developed according to a master plan and have a generally native planting theme, but with exotic tree species as feature specimens. Lombardy Poplars (*Populus nigra* cv. '*Italica*') and Mediterranean Cypress (*Cupressus sempervirens*) are suggested as the feature species, as they both provide a colour contrast with the street plantings and have a visually distinctive growing habit. Park furniture should be provided.

The proposed picnic islands in Mitta Mitta River are suggested to be planted with local native trees, such as Manna Gum (*Eucalyptus viminalis*).

The surrounds of the caravan park and school would benefit from additional trees and landscaping with native species.

### **Tallangatta**

An avenue of deciduous, exotic trees is proposed along Towong Street and the proposed, new town entrance from Murray Valley Highway, as well as for Banool Road.

Row planting of deciduous, exotic trees is proposed for Queen Elizabeth Drive. The suggested species for Towong Street is Cypress Oak (*Quercus robur* 'Fastigiata') and, for the central axis and Queen Elizabeth Drive, Simon Poplar (*Populus simonii* 'Fastigiata'). The planting distance along Queen Elizabeth Drive should be adjusted to maintain and enhance views.

The entrances from Murray Valley Highway are proposed to be augmented by a group planting of feature conifers as a visual gateway to the town. The suggested species is Roman Cypress (*Cupressus sempervirens*), or Pencil Pine (*Cupressus sempervirens* 'Stricta'), which both have a narrow, columnar growing habit and are visually prominent.

The Memorial Gardens should be upgraded according to a detailed plan. Specimen planting of Pencil Pines (*Cupressus sempervirens* 'Stricta') is proposed for the garden corners.

The caravan park and the surrounds of the swimming pool, bowling club, ovals and hall would benefit from better landscaping with native species and new park furniture.

The park north of Queen Elizabeth Drive and west of the hospital are proposed to be upgraded according to comprehensive master plans. They should have a formal, open garden image and feature a combination of native and exotic species, with natives dominating at the waterfront.

The proposed new town square should be developed according to a detailed plan. Suggested tree species for the square are Pencil Pines (*Cupressus sempervirens* 'Stricta') and Simon Poplars (*Populus simonii* 'Fastigiata'), to link it visually to the town's civic streets and Memorial Gardens.

All landscaping should respect the original and existing character and typology of the town.

Reforestation with local, native trees is recommended on the ridge opposite the town to enhance its land form.

### **Tintaldra**

An avenue of exotic, deciduous trees is proposed along Murray River Road. The suggested species is Lombardy Poplar (*Populus nigra* cv. 'Italica'), which has the visual presence to mark the location of the town in the landscape.

The township boundaries are proposed to be drawn in the landscape through row planting of exotic, deciduous trees along the streets that surround the existing subdivision. The suggested species for this is Chinese Elm (*Ulmus chinensis*), or Box-elder Maple (*Acer negundo*), which have a lesser scale than the Lombardy Poplars.

The triangle at the Murray River Road intersection is proposed to be vegetated as a 'forest copse' with exotic trees and native grasses. This planting pattern emulates the pattern of poplar copses widely planted in the surrounding pastures. The suggested species are Poplars, such as Cottonwoods (*Populus deltoides*), or Yunnan Poplar (*Populus yunnaiensis*).

The proposed village green should be developed according to a detailed plan and in conjunction with any expansion of the existing hotel site and feature small, flowering

trees for an intimate image.

The proposed new riverside park and the river edge of the proposed camping reserve across the river should be enhanced by local native waterfront tree and ground-cover planting and park furniture according to detailed plans. The plans should be developed in cooperation with Holbrook Shire in NSW. The existing willows are proposed to be retained, as they are difficult to eradicate and, in a positive sense, bind the soil.

The river corridor is proposed to be improved through additional plantings of local, native waterfront plant species in cooperation with North East Catchment Management Authority.

The sports and recreation area and caravan park, including its potential extension, are proposed to be enhanced with informal planting of Poplars (*Populus*).

### **Towong**

Avenue planting of conifers is proposed along the approach sections of Murray River Road to the town. The suggested tree species is Monterey Cypress (*Cupressus macrocarpa*), which is a traditional windbreak tree in rural Victoria. Within the township, an avenue of exotic, deciduous trees is proposed along the road. The suggested tree species is Lombardy Poplar (*Populus nigra 'Italica'*), which is stately enough to provide a sense of a street spine.

The environs of the intersection of Murray River Road and Brooke Street is proposed to be augmented by developing a town square in conjunction with improving traffic safety, according to a detailed plan. The town square is suggested to include group planting of conifers, such as Roman Cypresses (*Cupressus sempervirens*), and park furniture.

A row planting of exotic, deciduous trees is proposed between the possible new riding camp and lookout. The suggested species is Box-elder Maple (*Acer negundo*), which provides a colour and form contrast with the Cypress and Poplars.

The proposed, new riverside park should be developed according to a detailed plan and feature native species and park furniture.

The historic racecourse could be enhanced through additional tree planting and park furniture, according to a master plan and in collaboration with a landscape heritage architect. A similar enhancement of the sports area is recommended, as well as the preparation of a master plan for the riding camp, if it eventuates.

The upper (and generally steeper) parts of the ridge are proposed to be reforested with native species. .

### **Walwa**

Avenues of deciduous trees are proposed along all approach roads and through the town, as well as along River Road. The suggested species is Lombardy Poplar (*Populus nigra cv. 'Italica'*), which has a stately growing habit and a compact canopy to allow planting also in Shelley and River Roads.

The proposed tourist park at the intersection of River Road and Murray River is proposed to be improved according to a detailed plan. Additional planting of local, native riverside trees and groundcovers is suggested, together with new park furniture. The

existing willows are suggested to be retained, since they are difficult to eradicate and, in a positive sense, bind the soil.

The proposed passive recreation area at the west edge of the town is proposed to be developed according to a master plan. It is suggested to include additional tree planting of native species along the creek corridor and proposed recreational trail, combined with native groundcover grass planting and new park furniture. The overall image of the area should be relatively open to visually link it to the adjoining agricultural fields and pastures.

The existing sports area and proposed playground with plantings of exotic, deciduous trees according to individual master plans. These areas are suggested to feature Oaks (*Quercus*) and (or) Maples (*Acer*), to visually contrast with the proposed Poplar plantings along the streets.

The land between the township and the creek to the west and the floodplain to the east are proposed to be developed as a bush/wetland reserve that would attract wildlife and provide recreational and tourist amenity.

### **GUIDELINES FOR STREET FURNITURE, LIGHTING AND PAVING**

The visual consistency of materials and items in public spaces is paramount for creating an identifiable, specific image for the towns. A single, restrained and stylistically neutral range of street furniture, street lighting and street and footpath paving is proposed to be selected and used throughout the Shire, for ease of maintenance and to suit the different townscape images of its towns, originating from different eras.

The Framework provides an indication of the types and styles of furniture, lighting and paving considered suitable for use. It does not intend to specify the exact items shown in the included photos. Ideally, local manufacturers should be approached to make the items, preferably based on a set of plans by a qualified industrial designer.

*Refer to Appendix 6, Proposed street furniture.*

### **SELECTION PRINCIPLES FOR STREET FURNITURE**

- .  Neutral, simple style able to be combined with both heritage and contemporary environments and applied both in streets and parklands.
- .  Low maintenance and vandal proof materials such as untreated aluminium, stainless steel, powder-coated (rather than painted) steel and stained (rather than painted) timber for seats, light poles, bicycle rails and tree guards, and cast iron for tree grids.
- .  Limited ground level attachment points to facilitate ground level cleaning and lawn mowing.
- .  Covered rubbish and recycling bins to limit access by birds and animals.
- .

## **HERITAGE CONSERVATION GUIDELINES**

**These guidelines flow from the Framework's planning policy context and the heritage issues identified through the Framework analysis. Their focus is on the preservation of Shire-wide built heritage and on the design and construction of infill buildings within the nominated Framework towns.**

### ***APPROACH TO INFILL DESIGN***

The significance of a heritage building can be diminished by a poorly designed infill building. Therefore care should be taken with the design of a new building next to historic ones.

Infill development should be respectful of the character of the neighbouring buildings, but the Framework does not promote imitating their style. It is generally considered inappropriate to produce copies of historic buildings. An interpretive approach is generally recommended. This does not exclude the possibility of innovation. A building should indicate something of the era in which it is constructed, rather than being designed to appear older than it actually is.

The form, scale and architectural style of neighbouring buildings are usually the most important aspects to respond to.

### ***DESIGN OF INFILL BUILDINGS***

Making an assessment of whether or not an infill development proposal is sympathetic to the neighbouring (heritage) architecture can be difficult. It is important to realise that some change is inevitable, but the main issue is how to best manage that change.

The following guidelines will assist in the objective appraisal of a proposal from a heritage perspective. Importantly, though, when designs of a high architectural quality are proposed, allowances should be responsibly given so that appraisals are not singularly dominated by heritage concerns. The Framework guidelines should be regarded as general recommendations, rather than strict rules.

It is important to assess the impact of any proposed infill development according to its particular location and the neighbourhood character of its subject town. There are several factors to consider, such as the existing street layout, setbacks, scale, building form, roof form, detailing, materials, and colour schemes.

### **Subdivision pattern and setting**

The street layout patterns vary in Towong Shire from regular grids on flat ground to more organic arrangements that follow the shapes of undulating terrain. The most common layout is a loose grid.

As a result of the less regular types of street layout pattern, focal points are created

and vistas opened from towns to the surrounding landscape. The towns in the Towong Shire are located in green settings, often nestled in undulating terrain, generally near a watercourse or lake. There are impressive vistas to be gained throughout the towns, which are integral to their character.

- .  Existing street layout patterns should be maintained.
- .  Streets should form a connecting grid or a continuous loop so that there are two directions to exit from all lots.
- Much care should be taken when designing buildings at visually sensitive points.

### **Setbacks and spatial relationships**

Residential and public buildings in the Framework towns tend to be set back from the front property boundary, although there is some variation. Commercial buildings are usually located at the front property boundary.

- It is important to maintain the established setback patterns. In general, where the setbacks of individual buildings vary, a new building should not be located closer to the front boundary than an adjacent heritage building.

### **Scale and height**

Single storey buildings are the most common building type in Towong Shire. In its larger settlements there are some historic two-storey buildings, usually of a commercial or public nature. More recently constructed residences are also sometimes two storeys high.

In particular in many of the Shire's smaller settlements, there is a well-established relationship between a modest scale of buildings and their relatively large allotment, often creating substantial open spaces between buildings. It is important to maintain these relationships.

- The scale of any new building should relate not only to the size of the allotment but also to the scale of the adjacent buildings. The scale should be consistent with adjacent buildings and not overwhelm them.

### **Building form**

19<sup>th</sup> century building forms tended to be symmetrical and regular, whereas the forms of many 20<sup>th</sup> century buildings are asymmetrical. The examples in the Shire of Towong tend to be unornamented.

- It is important that any new buildings respect the external building forms of the neighbouring historic ones, although internal planning may be different.

### **Roof forms and verandahs**

A characteristic feature of the Shire of Towong's small settlements is the relatively

high incidence of simple but bold roof forms for 19<sup>th</sup> century buildings. These are commonly gabled, hipped, or gambrel (hipped with gablets). Medium roof pitches (25°–40°) and eaves of 150-300mm wide are typical. Early 20<sup>th</sup> century roof forms are often more complicated, with intersecting components. 19<sup>th</sup> century churches usually have a steep pitched roof, and most 19<sup>th</sup> and early 20<sup>th</sup> century shops are typically hidden behind a parapet. Many buildings from the mid-20<sup>th</sup> century onwards have exposed, low to medium pitched roofs.

- The roof form of a new building should be consistent with those of the neighbouring historic buildings and not dominate over their roof forms.  
Verandahs were a common feature of 19<sup>th</sup> century residences and were generally attached to the wall below the roof line. Their profiles include straight, concave, and bullnose ones. Verandahs have become less common in the latter part of the 20<sup>th</sup> century.
- In a new building, it is possible to substitute a pergola in order to achieve a similar type of projection as displayed in neighbouring historic buildings.

### **Windows and doors**

The detailing and arrangement of windows and doors in 19<sup>th</sup> century buildings tended to be symmetrical and regular, whereas the detailing of 20<sup>th</sup> buildings is often irregular. The most common 19<sup>th</sup> century window type is the double hung sash (vertical sliding), usually made in timber, but during the 20<sup>th</sup> century, casement and awning windows became popular, and many frames are metal. The 19<sup>th</sup> century doors are generally four-panel timber ones, sometimes with glass in the upper two panels and in panels on each side of the door. Sometimes doors are vertically boarded. A variety of door types were popular during the 20<sup>th</sup> century.

- It is important for new buildings to be respectful of the detailing and arrangement of windows and doors in neighbouring historic buildings. A plain, flush door is recommended instead of mock panelling or other types of doors.

### **Building materials**

#### **Roofs**

Roofing material has a considerable effect upon the appearance of a residence and should be chosen so that it does not clash with adjacent, particularly historic buildings.

- For new buildings, corrugated galvanised iron is a common material and usually appropriate. Traditional unglazed terracotta tiles were a popular choice in the early part of the 20<sup>th</sup> century (1900–1930s) and may be appropriate. Contemporary glazed terracotta and concrete tiles can appear harsh by comparison and, therefore, it is generally not recommendable to use them on infill buildings next to historic ones.

## Walls

The mortar joints of 19<sup>th</sup> century brickwork tend to be flush, whereas those of 20<sup>th</sup> century brickwork are generally struck or recessed. There are some instances of exposed cement brickwork and the occasional example of stonework. Weatherboards of 150mm width with a square edge profile are common.

- In new buildings, the brick type and joint profile should match the existing local trend. Second hand bricks may be appropriate, but not tumbled (faux antique) bricks. With weatherboard façades, the traditional board size and profile are the most appropriate. Exposed cement brickwork can be employed, where there are already examples in the town.

## Colour schemes

A variety of colour schemes are apparent across the Shire, according to the era of construction of buildings.

- In new buildings, paint colours should be sympathetic to adjacent heritage buildings, although it is not necessary to replicate.

## Roofs

Iron roofs were traditionally either painted in grey, ferric red or mid-green, or left unpainted.

- This typology should be adhered to.

## Walls

Many late 19<sup>th</sup> century and early 20<sup>th</sup> buildings were painted in muted colours, such as shades of cream, stone and ochre. Brickwork is typically predominantly red, with some use of cream colour.

- Originally unpainted brickwork should be left so. If it has been overpainted and the paint can be removed safely without significant damage to the underlying brickwork, this should be considered.
- It is recommended that original colour schemes be investigated and reinstated, and that the standard 'heritage schemes' of cream walls, with maroon and (or) Brunswick green highlighting for eaves, window and door frames, etc., not be overused.

## Trims

Trims to windows, doors, etc. should provide a medium degree of contrast with the wall colour, but should not be extreme. Recommended colours for 19<sup>th</sup> century buildings are light brown, rich brown, Indian red, Brunswick green, and olive green.

## **IMPLEMENTATION STRATEGY**

### ***ACTIONS***

**The Framework makes a range of larger and smaller proposals for short, medium and long-term implementation, offering guidance to Capital Works and the future development of planning and management policies and practices, including a possible future Local Urban Design Policy under Towong Planning Scheme. The guidelines are intended to apply to all future planning and building permit applications.**

**It is important to recognise that, in many cases, the achievement of one nominated urban design policy objective requires several practical actions to fulfil and, conversely, one action might fulfil several objectives. There are contravening objectives and alternative avenues of action, so an understanding of the relationships of objectives and actions helps to determine the consequences of actions and to balance outcomes.**

Some examples:

- .  Constructing a footpath extension (a footpath widening into the carriageway) improves pedestrian amenity and can provide for seating and tree planting, but this may be detrimental to the heritage integrity of the street.
- .  Planting trees in a narrow street provides for shade and softness, but conversely may detract from historic street space qualities.
- .  Installing a verandah to a building which was not originally designed to have one (eg. historic bank buildings and post offices) may deface the building.
- .  Consolidating and extending the pedestrian and bicycle network improves traffic safety and pedestrian amenity and contribute to ease of use, while also having a positive environmental impact.
- .  Exotic trees provide autumn colour and allow sunlight during winter months, but native trees provide for food and shelter for local wildlife, birds and insects.

### ***IMPLEMENTATION STRATEGIES***

Implementation of the Urban Design Framework requires a whole-of-government approach, a commitment to coordinating Council operations, and a resolve to negotiate with private landowners regarding establishment of public facilities and recreational trails and to arrange and seek funding for improvements. Framework implementation will be through:

- .  possible revisions to the Planning Scheme and the Municipal Strategic Statement,
- .  policy development regarding desired urban design outcomes,
- .  statutory planning practice in educating staff to recognise set objectives and principles for development,

- .  capital works planning and funding,
- .  management and coordination of improvement actions, and
- .  purposeful maintenance of the public and private realms in line with Best Practice principles.

Some of the more ambitious proposals, particularly tourism-related ones aiming to lift the profile of individual towns, will require a proactive approach and facilitation by the Council to attract and support suitable business operators, as well as a well developed business plan endorsed by the Council.

### ***PRIORITISATION OF PLANNING AND CAPITAL WORKS ACTIONS***

**The proposed capital works should be programmed and implemented in consultation with residents and businesses. In many cases, the proposed actions require the collaboration of private land owners, business proprietors, service utilities, State Government agencies, the State of New South Wales and the Shire Council. In some cases, there may be an opportunity to involve the community to carry out some of the works.**

**Roadside tree planting is a high priority throughout the Shire. The Rail Trail is also a priority and the Council's capital works should be programmed to support its establishment.**

**The works listed below are all of medium to high priority and are in the order of priority from the urban design point of view. Most of the proposals require further planning and design action, including feasibility studies, master plans and detailed designs.**

### ***SHIRE-WIDE PRIORITIES***

**In all Framework townships, the following issues are of high priority:**

- .  **pedestrian amenity and safety including lighting,**
- .  **township entrances and presentation from highways,**
- .  **establishment of an interconnected network of public open space, including improved access to waterfronts,**
- .  **improvement of signage and street and park furniture,**
- .  **improvement of recreational and visitor facilities, and**
- .  **review of speed limits within townships.**

### **BELLBRIDGE**

- foreshore improvements, including Lake Road street tree planting
- bridge end intersection redevelopment as a gateway to Towong Shire and Bellbridge
- township centre streetscape improvements, including footpaths and

- street trees
- ridge reforestation
- recreational trails around the township
- street trees to residential streets
- pocket park and public playground

### **BETHANGA**

- creek corridor improvements and trails
- roadside plantings to connect to Lake Hume
- street trees to main streets
- street trees to residential streets
- sports oval landscaping
- reforestation of the western ridge

### **CORRYONG**

- main street streetscape works, including cable undergrounding or bundling
- township entrance tree planting
- recreation reserve entrances and street frontages
- Memorial Hall surrounds (Attree Park) upgrade
- street trees to main streets
- street trees to residential streets
- reforestation of the south-eastern ridge

### **CUDGEWA**

- maintenance of the existing avenue plantings
- tree planting of entrance roads, including Murray Valley Highway intersections
- former railway station precinct redevelopment, including a rail history interpretation centre
- recreational trails around the township
- reforestation of the south-eastern ridge and the north-western foothills

### **DARTMOUTH**

- parklands maintenance including gradual conversion to lower maintenance requirements
- riverside access, trails and facilities
- creek corridor improvements and trail
- picnic facilities
- recreational trails around the township

### **ESKDALE**

- maintenance of the existing avenue plantings

- . creek corridor improvements and trail
- . new pocket park and public playground
- . upgrading of picnic facilities
- . wetlands utilisation and trails to Mitta Mitta River
- . recreational trails around the township

### **GRANYA**

- . entrance road and gateway plantings from the town to Murray River Road
- . feature plantings and riverfront access at Murray River Highway intersection
- . reforestation of ridges and foothills
- . street trees
- . recreational trails around the township

### **KOETONG**

- . entrance road and gateway plantings along Murray Valley Highway
- . roadside tree plantings
- . trail to the former railway station and rail history interpretation centre
- . camping ground formalisation and facilities

### **MITTA MITTA**

- . pedestrian safety and amenity along Omeo Highway in township centre
- . picnic area upgrade
- . access to waterfronts in township centre
- . roadside tree plantings
- . landscaping of the caravan park and school surrounds
- . recreational trails around the township

### **TALLANGATTA**

- . streetscape improvements of Towong Street, including cable undergrounding or bundling
- . township entrance enhancements and Murray Valley Highway tree plantings
- . Triangles Park redevelopment
- . improvements to lakeside parklands and trails
- . Memorial Gardens upgrade
- . street trees to residential streets
- . reforestation of southern foothills

### **TINTALDRA**

- . roadside plantings along Murray River Road
- . township entrances
- . riverside park upgrade

- . camping ground
- . street trees
- . revegetation of wetlands

## **TOWONG**

- . main intersection improvements and landscaping
- . roadside plantings along Murray River Road
- . camping ground
- . reforestation of eastern ridgeline
- . recreational trails around the township

## **WALWA**

- . main street streetscape works, including cable undergrounding
- . new Memorial Park
- . sports oval / village green upgrade, including better connections to the main street
- . improving connection to riverside and caravan park, including waterfront parkland upgrade
- . creek corridor revegetation
- . recreational trails around the township

## APPENDICES

Framework process  
Record of community consultation  
Analysis maps  
Record of built heritage  
Shire-wide strategy maps and township urban design concepts  
Proposed street furniture  
Photographic record

## COUNCIL RESOLUTION & AMENDMENTS

Towong Shire Council has adopted the preceding document as a reference document, with the following amendments:

**Pages 1 – 39** are acceptable as currently presented with one alteration:

To put the issue of the rail trail in perspective, the paragraph is to read:

*Whilst Council supports and encourages the concept of the Rail Trail it considers that the concept needs to be fully developed before its implementation to ensure the success and acceptance of the concept by the community through which it passes and that no resident is detrimentally affected by the use of the facility.*

This is to be added as a final paragraph on page 25 and at any other point where the Trail is discussed.

### Page 40

#### **1 Bellbridge-Bethanga Cluster**

Council has prepared an amendment to the Planning Scheme (C5) which introduces a plan to require amalgamation of lands, in Bethanga, prior to further development activity. The plan recognises the fact that the area will not receive reticulated services. The effect of the plan will be that Bethanga will never become a small urban area, but rather be seen as a “rural living” cluster.

The effect of the Restructure Plan is that a cluster of the two “towns” will not eventuate and it is suggested that this “Cluster” either be dropped or reworded to accentuate the position of Bellbridge as the urban centre of the Peninsula containing a number of rural living areas (i.e. Talgarno and Bethanga and possibly even taking in Granya).

#### **2 Tallangatta Cluster**

Lake Hume is a body of water controlled by a weir for river flow purposes which is enshrined in legislation and it would be unwise to give a false impression that the

control authority would be likely to change either the flow regime or water level in the foreseeable future. As a result the deletion of paragraph 5 would clarify this situation.

It is envisaged that Granya and Koetong will remain as non urban areas, and that their detailed development should be left to the residential strategy/ rural living document, currently being prepared for Council, to set down detailed design parametres and subdivision requirements.

Based on this the wording should be more circumspect in relation to Granya and Koetong and the paragraph with reference of "up to 40 home sites" in Koetong should be deleted.

## **Page 41**

### **Corryong Cluster**

As with Granya and Koetong it is not envisaged that Towong and Cudgewa will be more than rural living areas and it is suggested that a similar paragraph be incorporated into this section. It is requested that all reference to utility servicing of sites be deleted.

## **Page 42**

As above it is not realistic to see that either Tintaldra or Walwa as the nodes for a Cluster and feel that a separate heading for each is not considered to be necessary.

## **Page 43**

### **PROPOSD FUTURE TOWNSHIP PROFILES**

This heading appears to provide a wish list drawn from community consultation. If this is the intent (rather than committing Council to delivery of these outcomes), Council would support its retention. If not, Council would wish to see an additional paragraph inserted along the lines of either:

*To enable the development of the following towns in line with resident expectations the following would be required:*

Or

*If the towns of the shire are to expand the following would be the desired parametres for each area:*

However a preferred option would be to delete individual references to Bethanga, Cudgewa, Granya, Koetong-Shelly, Tintaldra, Towong and Walla and replace them with a heading such as Small Towns; Villages; Hamlets; or a joint heading listing all the areas and then set down a generic list which would set basic parametres.

Under the Tallangatta heading it is considered that there should not be a reference to permanent water levels in Hake Hume for the reasons given above.

## **Page 47**

To carry through the grouping of the small town/village issue from above it is suggested that there be added a generic “Built Form and Outcomes, Services and Traffic” Section to cover the smaller villages/localities and only keep specific ones for Tallangatta, Corryong, Bellbridge, Dartmouth, Eskdale and Mitta Mitta. The new section could immediately follow the list on Page 47.

## **Page 51**

As stated the Restructure Plan (Amendment C5 to the Planning Scheme) will affect these issues particularly infrastructure and, as has previously been stated, it is believed that this section should be deleted in favour of a generic heading.

## **Page 52**

### **Corryong**

Reference to the Donaldson Street area should be reworked to reflect that in the long term, redevelopment may occur but not necessarily in the life of the current plan. Current Applications and Amendment C9 of Planning Scheme may render this proposal redundant.

## **Page 53**

### **Streetscape improvements**

The plans for the streetscape improvements are finalised and ready to be implemented.

### **Recreational Trails**

It is suggested that the second sentence in the paragraph on Recreational Trails be amended to read *Additional trails might be **considered for establishment** around the outskirts of the town in the north and south.*

## **Page 54**

It is recommended that the Cudgewa Section be included in the generic group at the start of the chapter.

## **Page 55**

### **Dartmouth**

Delete reference to Hobby Farms on Horsfall Road.

Council does not consider that there is an abundance of public open space in Dartmouth and is considering further possible acquisitions in the town.

It is suggested that this section read along the lines that recreational opportunities within and adjoining the towns of Dartmouth, Eskdale and Mitta Mitta be the subject of a detailed co-ordinated recreational study of the cluster.

## **Page 56**

### **Eskdale**

Utility Services will not be made available in Eskdale in the life of the plan and any suggested expansion of the town will be governed by the need to provide onsite water catchment and waste water disposal. The EPA lot sizing requirement needs to be addressed in the positive as a Council standard if it is supported. The 1000 sqm would therefore not be achievable, but it is acknowledged that some expansion is desirable.

There is a need to identify land ownership as a possible impediment to development in the areas of open space and trail development.

## **Page 57/8**

Granya and Koetong – Should be in the generic area and addressed in more detail in the rural living study, rather than here as a separate issues to be addressed.

## **Page 59**

### **Mitta Mitta**

As with Eskdale development should only be encouraged where on site utility services can be provided to the satisfaction of Council and the EPA.

The issue of the ownership of the land/buildings and suggested open spaces mentioned needs to be resolved as does the actual level of demand.

The recent construction of the Highway Tourist Information Building east of Eskdale may impact on the need for the facility in Mitta Mitta.

Council would like to see the subject of the provision of foot bridges to be prefaced by a clause which indicates that the land owner would be responsible for the building and maintenance of any future structures.

## **Page 61**

### **Tallangatta**

Council would wish to see the third paragraph in "Built Form" deleted or reworded as being too restrictive regarding future design parameters may impede alternate solutions which arise as a result of detailed site assessment and design. It is considered that a paragraph should be inserted that will signal the need to redevelop the area as a residential precinct and that this would entail the introduction of a set of design parameters at subdivision stage. A general statement that design should reflect historic design principles would appear to be sufficient for this document; with more

detail provisions arising from either the heritage overlay requirements or a specific site "design master plan".

The Public Open Space section should be reworded to acknowledge the detailed Landscape design work currently being undertaken for "the Triangle" and Commercial area as well as the town entrances.

### **Page 62/3**

Delete reference to a future Streetscape Master Plan as plans are now prepared for this purpose.

As Council does not have control of the lake foreshore the wording regarding trails should reflect this.

Tintaldra, Towong and Walwa should be considered in previous comments on small towns.

### **Page 71**

It should be emphasise that Reafforestation is an issue that has Council support but that Council lacks the power to enforce or cause to happen in the life of the plan.

### **Page 74/5**

Delete reference to a "proposed village green" in Cudgewa, Granya, Koetong and Tintaldra.

### **Page 84**

#### **Council would wish to see the introduction amended to read:**

Whilst principles contained within this document are supported by the Towong Shire Council, they do not bind the Council to unachievable goals. The implementation of the Strategy involves landowners, other than Council, and the eventual realisation of the strategy will rely upon the landowners carrying out works at a point in time which is beneficial for them to do so.

Alteration to paragraph 1 to read "**Any**" proposed capital works .....

Alteration to paragraph 2 by the deletion of the second sentence.

### **Page 85**

- Bellbridge - insert "encourage" before "ridge reforestation";
- Bethanga - delete reference to residential streets  
insert "encourage" before "reforestation";
- Corryong – delete the reference to the undergrounding of power;  
insert "encourage" before "reforestation";  
delete "Memorial Hall surrounds" retain Attree Park upgrade;
- Cudgewa – encourage rail station redevelopment

- insert “encourage” before “reforestation”;
- Dartmouth – review open space provision for the town in conjunction with Eskdale and Mitta Mitta, remove all other recreation and open space references.
- Eskdale – review open space provision for the town in conjunction with Dartmouth and Mitta Mitta

## **Page 86**

- Granya - “encourage” reforestation
- Koetong - Support development of the Rail Trail  
Support the camping ground .....
- Mitta Mitta - Review open space provision for the town in conjunction with Eskdale and Dartmouth and delete all other references to recreation and open space  
Encourage landscaping of the caravan park .....
- Tallangatta - Delete reference to undergrounding of power  
Support improvements to lakeside ....  
Encourage reforestation .....
- Tintaldra - Review need for upgrading of recreational and camping facilities  
Encourage the revegetation of wetlands
- Towong - Encourage the establishment of the camping ground  
Encourage the reforestation .....
- Investigate the establishment of recreational .....
- Walwa - Delete reference to the undergrounding of cables  
Investigate the improving connection to riverside .....
- Encourage creek corridor revegetation  
Encourage recreational trails .....

## **Mapping**

It is recommended that the removal of the specific town maps for all areas other than Bellbridge, Tallangatta, Corryong, Dartmouth, Eskdale and Mitta Mitta be undertaken.

And that they be amended to make them less specific in terms of direction of growth (ie Show relocation of Tallangatta Industrial area across Highway but do not nominate actual extent or definite location.)