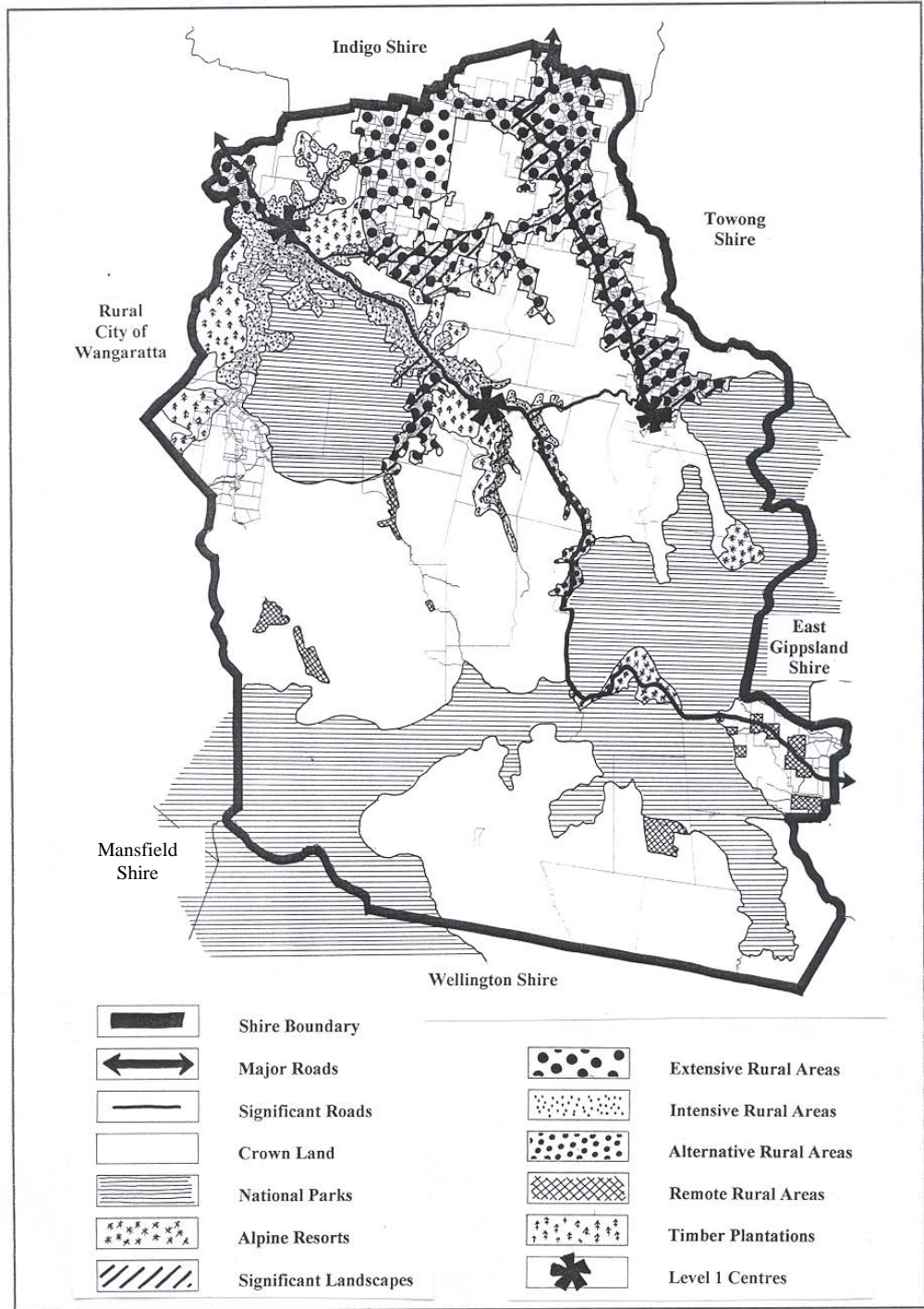


21.03 KEY PLANNING STRATEGIES

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21.03-1 Alpine Shire Land Use Plan



21.03-2 Settlement**Context**

The Alpine Shire has a good geographic balance of townships located across the municipality. These townships are divided into three categories, based on size, provision of and proximity to services.

Towns	<p>Bright, Mount Beauty/Tawonga South, Myrtleford.</p> <p>Eighty percent of the Shires population is concentrated in and around these three major towns. They have access to a full complement of physical and community infrastructure and services, a wide range of accommodation, higher order commercial and retail facilities and outstanding recreational opportunities. They each have a village feel and amenity with distinct township boundaries.</p>
Villages	<p>Bogong, Dederang, Dinner Plain, Harrietville, Porepunkah, Tawonga, Wandiligong.</p> <p>The majority of these villages comprise the catchment for the three main towns of Bright, Mount Beauty and Myrtleford. These centres have limited or no sewerage but the potential for this infrastructure to be provided exists. They also have limited commercial and community facilities but they generally have a distinct character and physical form. Dinner Plain is an exception to this categorisation due to its alpine location and nature of occupancy and is discussed in Clause 21.03-7.</p>
Rural Districts	<p>Abbeyards, Barwidgee, Buckland, Buffalo River, Cobungra, Coral Bank, Dangdongadale, Dargo, Eurobin, Freeburgh, Gapsted, Germantown, Glen Creek, Gundowring, Havilah, Kancoona, Kancoona South, Kergunyah South, Merriang South, Mongans Bridge, Mount Buffalo, Mudgegonga, Mullagong, Nug Nug, Ovens, Redbank, Rosewhite, Running Creek, Selwyn, Smoko, Upper Gundowring, Wongungarra, Wonangatta.</p> <p>While some of these districts have a loose concentration of development they are essentially an identified rural locality.</p>

Factors influencing the future planning for settlement and infrastructure*Pressure for rural living and finite supply of agricultural land*

The increasing demand for rural and semi-rural living in the shire is a major planning issue. Alpine Shire Council recognises that rural living is a legitimate land use and contributes to the housing choices available to existing and prospective residents, however the subdivision of productive agricultural land for rural living purposes has a cumulative effect of reducing the amount of land available for the purposes of commercial farming. The need to protect the Shire's finite supply of agricultural land is recognised in Local Policy 22.02 – Rural Land in the Local Planning Policy Framework.

Protecting rural land from inappropriate development will provide social, economic and environmental benefits for existing and future generations. As such, it is a requirement that development for rural living purposes is controlled in a manner that minimises the impacts on other rural land uses such as agriculture. This is reflected in the Planning Scheme where designated areas are included in the Rural Living Zone. These areas reflect traditional rural residential areas with lot sizes down to 2 hectares. Future Rural Living areas will require larger lot sizes. Subdivision of other rural land is generally restricted to lots in excess of 40 hectares. Council does not encourage the development of rural land principally for residential purposes.

Infrastructure limitations

Residential development in many areas of the Shire is restricted by infrastructure limitations, including little or no provision of reticulated water and sewerage services. Development is also limited by the environmental capacity of the surrounding land and is influenced by proximity to road infrastructure and community, health and recreational opportunities.

Alpine Shire Council supports consolidation of the Shire's population in the main towns and some villages as this makes effective use of existing infrastructure, limits the need for new infrastructure and reduces the loss of agricultural land for the purposes of urban/residential development.

Protection of township character

The distinct character and identity of the Shire's towns, villages and rural districts is strongly valued by the Alpine Shire community, as well as visitors to the region. Ribbon development and development that conflicts with existing urban form are identified as major factors that erode township character. Consolidation of existing towns and villages will assist in maintaining defined town boundaries and will aid in protecting the unique character of the Shire's towns, villages and rural districts.

Protection of the natural environment

The quality and appearance of the natural environment has a major impact on the prosperity and wellbeing of the community. Many people choose to live, invest or visit the Alpine Shire because of the spectacular rural and mountain scenery, as well as proximity to clean rivers, forests and open space. Alpine Shire Council supports development that maintains and enhances the natural environment for ecological, social and economic benefits for existing and future generations.

General Strategies

Future land use planning and development in the Alpine Shire must consider the following general strategies:

- Encourage consolidated urban development in the towns of Bright, Mount Beauty/Tawonga South and Myrtleford.
- Maintain existing town and village boundaries.
- Maintain green buffers, open space and ecological integrity around and between towns, villages and rural districts.
- Ensure urban development maintains, responds to and enhances the identity and character of neighbourhoods, towns and villages.
- Limit the height of buildings in the towns and villages to reflect the current character and urban design and to maintain rural and mountain vistas.
- Discourage linear commercial development within residential areas in Bright, Mount Beauty/Tawonga South and Myrtleford.
- Prevent linear commercial development along the Kiewa Valley Highway and the Great Alpine Road.
- Preclude urban development in the Kiewa Valley on the eastern (river) side of the Kiewa Valley Highway.
- Implement the recommendations of the Alpine Shire 2005 Residential Land Review.
- Provide a range of housing choice in towns that is affordable, accessible and meets community needs by encouraging appropriate medium density housing to locate within defined areas around commercial and community facilities.
- Protect areas of recorded and classified landscape or historic importance and include appropriate provisions included to protect and enhance these areas.
- Encourage development that is consistent with the principles of ecologically sustainable development.

- Ensure that urban development occurs within the environmental capacity of the land.
- Require new residential development to be fully serviced with water, sewerage, stormwater, underground electricity and sealed roads, appropriate for the area.
- Restrict development in designated villages and rural districts until the provision of reticulated water and sewerage infrastructure is provided.
- Identify and protect areas subject to environmental constraints (such as flooding, high biodiversity value, erosion, mass movement, fire hazard etc.) from intensive development.
- Encourage the protection and planting of local native species on private land, along roads and in public places.
- Protect productive agricultural land from inappropriate development.
- Require a minimum 40 ha lot size for new lots in the Farming Zone.

Residential Strategies

The following strategies must be considered when assessing and recommending sites to provide for future residential growth in the Alpine Shire:

Supply and Demand

- Provide at least a ten year supply of residentially zoned land.

Consolidation of Existing Urban Areas

- Encourage redevelopment and intensification of existing urban areas by providing for higher density development and mixed uses around the commercial core of towns.
- Provide walkable neighbourhoods.
- Respect neighbourhood, town and village character.
- Ensure land use compatibility.

Infrastructure

- Provide logical and cost-efficient connection to reticulated water, sewerage, drainage, electricity and telecommunications.

Environment

- Ensure residential development is not located on land:
 - of high agricultural productivity;
 - of high biodiversity value or within 500m of a National Park or State Park;
 - with a fire hazard rating of high or greater;
 - that is flood prone;
 - with a slope greater than 20% (1 in 5);
 - that is susceptible to landslip;
 - that is contaminated (previously contaminated land must have an EPA audit clearance);
 - within specified industrial buffer zones.

Planning Scheme Implementation

The strategies for Settlement and Housing will be implemented by application of the following zones and controls in this planning scheme.

Residential 1 Zone:	Existing residential areas in the three towns of Bright, Mount Beauty/Tawonga South and Myrtleford.
Low Density Residential Zone:	Existing low density residential areas within the three towns of Bright, Mount Beauty/Tawonga South and Myrtleford and the village of Wandiligong.
Township Zone:	Dederang, Harrietville, Porepunkah, and Tawonga.
Rural Living Zone:	Ovens
Special Use Zone:	Dinner Plain
Business 1 Zone:	Existing commercial areas in towns.
Industrial 1 Zone:	Existing industrial areas in towns.
Industrial 2 Zone:	Existing general and offensive or dangerous industrial area in Myrtleford.
Development Plan Overlay:	Large undeveloped residential areas in Bright and Tawonga South.

Further Investigations

- Investigate and apply an appropriate zone and overlays to land at Bogong.

21.03-2-1 Bright

Context

Physical

Bright is located 300km north east of Melbourne in the upper Ovens Valley. The town centre is dissected by the Great Alpine Road and surrounded by the Ovens River, Morses Creek and Bakers Gully Creek and their associated public open spaces. The valley in this location is narrow and the surrounding hills, with their pine plantations, enclose the town including Apex Hill to the north and Mystic Hill to the south. A signature characteristic of Bright is the dominant deciduous European alpine and avenue plantings including significant avenues in Delany Avenue, Cobden Street, and Wood Street which create strong linear spaces. Other significant plantings are not as deliberate and are dispersed between buildings, which soften the townscape and add contrast between the buildings.

Social

Bright has evolved from the influences of gold mining, forestry and agriculture to a tourism oriented town. Although forestry and agriculture are still important to Bright and the region, Bright is significant in attracting almost all sectors of the tourism market and 30 percent of the population is employed in the industry.

Bright had a residential population of 2111 in 2006 (Community Profile for Alpine Shire, 2008, Insight Social & Health Research) and continues to play a significant role in the housing and servicing of the Shire's residents. Population growth over a 20 year period has been at a rate of 1.3% per annum for the period 1986-2006. Bright is home to 17.6% of the Shires population and the greater catchment, including Porepunkah and Wandiligong is home to 28.8% of the Shires population. Bright has an aging population with 42% of people aged 55 years or more (28% aged 55-74 and 14% aged 75 years or more) however it continues to attract young families with 25% of the population aged 0-24.

Commercial

Retail activity in Bright is based on traditional street based shopping strips. Necessity retail activity is focussed around Ireland Street, while higher order products and services are focussed in Barnard Street and Gavan Street.

Residential

More than half of all new dwellings built in the shire occur in and around Bright. The total number of dwellings in Bright has steadily increased from 946 in 1986 to 1281 in 2006 (Towns in Time, 2006), a 35.4% increase or 1.77% per annum.

Absentee home owners are still significant in Bright with a dwelling vacancy rate of 29%, down from a high of 37% in 1981 but still substantially higher than the regional average of 14.3%. The reduction in dwelling vacancy rates can be attributed to:

- Increased numbers of retirees from the ageing 'baby boomer' generation.
- An increase in lifestyle/sea changers coming in to the area.
- Conversion of older holiday accommodation units to permanent housing.

The current zoned residential land supply is less than eight years and less than four years if the land bank is forecast on approved or subdivided land. With a continuing strong residential market and dwelling approvals this may be even substantially less.

Traffic, parking and pedestrians

Traffic congestion and conflicts can occur in the main street due to the lack of an alternative route for through traffic and inadequate car parking. Conflicts between pedestrians and vehicular traffic are exacerbated during peak holiday periods. There is a strong desire from residents and tourists alike to drive to and park at their destination preferably on the street. Due to its compact nature, the town centre is generally pedestrian friendly with linkages constantly being improved.

*Character**Built Form*

The built form of the town centre is generally small in scale with buildings of one or two storeys. The majority of sites are fully developed with a consistent building alignment to the front boundary. Parapet roofs are occasionally interspersed with pitched roofs and verandahs are a predominant feature, also used on both storeys of two storey buildings to break up the mass of the building facade. The building alignment, verandahs and typically large windows to commercial buildings work to provide a consistent and active street frontage. The architecture is highly mixed with substantial buildings from the turn of the century still evident but the integrity of some of these buildings has been compromised. Fortunately the bulk and scale of buildings has been retained on a human scale.

Residential built form within Bright is predominantly one dwelling per lot. Lot sizes are varied but are predominantly greater than 600sqm in the Residential 1 Zone. There is no single or dominant architectural form of development in Bright with a resultant lack of architectural character or theme.

Landscape

Apart from its natural surroundings, the dominant deciduous European trees are the most distinguishing feature of Bright, especially the significant avenue plantings. However other significant plantings, including single trees, are dispersed between buildings, which soften the streetscape and add contrast between the buildings. Many of these plantings occur on private property.

Views

Bright is cradled by mountains which provide a stunning backdrop to almost every street in town however visual connection between key areas of the town is poorly emphasised and often obstructed. The framed views along streets and between buildings are a valuable asset constantly under threat.

Town Boundaries

Bright has a distinct identity and is separated from Porepunkah and Wandiligong by a rural 'green buffer' however this is continually under threat from development pressure. Future growth can be accommodated within the existing township boundaries with an anticipated growth of 250 - 300 households over the next 20 years within identified growth areas.

Recreation

Bright has an abundance of open space, predominantly associated with the waterways that surround the town centre including Centenary Park, Howitt Park and Apex Park all of which provide for passive recreation. Pioneer Park is recognised as the centre for sport in Bright with facilities including an oval, recently upgraded and extended pavilion, netball courts, netball clubhouse, cricket practice nets, horse yards, show jumping arena, dressage arena, four synthetic grass tennis courts, (all with lighting), tennis pavilion, scout hall building, two picnic areas and a lions Club shed. The railway reserve and the associated Murray to the Mountains Rail Trail also provides significant open space that extends to other towns within the Shire and the surrounding region. The majority of open space within Bright is characterised by mown grass and tall deciduous trees. Connections between the various open spaces, the town centre and residential areas are a mixture of formal and informal pathways typically running adjacent to the waterways. Connection of some pathways is limited by private ownership of vital land.

Strategies

General

- Restrict development to within the determined town boundaries, making a distinct change from urban to rural character and density of built form at these points.
- Maintain the "green buffer" between Bright and Porepunkah and Wandiligong.
- Maintain the existing density of development within the residential areas of Bright.
- Ensure commercial development, including motels and tourist accommodation, on declared roads does not dominate the streetscape.
- Maintain the open landscape aspect and predominance of exotic vegetation within the town, between and amongst the buildings.
- Maintain view corridors from public and private places.
- Encourage the scale and bulk of new and redeveloped buildings to reflect that of existing development.

Town Centre

- Ensure retail and commercial development is confined to the defined town centre of Bright bounded by Riverside Avenue, Bakers Gully Park, Cobden and Wills Streets.
- Maintain appropriate levels of on-street car parking.
- Identify and develop off-street car parks to service the needs of traders, residents and visitors.
- Ensure provision of appropriate levels of car parking, resulting from new development or changes of use, are provided on-site or in identified off-street car parking areas.
- Emphasise pedestrian links to shopping precincts to encourage parking on peripheral streets.
- Provide pedestrians and cyclists safer routes and crossing points throughout the town centre.
- Encourage future retail expansion in Camp Street and Wills Street.
- Encourage high quality building design with good facade articulation, efficient use of space and consistency in materials.
- Encourage new development that establishes and reinforces cohesiveness in the built form.

- Require verandahs where appropriate to provide consistency of built form and to provide pedestrian protection.
- Maintain the human scale of the built form in the town centre by limiting building height to two storeys.
- Encourage setbacks from lot frontages for commercial and retail development to respect the siting of adjoining development.
- Ensure all new development provides an active street frontage.
- Require the use of consistent quality materials in public streetscape features.
- Maintain and enhance important existing views throughout the town centre and between developments.
- Require buildings to be designed to maintain, enhance and provide views of the natural environment.
- Establish visual connections within and between the town centre, its features, services and attractions.

Residential Areas

- Utilise existing vacant residentially zoned land for short term residential growth.
- Promote consolidated urban development and maintenance of township boundaries by supporting medium and longer-term growth in recognised Urban Growth Areas identified in the Alpine Shire Residential Land Review 2005.
- Encourage innovative and integrated medium density housing in residential areas around the commercial core of Bright generally within the area defined by the Ovens River to the north, Hawthorn Lane to the east, Railway Parade, Park Street and Coronation Avenue to the south and Prices Road to the west
- Ensure new residential development respects the density patterns of existing residential neighbourhoods.
- Ensure minimum lot sizes for residential subdivision are appropriate to the area and have regard to the existing lot sizes and density of development in the neighbourhood.
- Encourage high quality residential building design that is respectful to the visual character of Bright and the existing built form of the neighbourhood.
- Retain the mixed use nature of Cobden, Burke and Wood Streets.
- Retain and protect significant or high quality vegetation, both native and exotic, within the residential areas of Bright by requiring an appropriate design response.
- Prevent linear commercial development along the Great Alpine Road in the residential areas.

Industrial

- Encourage service industries to locate in Churchill Avenue industrial area.
- Acknowledge limitations to major industrial development occurring in Bright.

Recreation and Open Spaces

- Upgrade and maintain open space and recreational facilities throughout Bright.

Transport, Pedestrian and Cyclist Networks

- Investigate the options for introducing a town centre by-pass route.
- Ensure new subdivisions expand and link the system of pedestrian and bicycle paths throughout Bright

Implementation

These strategies will be implemented by:

Zones and Overlays

Applying the following Zones and Overlays:

Residential 1 Zone:	To existing residential areas.
Low Density Residential Zone:	To existing low density residential areas along Delany Avenue and Mount Porepukah Road.
Business 1 Zone:	To existing commercial areas between Gavan Street, Ireland Street, Wills Street and Cobden Street.
Industrial 1 Zone:	To the existing industrial area in Churchill Avenue.
Development Plan Overlay:	To undeveloped residential areas on southern outskirts of Bright on the Great Alpine Road.
Heritage Overlay:	To individual buildings acknowledged as having heritage significance.

Supporting applications for the following planning scheme amendments recommended by the Alpine Shire 2005 Residential Land Review:

Urban Growth Area 1 – Great Alpine Road and Stackey Gully Road, Bright

Subject to the necessary site investigations and consultation with relevant authorities:

- Rezoning the land to the south of the Great Alpine Road from Rural to Residential 1 and Low Density Residential and applying appropriate development overlays to ensure: a 50m wide buffer from the Great Alpine Road; building envelopes on land included in the Low Density Residential Zone; and no development occurs on land with a slope greater than 20%.
- Rezoning the land to the north of the Great Alpine Road from Rural to Residential 1 and applying an appropriate development overlay to ensure a buffer from the Great Alpine Road is maintained to the satisfaction of VicRoads and Alpine Shire Council.

Urban Growth Area 2 – Prices Road, Bright

Subject to further site analysis including geotechnical assessment and consultation with relevant authorities:

- rezoning at least part of the land from Low Density Residential to Residential 1; and
- applying a Design and Development Overlay to ensure that: the density of future development is responsive to the variation in slope across the site; height limits are introduced that aim to maximise the sharing of views to provide a high amenity outcome; and the access road to the site is reduced from the existing estimated 1 in 5 to 1 in 7; and
- applying a Vegetation Protection Overlay to protect existing native vegetation on the site.

Urban Growth Area 3 – Mount Porepukah Road, Bright

Subject to further site analysis including geotechnical, flora and fauna and wildfire risk assessment, subdivision design and consultation with relevant authorities:

- rezoning the land from Rural to Low Density Residential; and
- applying appropriate overlays (which may include, Development Plan, Design and Development and Vegetation Protection) to ensure that any future development responds to the environmental constraints that prevail on the site.

Back Porepunkah Road and Lowen Drive, Bright

Subject to the necessary site investigations and consultation with relevant authorities:

- rezoning the properties on the south side of Back Porepunkah Road from Low Density Residential to Residential 1; and
- applying appropriate development overlays to control: density of development; building height; floor space ratio; and lot size including a minimum lot size of 1000sqm for residential subdivision with smaller lots being considered for residential development that forms part of an integrated tourist development with communal facilities and managed as one centre.

Great Alpine Road

Subject to the necessary site investigations and consultation with relevant authorities:

- rezoning the land on the south side of the Great Alpine Road on the eastern most fringe of Bright from Low Density Residential to Residential 1; and
- applying appropriate development overlays to ensure a minimum lot size of 2000sqm to recognise the existing development and density pattern of part of the site and adjoining land.

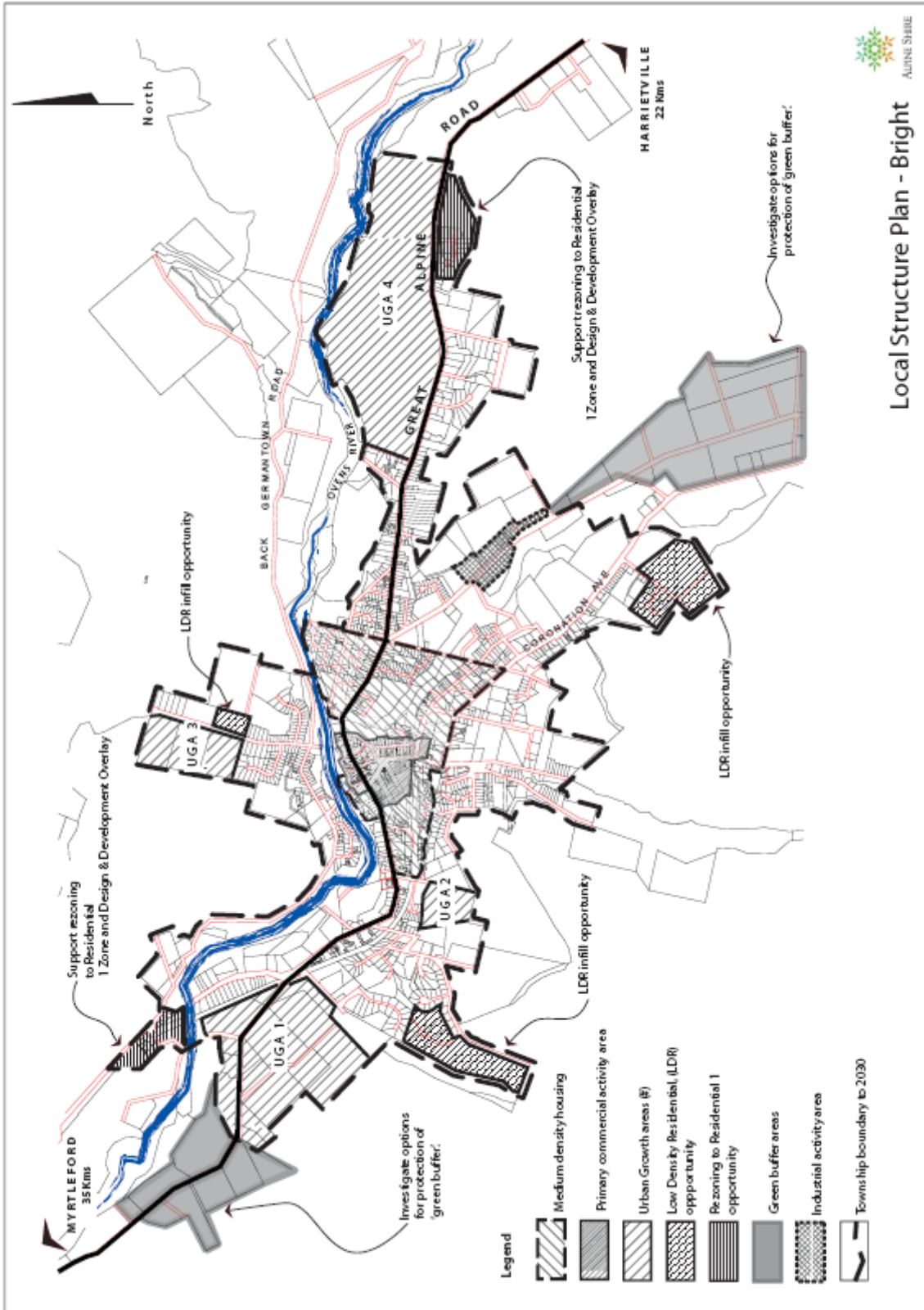
Wood, Burke and Cobden Streets, Bright

Rezoning the residential areas in Wood, Burke and Cobden Streets with high amenity streetscapes from Business 1 to Mixed Use to recognise that residential use is the predominant land use and commercial activity is secondary in these locations.

Future Actions

- Undertake a car parking assessment.
- Undertake a character assessment of Bright and develop urban design/landscape guidelines.
- Review and implement the recommendations of the Bright Future: Urban Design Framework Plan.
- Investigate an appropriate location for an alternative east-west linkage, or bypass, around Bright and the number and location of linkages to and from the Great Alpine Road in consultation with VicRoads.
- Investigate and apply an appropriate zone to land at the towns boundaries that perform the desired “green buffers” between Bright and Porepunkah and Bright and Wandiligong to ensure that these important areas are protected from development that may compromise the rural-urban interface.
- Investigate the likelihood of Urban Growth Area 4 - Hancock Plantation - Great Alpine Road being converted to freehold land tenure and the suitability of the land to accommodate future residential growth.
- Investigate the introduction of appropriate overlays (including the Development Plan and/or Vegetation Protection overlays) over land on the eastern side of Walkers Lane, currently zoned Low Density Residential, due to the topography and vegetation cover that currently exist.

BRIGHT STRUCTURE PLAN



21.03-2-2 Mount Beauty / Tawonga South**Context***Physical*

Mount Beauty and Tawonga South are located in the foothills of the Alpine National Park in the upper Kiewa Valley approximately a 4 hour drive north east of Melbourne and 90kms south of Albury/Wodonga. The towns are surrounded by a highly scenic and National Trust classified landscape that includes the distant and immediate backdrop of the Alpine National Park and Mount Bogong and views across the agricultural fields of the Kiewa Valley. The Kiewa Valley Highway dissects the commercial centre of Tawonga South while bypassing the town centre of Mount Beauty. Together the towns form the gateway to the alpine recreation areas of Falls Creek Alpine Resort and the Bogong High Plains. Integral with the towns fabric are the scenic assets of the Kiewa River and the hydro power generation regulating pond.

Mount Beauty and Tawonga South are physically and economically linked, however are distinct townships with a unique history and character.

Social

Mount Beauty was established in the mid 1940's by the State Electricity Commission (SEC) to house workers and administration for the construction of the Kiewa Valley Hydro Scheme. The settlement was highly planned to offer workers and their families the benefits of a normal community life in a construction village environment.

Mount Beauty and Tawonga South had a combined population of 1703 people in 2006, with the over 55's making up 35% (23% aged 55-74 and 15% aged 75 years or more) of the population and the 0 and 24 age group 29% of the population (Community Profile for Alpine Shire, 2008, Insight Social & Health Research). Mount Beauty and Tawonga South have experienced a negligible growth rate over the 20 year period to 2006.

Residential

The dominant land use within Mount Beauty and Tawonga South is residential and this is reinforced by the consistent supply of around 15% of the Shires dwellings per year. The ongoing building activity is contrary to the population figures but this can be explained by the significantly high dwelling vacancy rate of approximately 29%. This rate has remained in the range of 28-31% since 1981, and is likely due in part to the large number of holiday homes and tourist accommodation dwellings that exist.

The current consumption rate of residential lots in Mount Beauty and Tawonga South is estimated to be seven per year, which in theory will not exhaust the current supply for the next 15 years. However the existing land bank of 15ha of residential land is held by four owners who have little or no intention of developing with at least two still actively farming the land. The result is that the current market consists of a few infill sites in Tawonga South which will be exhausted in five years and even less if existing owners are not willing to sell or develop.

Commercial

Hydro electricity generation facilities continue to play a significant role in the economy of Mount Beauty and this has been consolidated with a new power station being constructed at Bogong.

The Mount Beauty town centre is a compact strip shopping centre with a pedestrian scale. The shops extend along both sides of Hollonds Street and along the south side of Kiewa Crescent. These street frontages are well connected to each other by a landscaped plaza link that forms an intimate and active town square flanked by the bakery and community centre.

Tawonga South was not a planned company town like Mount Beauty and the linear mixed use area developed originally to service the surrounding rural community and has evolved over the past 30 years to service the ski industry.

In terms of overall provision of retail and related facilities and services, it is evident that virtually all of the shops serving the day-to-day needs of local residents in Mt Beauty and Tawonga South are provided in the Hollonds/Kiewa Streets area while services to visitors including restaurants and ski hire tend to be located along the highway at Tawonga South plus a couple of small shops servicing daily necessity items.

Traffic, Parking and Pedestrians

Being a small compact town, Mount Beauty has good opportunities for walking and cycling as a means of commuting between home, schools, shops and employment. Although the streets are relatively calm within the residential areas of Mount Beauty, there are only a few sealed pedestrian footpaths. The connectivity between paths and key destinations such as schools, library and town centre has been poor but this is being improved. Car parking is available in Hollonds Street and Kiewa Crescent.

Due to the ad hoc subdivision design, meandering road networks and hilly terrain, Tawonga South is less walkable than Mount Beauty, with most residents using a car to undertake local trips. Formal pedestrian crossing points across the Kiewa Valley Highway are also noticeably absent.

Character

Built Form

Mount Beauty was originally established in the mid 1940's to accommodate workers and administration involved in the construction of the Kiewa Hydroelectric Scheme. Although the town was never planned as a permanent settlement the original layout and fabric remain relatively unchanged. The significant historical context of the town's development along with the homogeneity of the residential building stock is a unique aspect of Mount Beauty that differentiates the town from others. The entire residential precinct displays a unique cohesive character due to the consistent scale and style of the housing stock and landscaped frontages. Relatively uniform in its layout and lot sizes, the township has maintained distinct boundaries of the golf club, the timber mill, the Bogong High Plains Road, and the regulating pondage.

Tawonga South has been progressively subdivided for residential development since the 1960's with a range of lot sizes and an eclectic mix of housing styles with no unifying theme. The commercial development that has been occurring along the Kiewa Valley Highway is also un-cohesive with inconsistent building setbacks, scales and characters. The centre has also developed to cater to the car resulting in a dominance of car parking and a sprawling nature. It is not a picturesque pedestrian scale centre like Mount Beauty.

Landscape

Apart from the spectacular alpine and agricultural landscapes that surround the towns and are highly visible from within them, the town centre of Mount Beauty is also enhanced with well-established and well maintained gardens that include the Cenotaph in front of the Hospital which defines the town entrance, the gardens surrounding the public swimming pool and along Kiewa Crescent, private gardens and the golf course. These gardens and open spaces contribute immensely to the landscape character of Mount Beauty.

Views

Mount Beauty and Tawonga South are surrounded by highly scenic and National Trust classified landscapes. A significant feature of Tawonga South is arguably the predominance of development on the western (high) side of the Kiewa Valley Highway. This trend has resulted in the preservation of significant views across the cleared valley to Mount Bogong and the Bogong High Plains.

Recreation

Mount Beauty and Tawonga South have abundant recreational opportunities and assets all of which are located in an open landscape setting. There is a recreation and community precinct that extends along the western edge of Mount Beauty that contains primary and secondary schools, children's centre, public swimming pool, sports stadium, bowls club, tennis courts, neighbourhood centre, library, play ground, picnic facility, BMX track, skate park and the Mount Beauty Recreation Reserve (football, soccer and cricket facilities). The golf club is located along the eastern fringe of Mount Beauty.

There are also recreational opportunities that include a walking trail around the regulating pondage and mountain bike and walking path networks on rough fire and maintenance tracks in the State Forest. Because of the scenic qualities and central location of these networks they provide some of the town's core recreational assets, however they are predominantly located on AGL Hydro's significant land holdings, and what appears to be (and in some cases function as) recreational assets, are in fact working assets. This can create some conflict between the desire to capitalise on the recreational opportunities provided by these assets and the functional reality of operating and maintaining them for their intended purpose.

Strategies

General

- Maintain the rural land use and development pattern on the eastern (river) side of the Kiewa Valley Highway between Mount Beauty/Tawonga South and Tawonga.
- Maintain the scenic landscape throughout the valley and significant sightlines from the Kiewa Valley Highway to Mount Bogong across the valley.
- Prevent ribbon development along the Kiewa Valley Highway.
- Maintain the rural 'green buffer' between Tawonga South and Tawonga to protect township character and identity.
- Improve pedestrian and cycle access within and between Mount Beauty and Tawonga South to encourage more people to walk and cycle more often.

Town Centres

- Maintain and improve the range of shops and services in the Mount Beauty township.
- Ensure requirements for on site car parking resulting from new development or changes of use are provided on-site in the Tawonga South mixed use precinct.
- Ensure any provision of on-site car parking in Mount Beauty does not dominate the streetscape and has minimal visual impact on the character of the town.
- Improve function and visual appearance of the Tawonga South highway commercial strip.

Residential Areas

- Support short term residential growth on existing vacant residentially zoned land.
- Support medium to long term residential growth in the urban growth areas identified in the Alpine Shire 2005 Residential Land Review.
- Maintain the current subdivision pattern, lot size, development density and built form of the Mount Beauty township.
- Ensure development in the Mount Beauty township complements the existing homogenous character and built form including building height, density, setbacks, materials, front fences and landscaped street frontages.
- Focus new residential development on the western (high) side of the Kiewa Valley Highway, Tawonga South.
- Promote a range of lot sizes and housing options in Tawonga South to facilitate affordability, visual diversity and protection and enhancement of the towns character.

- Ensure minimum lot sizes for residential subdivision are appropriate to the area and have regard to the existing predominant lot size and density of development in the neighbourhood.
- Promote low density residential development in the areas of Simmonds Creek Road and Ranch Road.
- Encourage new development to respect the significant views experienced by other sites.

Industrial

- Encourage new industrial development, including major industries, to locate in the area around the timber mill in Embankment Drive, Mount Beauty.

Recreation and Open Spaces

- Upgrade and maintain open space and recreational facilities throughout Mount Beauty and Tawonga South.

Transport, Pedestrian and Cyclist Networks

- Ensure new subdivisions expand and link the system of pedestrian and bicycle paths throughout and between Mount Beauty and Tawonga South.

Implementation

These strategies will be implemented by:

Zones and Overlays

Applying the following Zones and Overlays:

Residential 1 Zone:	To existing residential areas.
Low Density Residential Zone:	To existing low density residential areas in Simmonds Creek Road and Glenbourn Drive and on the north western outskirts of Tawonga South.
Business 1 Zone:	To existing commercial areas in Kiewa Crescent and Hollonds Street.
Industrial 1 Zone:	To existing industrial areas in Nelse Street and Embankment Drive.
Development Plan Overlay:	To large undeveloped residential areas in Glenbourn Drive.

Supporting applications for the following planning scheme amendments recommended by the Alpine Shire 2005 Residential Land Review:

Urban Growth Area 1 – Glenbourn Drive, Tawonga South

Subject to further site analysis including geotechnical assessment, exploration of alternative access to the Mount Beauty township and consultation with relevant authorities:

- rezoning at least part of the land from Low Density Residential to Residential 1; and
- amending the existing Development Plan Overlay.

Urban Growth Area 2 – Tawonga South Adjacent to Mixed Use Precinct

In the event that Urban Growth Area 1 can not be achieved, or alternatively in the medium to long term, and subject to further site analysis, including geotechnical assessment, flora and fauna, drainage assessment and wildfire risk assessment, and consultation with relevant authorities:

- rezoning the land from Rural to Low Density Residential on the higher western slopes and Rural to Residential 1 on the lower southern and eastern areas; and
- applying appropriate overlays including Development Plan and Vegetation Protection overlays.

Urban Growth Area 3 – Tawonga South Between 1st and 2nd Estates

Only after either Urban Growth Area 1 or 2 has been developed and subject to further site analysis, including geotechnical and wildfire risk assessment, subdivision design and consultation with relevant authorities:

- rezoning the land from Rural to Low Density Residential and Residential 1; and
- applying appropriate development overlays.

Buckland Street, Tawonga South

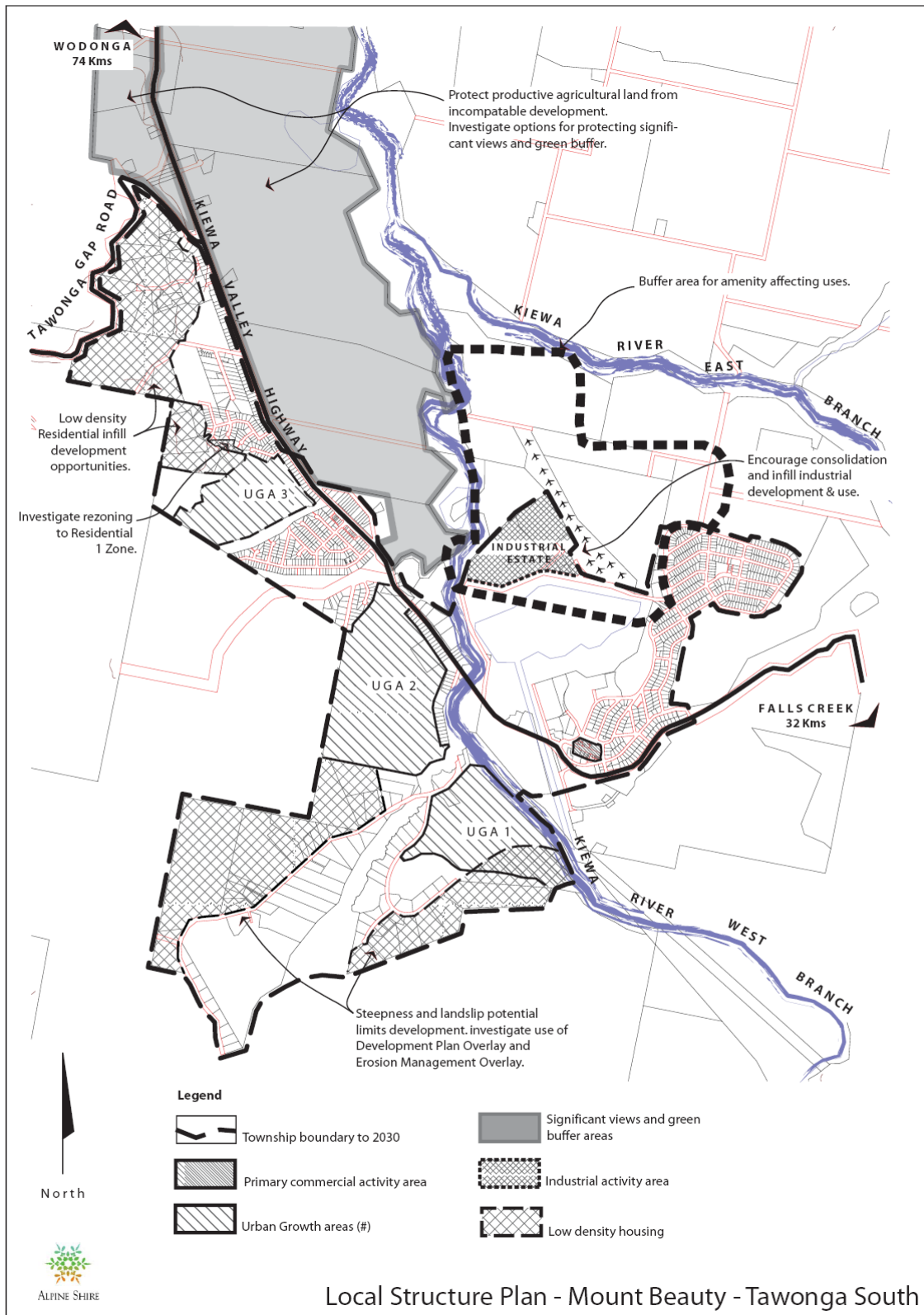
Subject to the necessary site investigations, subdivision design and consultation with relevant authorities:

- rezoning the property described as Lot 1 LP132735 and known as 16 Buckland Street from Low Density Residential to Residential 1.

Future Actions

- Finalise the implementation of the Tawonga South Pride of Place project.
- Develop urban design/landscape guidelines for the Mount Beauty commercial centre and residential areas and the Tawonga South mixed use strip.
- Undertake a car parking assessment for both the Mount Beauty town centre and the Tawonga South mixed use strip.
- Investigate and apply an appropriate zone to land that performs the desired “green buffers” on the eastern or river side of the Kiewa Valley Highway and between Tawonga South and Tawonga to give due recognition to the national significance of the landscape and scenic values and to ensure that these important areas are protected from development that may compromise the rural-urban interface.
- Investigate the introduction of appropriate overlays on the north western side of Simmonds Creek Road, Tawonga South to achieve site responsive development outcomes on steep and/or vegetated lots.
- Review and implement the recommendations of the Mount Beauty Master Plan and the Mount Beauty and Tawonga South Master Plan including any subsequent amendments to the plans.

MOUNT BEAUTY - TAWONGA SOUTH STRUCTURE PLAN



21.03-2-3 Myrtleford**Context***Physical*

Myrtleford is located 273 km north east of Melbourne on the Great Alpine Road between Wangaratta and Bright. It is scenically located in the foothills of Mount Buffalo, adjacent to the Ovens River, Happy Valley Creek and Barwidgee Creek. The town itself is predominantly residential in nature and sprawls along the Great Alpine Road in an east-west direction as well as north along the Myrtleford-Yackandandah Road and south along Buffalo River Road. The commercial centre is dissected by the Great Alpine Road. The residential areas of the town are located to the north east of the Great Alpine Road on undulating hillsides. The recreational areas to the south of the Great Alpine Road are subject to flood inundation.

Social

Myrtleford's has a rich and diverse cultural heritage from the Chinese settlers during the gold rush to the southern Europeans post WWII. A population of 3187 in 2006 (Community Profile for Alpine Shire, 2008, Insight Social & Health Research) confirms that it is the largest town in the Shire, having 26.5% of the municipality's total population. Myrtleford also has a high proportion of the population aged over 55 at 34.5% (23% aged 55-74 and 11% aged 75 years or more). Since 1981, Myrtleford has experienced the most significant change in the composition of its population. The proportion of the population under 25 has reduced from 45% in 1981 to 28% in 2006, whilst the elderly (over 75) have increased from 3% in 1981 to 11% in 2006.

Residential

The Myrtleford district has experienced more development outside of the township boundaries than within. It has demonstrated over time that where there is significant rural living opportunity available, the market is prepared to absorb it. Building activity in the Farming and Rural Living Zones to 2001 has accommodated 75 dwellings or 60% of the total for the Myrtleford area.

With well over 50 hectares of vacant land zoned for residential development and at least 90% of this being developable, there is ample supply of zoned land. At a take up rate of say, 8 - 10 lots per year, the 400+ potential lot yield can sustain the town's housing needs for the next 40-50 years. Also, if the demand for Rural Living zoned land continues at the same rate of development the theoretical supply can last at least 20 years

Commercial

The Myrtleford district is the largest producer of hops in the country and it also possesses the country's largest stand of walnut trees. Historically, timber and tobacco have proven central to the town. It has a strong local retail trading influence and is successful in attracting trade from other urban centres. It has a relatively low reliance on tourist trade however there is potential for this market to be captured. The recent decline in the tobacco industry may have had a significant impact on the economy of Myrtleford.

Traffic, Parking and Pedestrians

As with Bright and Mount Beauty/Tawonga South there is an expectation in Myrtleford that the customer can park directly outside their destination and this often results in a perceived inadequacy of car parking. Public on and off street car parking is available to meet the needs of the community and will continue to be upgraded and improved.

*Character***Built Form**

The architectural style of buildings in the town centre is diversified and there are very few historical buildings. Building alignments are however consistent with continuous buildings along street frontages and from side boundary to side boundary. Verandahs are also a prominent and practical feature in Clyde and Standish Streets.

The residential areas of Myrtleford are also predominantly single dwellings on lots generally greater than 600sqm. Unlike Mount Beauty there is no unifying or predominant architectural or design style.

Landscape

Significant visual aspects of the town include the pine plantations to the east and the existence of farms to the immediate west and south of the main town centre.

Views

The significant views from Myrtleford focus on the majestic Mount Buffalo and these are maximised due to the undulating nature of the residential areas of Myrtleford.

Recreation

There are some five sites, apart from schools, that provide significant sporting infrastructure in Myrtleford: the show grounds, Jubilee Park, the Savoy Club, McNamara Reserve, and Memorial Park. R.C McNamara Reserve is Myrtleford's premier sporting reserve with facilities including the Ablett Pavilion (club/ change rooms and function centre), an oval with turf wicket, six netball courts, netball change rooms with kiosk, canine club arena and associated sheds. Myrtleford Murray to the Mountains Rail Trail also provides significant open space that extends to other towns within the Shire and the surrounding region.

Strategies*General*

- Ensure development is located to minimise the obstruction of flood waters.

Town Centre

- Encourage commercial/retail development around Clyde and Myrtle Streets between Standish Street and Elgin Street.
- Support highway oriented, lower density retail and commercial activities to the east and west of the main commercial centre and within existing business zoned land.
- Encourage high quality building design to provide visual cohesion within the town centre.
- Maintain a visually and physically continuous facade of buildings in the commercial centre of town.
- Ensure all new development provides an active street frontage.
- Ensure new development is consistent with and reflects the building mass and scale of existing development and building height is limited to two storeys.
- Ensure that redevelopment of land between Clyde Street and the Great Alpine Road addresses both streets but maintains the key retail focus in Clyde Street.

Residential Areas

- Support residential growth in areas already zoned for residential development.
- Encourage innovative and integrated medium density housing in residential areas around the commercial core of Myrtleford in the area generally defined by Myrtle Street to the south, Prince and Lawrence Streets to the west, Halls Road to the north and Power and Alice Streets to the east.
- Discourage new residential development and especially increased residential densities in areas affected by flooding.
- Ensure minimum lots sizes for residential subdivision are appropriate to the area and have regard to the existing lot size and density of development in the neighbourhood.

Industrial Areas

- Promote large, heavy, offensive or dangerous industrial development to the north of the township on land currently zoned for this purpose.
- Encourage light industrial development in the McGeehan Crescent industrial estate.

Implementation

These strategies will be implemented by:

Zones and Overlays

Applying the following Zones and Overlays:

Residential 1 Zone:	To existing residential areas.
Low Density Residential Zone:	To existing low density residential areas at Mummery Road, Nil Gully and Fingerboard Hill.
Business 1 Zone:	To existing commercial areas in Myrtle, Clyde and Standish Streets.
Industrial 1 Zone:	To existing industrial areas in the McGeehan Crescent and Myrtleford-Yackandandah Road/Briggs Lane areas.
Industrial 2 Zone:	To existing general and offensive industrial area on Myrtleford-Yackandandah Road.
Land Subject to Inundation Overlay:	To existing areas identified as affected by flooding.
Heritage Overlay	To individual buildings acknowledged as having heritage significance.

Undertaking the following planning scheme amendments recommended by the Alpine Shire 2005 Residential Land Review:

Industrial Buffer

To achieve appropriate buffers between the urban residential areas in town and the industrial precinct on the Yackandandah Road:

- Applying the Farming Zone or Rural Conservation Zone to land currently occupied by a timber plantation owned by the mill operator, Carter Holt Harvey, which is located between the mill facility and the Mummery Road residential area; and
- Rezoning the land at the corner of Briggs Lane and Yackandandah Road from Residential 1 Zone to either the Farming Zone or the Industrial 1 Zone to restrict further residential and sensitive uses.

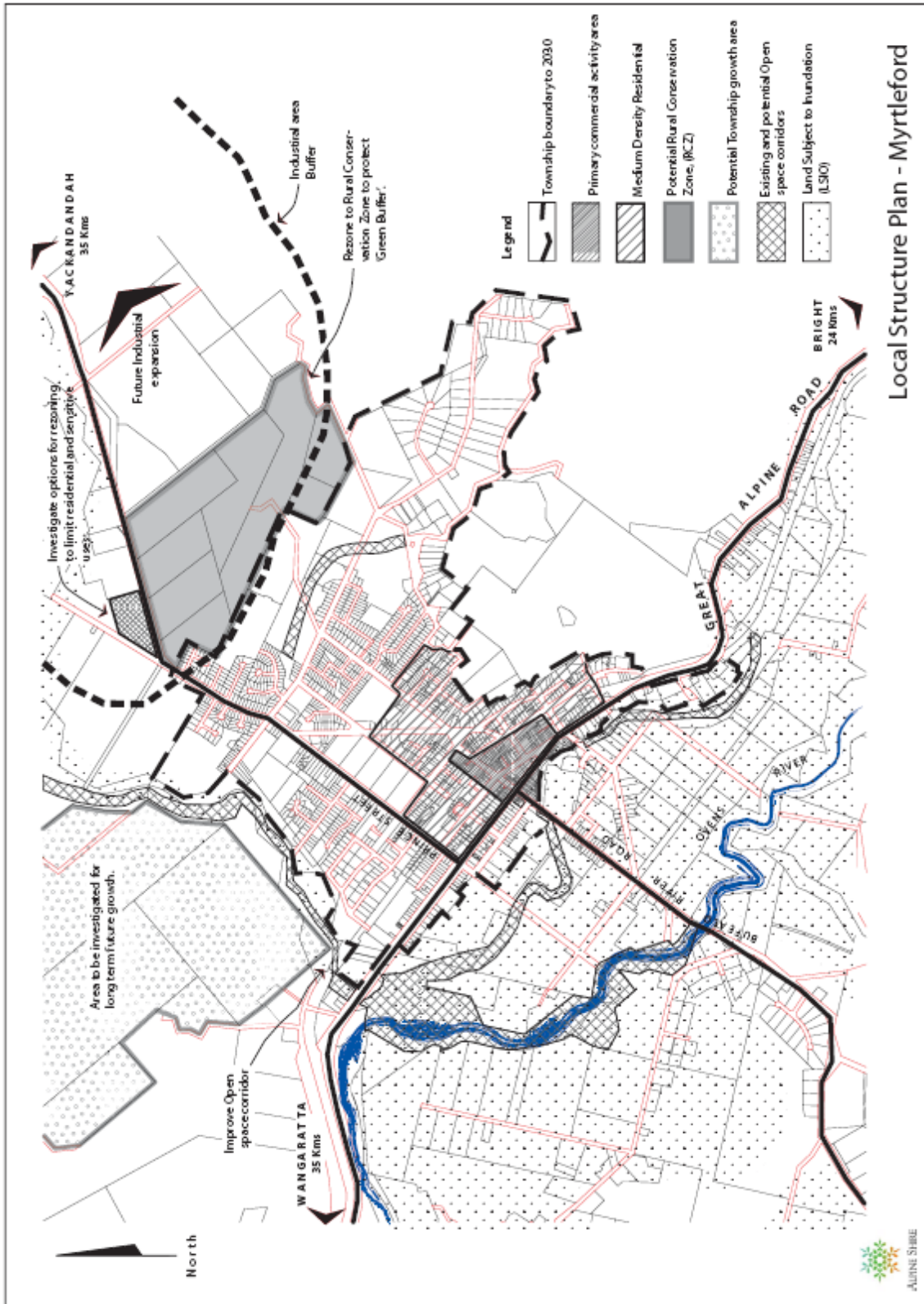
Great Alpine Road – Western Fringe of Myrtleford

Rezoning land on the western fringe of the Myrtleford township from Mixed Use to Rural to recognise the land use and risk of flood at this location.

Future Actions

- Implement the adopted recommendations of the Myrtleford Flood Study.
- Undertake an Industrial Land Study.
- Undertake a car parking assessment.
- Review and implement the recommendations of the Myrtleford Master Plan Study and any subsequent master plans.
- Secure future open space corridors.
- Investigate opportunities for long term urban growth to the north east of the town on the opposite side of Barwidgee Creek.

MYRTLEFORD STRUCTURE PLAN



Local Structure Plan - Myrtleford

21.03-2-4 Harrietville**Context**

Harrietville is a picturesque alpine village that stretches along the valley floor of the upper Ovens River Valley and is the last sub-alpine town before Mount Hotham and Dinner Plain. Historically settled as a gold mining town in 1852 it became a resting place for those en route to the Omeo, Dargo and Glen Wills goldfields.

Harrietville is now valued by residents for its proximity to outdoor activities and environmental assets, relaxed outdoor, historic character, mining heritage. Services include a general store and hotel and numerous tourist accommodation facilities and a CFA brigade.

Harrietville currently has an adequate supply of lots to accommodate short to medium term housing demand. Township expansion to other sites in the future would be subject to the provision of reticulated water, sewerage, drainage, electricity and telecommunications in these areas.

Strategies

- Encourage in-fill residential development to promote township consolidation.
- Investigate longer term provision of reticulated effluent treatment and disposal system.
- Restrict commercial development between Bon Accord Track and Feathertop Lane.
- Discourage the use of septic tanks on the valley floor and within 100 metres of a waterway.
- Improve intersection of the Great Alpine Road and Mill Road.
- Encourage rehabilitation of dredged areas to improve and enhance the ecological integrity and aesthetic quality of these areas.

Implementation

These strategies will be implemented by:

Zones and Overlays

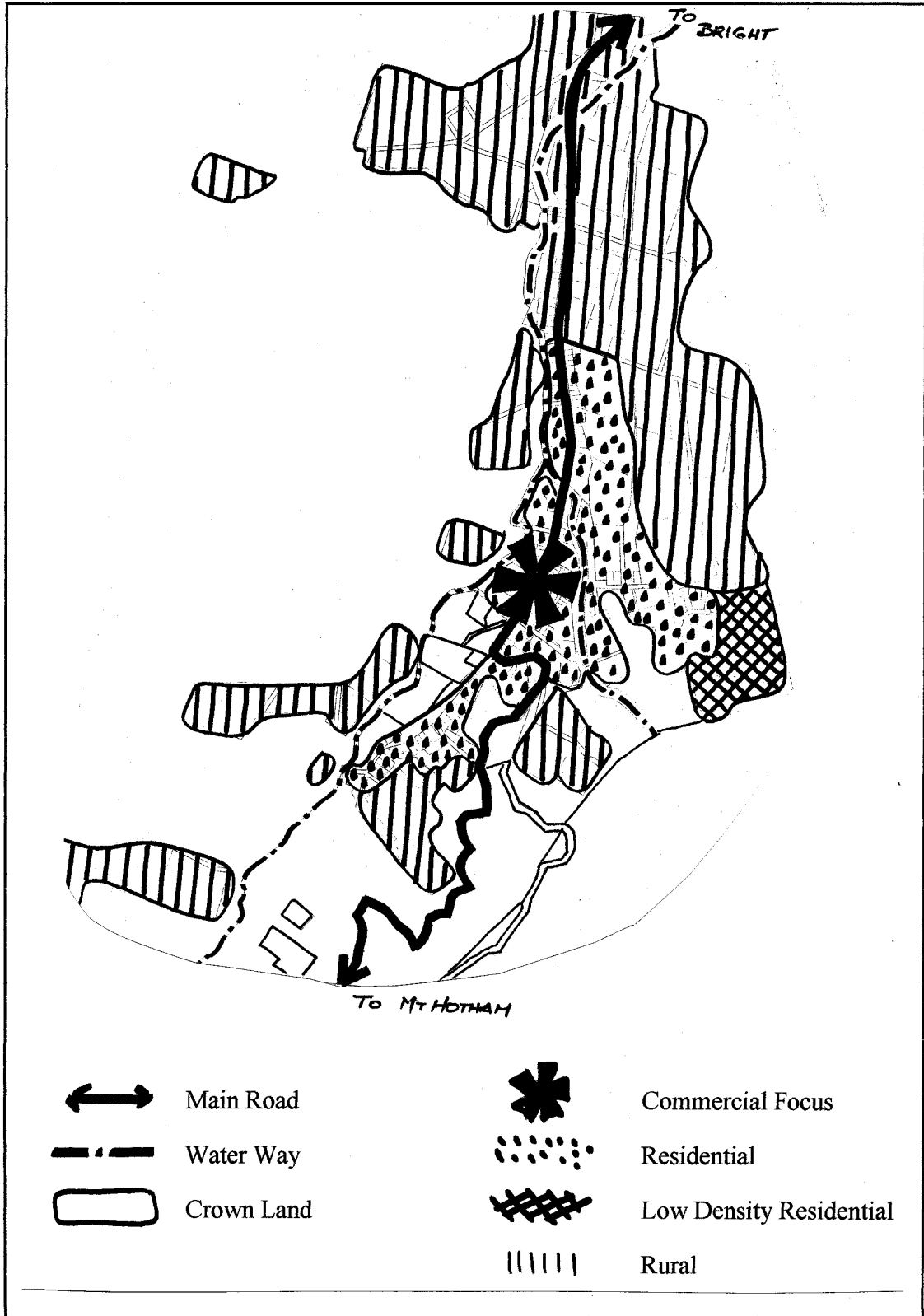
Applying the following Zones and Overlays:

Township Zone: To the residential and commercial areas of Harrietville.

Future Actions

- Review and implement the recommendations of the Harrietville Town Framework Plan.
- Investigate and implement the use of alternative effluent treatment systems to septic tanks.
- Consult with VicRoads as to the future use of the authority's depot and the treatment of the intersection of the Great Alpine Road and Mill Road.

HARRIETVILLE EXISTING LAND USE PLAN



21.03-2-5 Porepukah**Context**

Porepukah is a Level 2 centres and has significant potential for expansion due to its proximity to Bright.

Porepukah currently offers limited services of a general store, hotel, primary school, CFA brigade. Minor service type industrial uses are also located in the town.

Growth of approximately 100 households over the next 20 years is expected however this will be affected by reticulated service provision and constraints on development in Bright including land prices.

Strategies

- Encourage residential development within the township boundaries.
- Encourage service industrial development in the vicinity of the former railway goods yard.
- Promote commercial development around existing centre and discouraged along Station Street.

Implementation

These strategies will be implemented by:

Zones and Overlays

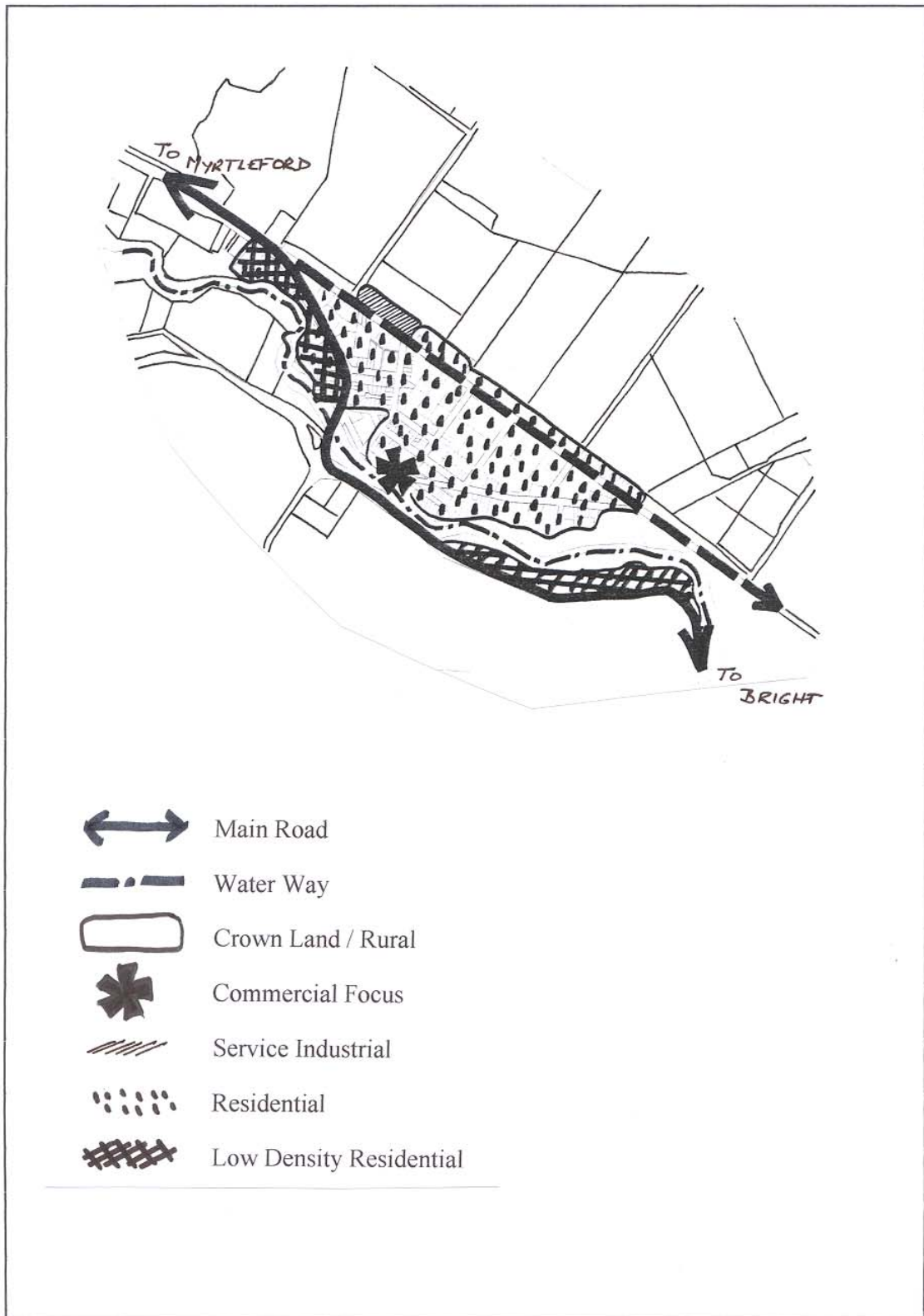
Applying the following Zones and Overlays:

Township Zone:	To the town area bounded by the Great Alpine Road, Station Street, and Service Street.
Low Density Residential Zone:	To the residential areas along the Great Alpine Road.
Environmental Audit Overlay:	To contaminated land in Bailey and Pyke Streets.

Future Actions

- Review and implement the recommendations of the Porepukah Town Framework Plan.

POREPUNKAH EXISTING LANDUSE PLAN



21.03-2-6 Tawonga**Context**

Tawonga can be characterised as a small rural community. Although zoned for residential development it is not densely developed or populated with traditional dairy and cattle farms as well as hobby farms surrounding the residential areas. The town has a high visual quality with significant views to Mount Bogong and north and south views of the Kiewa valley. The forested hills that divide the Kiewa and Ovens valleys skirt the town to the west.

Tawonga is an integral component of Mount Beauty and Tawonga South.

Services include a primary school, general stores, a hotel, service station, restaurants, art gallery and tearooms and CFA brigade.

Development is currently in two nodes focused at the hotel (Ryder's Lane and Hore's Lane) and around the general store. The land between these two nodes is zoned for residential development.

Future growth for Tawonga is a share of the 150-200 households anticipated in the upper Kiewa Valley over the next 20 years. It is expected that only a minor percentage will locate in Tawonga until reticulated sewerage services are provided.

Strategies

- Support residential expansion within the existing residentially zoned land.
- Restrict further development on the eastern (river) side of the Kiewa Valley Highway.
- Retain and protect scenic landscape of valley.
- Maintain the 'green belt' between Tawonga and Tawonga South.

Implementation

These strategies will be implemented by:

Zones and Overlays

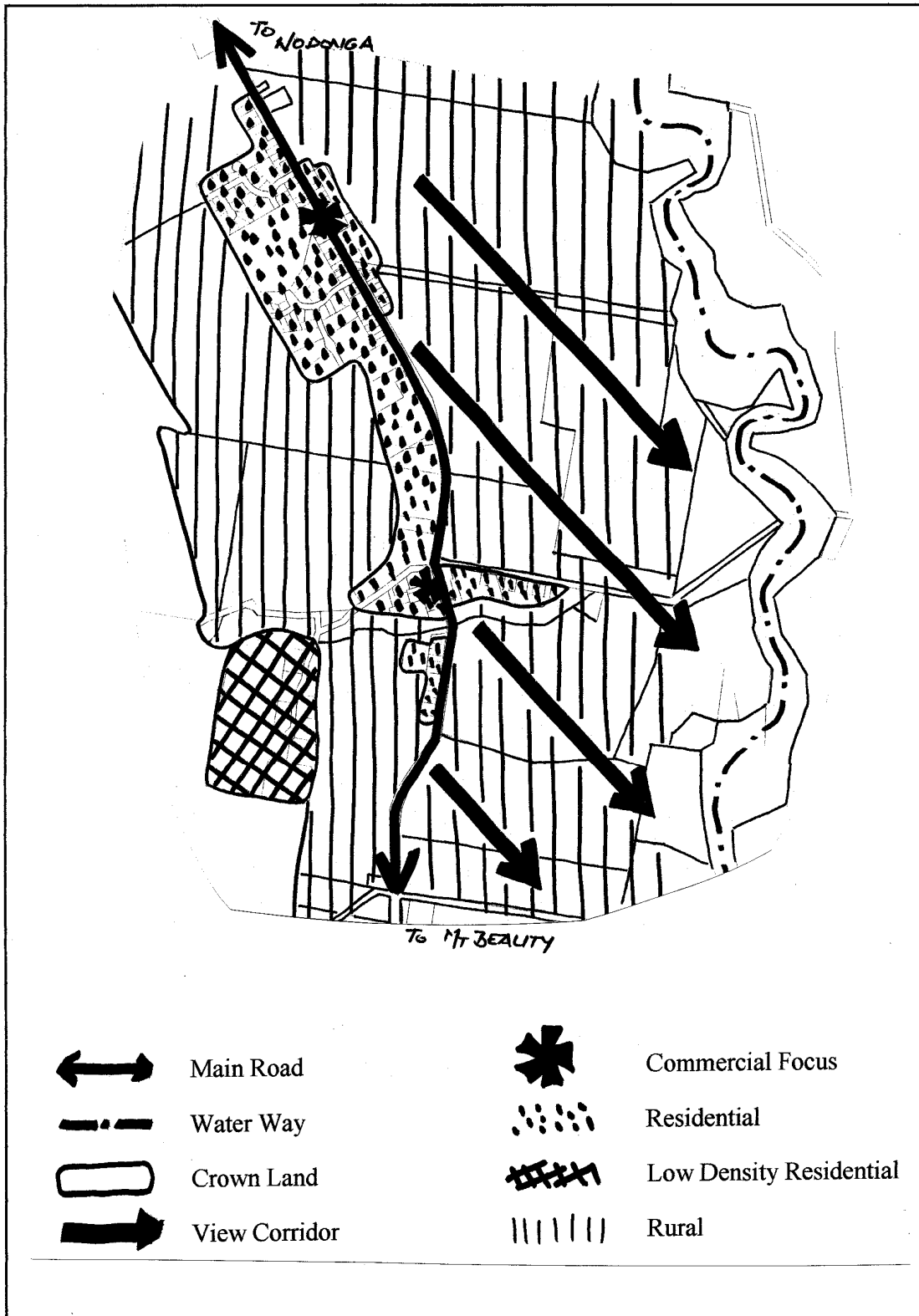
Applying the following Zones and Overlays:

Township Zone:	To the existing town nodes.
Landscape Significance Overlay:	To the rural areas surrounding township.
Farming Zone:	To land between Tawonga and Tawonga South and surrounding township.

Future Actions

- Review and implement the recommendations of the Tawonga Town Framework Plan.

TAWONGA EXISTING LANDUSE PLAN



21.03-2-7 Wandiligong**Context**

The township of Wandiligong was founded in the 1850's as a mining settlement and is notable for its high landscape value that is enhanced by buildings dating from the mid to late 1800's. Wandiligong has its own distinctive character; a sprawling ill defined village with irregular lot layout and sizes, the town now has a semi rural character. The older buildings are generally simple and unpretentious and sit amongst exotic trees such as willows, oaks, chestnuts, elms and poplars. The valley presents a unique mosaic of patterns, forms and colours.

Heritage controls over individual buildings and Wandiligong in general have ensured that the significant historical and landscape values are retained and enhanced.

It is critical that future development and subdivision in the valley recognises the distinct qualities of Wandiligong and protects and enhances its historic character.

Services include a general store, hotel and tourist accommodation.

Strategies

- Ensure development only occurs on lots capable of disposing of waste water and effluent on site.
- Promote the long term provision of a reticulated effluent treatment and disposal system.
- Discourage the use of septic tanks on the valley floor and within 100 metres of a waterway.
- Maintain historical density of development.
- Ensure subdivision within the Low Density Residential Zone incorporates irregular lot size and layout patterns.
- Maintain the rural 'green belt' between Bright and Wandiligong.
- Protect and enhance character of the town.
- Minimise commercial development.
- Contain township within current town boundary.

Implementation

These strategies will be implemented by:

Zones and Overlays

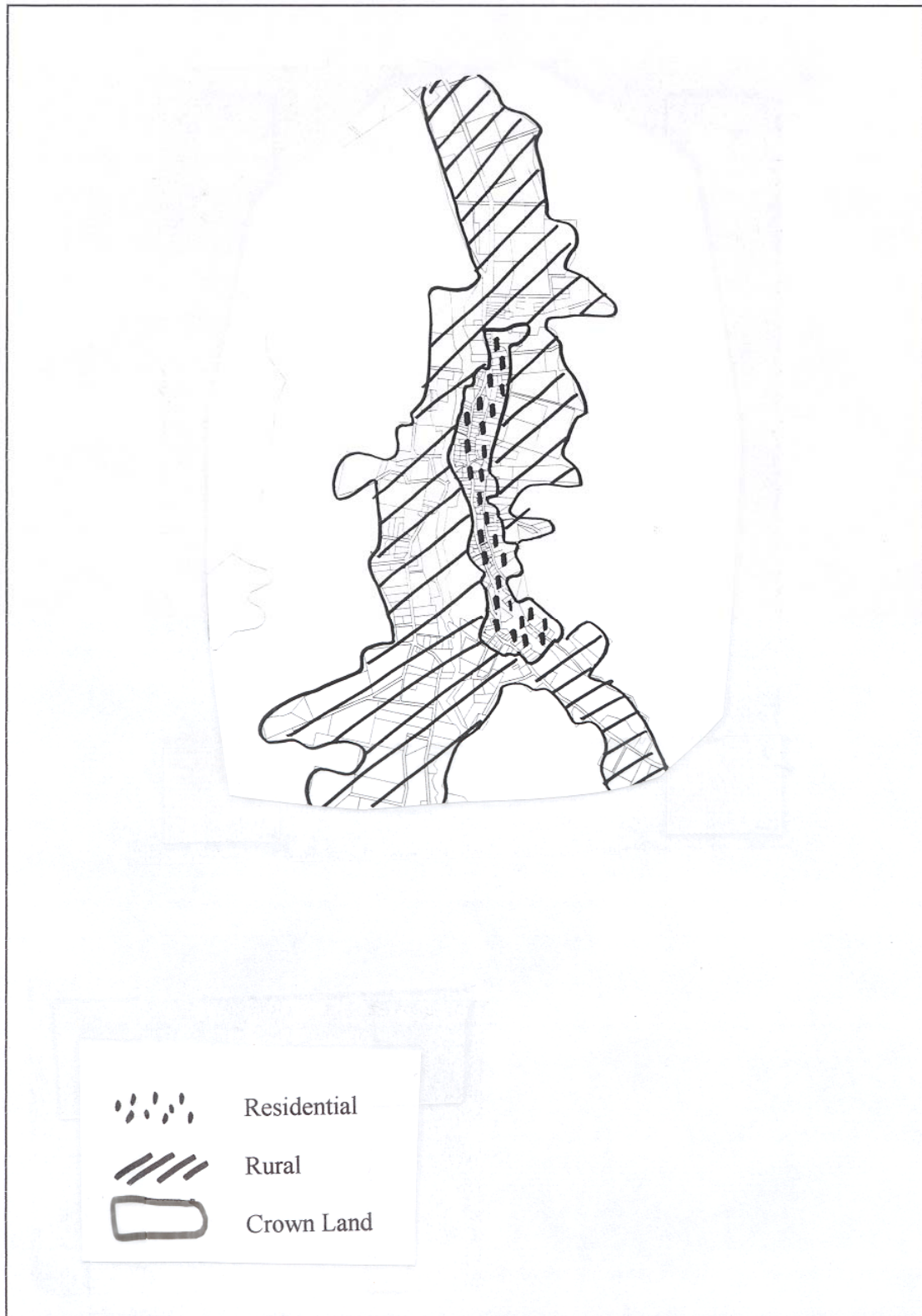
Applying the following Zones and Overlays:

Low Density Residential Zone:	To the general area within the existing township boundaries
Farming Zone:	To the area between Wandiligong and Bright and the land surrounding the Wandiligong township.
Heritage Overlay:	To individual buildings acknowledged as having heritage significance and the area in general.

Future Actions

- Review and implement the recommendations of the Wandiligong Town Framework Plan.
- Investigate and implement the use of alternative effluent treatment systems to septic tanks.

WANDILIGONG EXISTING LANDUSE PLAN



21.03-2-8 Dederang**Context**

Dederang serves the rural communities of the northern part of the Shire. It is spread over 2-3 kilometres of the Kiewa Valley Highway without a clear township focus however there are two distinct nodes of activity – one near the recreation reserve and the other near the general store.

Services include a primary school, police station, CFA brigade, hotel, general store, churches and recreational facilities.

Strategies

- Encourage any additional commercial development to locate adjacent to existing commercial uses in the short term.
- Protect high quality agricultural land.
- Maintain the 'green belt' between activity nodes.
- Protect the scenic quality of the valley.

Implementation

These strategies will be implemented by:

Zones and Overlays

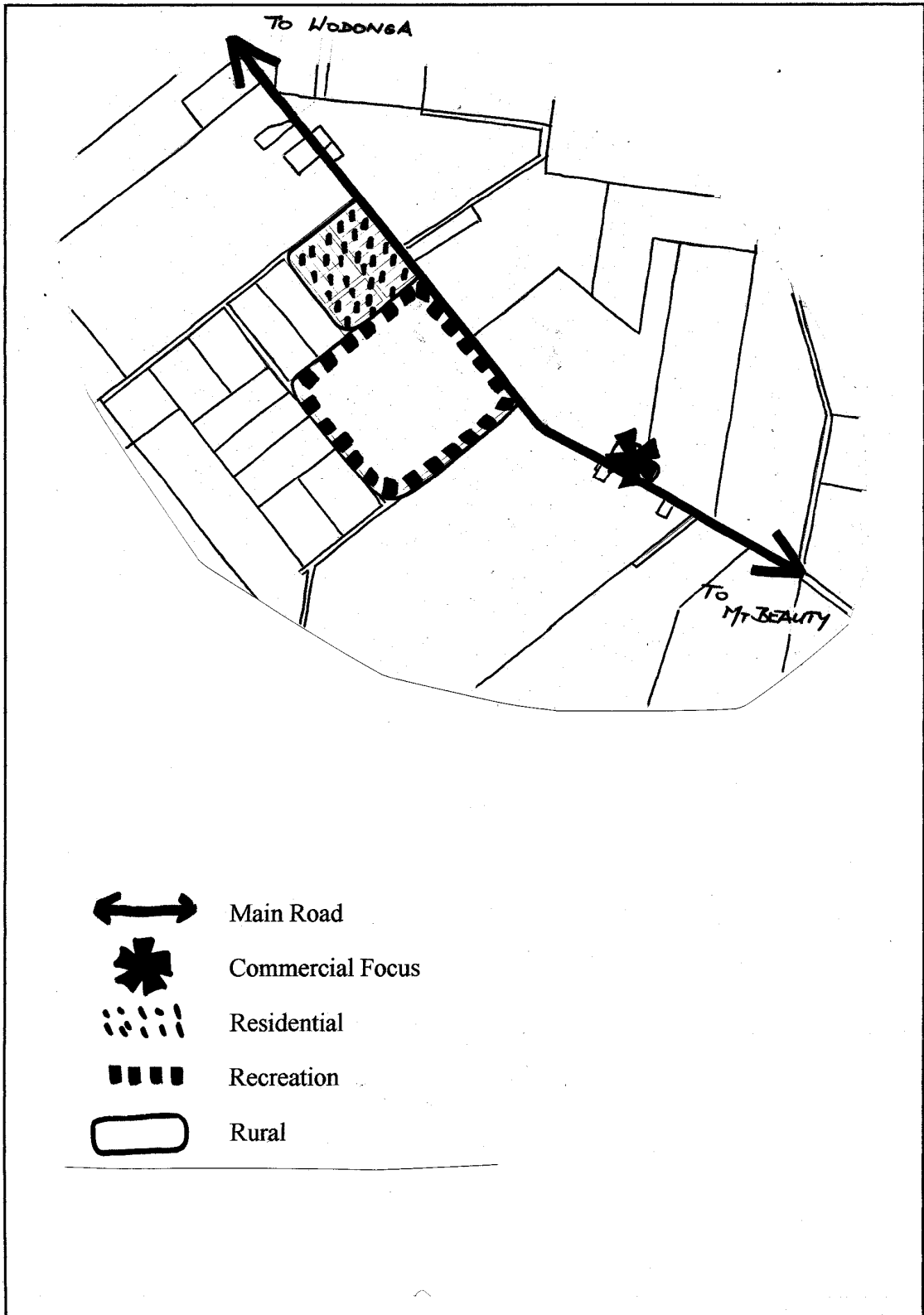
Applying the following Zones and Overlays:

Township Zone:	To the two existing activity nodes.
Farming Zone:	To the area between and surrounding the activity nodes.
Landscape Significance Overlay:	To the surrounding valley.

Future Actions

- Review and implement the recommendations of the Dederang Town Framework Plan.

DEDERANG EXISTING LANDUSE PLAN



21.03-2-9 Ovens**Context**

Ovens is located on the Great Alpine Road west of Myrtleford. It is isolated from Myrtleford and generally has a rural feel, characterised by low density development and small population base. Services include a general store/service station, hotel and plant nursery. There are no reticulated water or sewerage services.

Development opportunities are limited due to flooding and highway frontage.

Strategic Directions

- Maintain agriculture as the predominant land use for the area.
- Limit 'urban' development to the area immediately surrounding the junction of the Great Alpine Road and Happy Valley Road.
- Minimise adverse impacts of development on the Great Alpine Road, specifically access and building setbacks.
- Preclude development of land affected by flooding.

Implementation

These strategies will be implemented by:

Zones and Overlays

Applying the following Zones and Overlays:

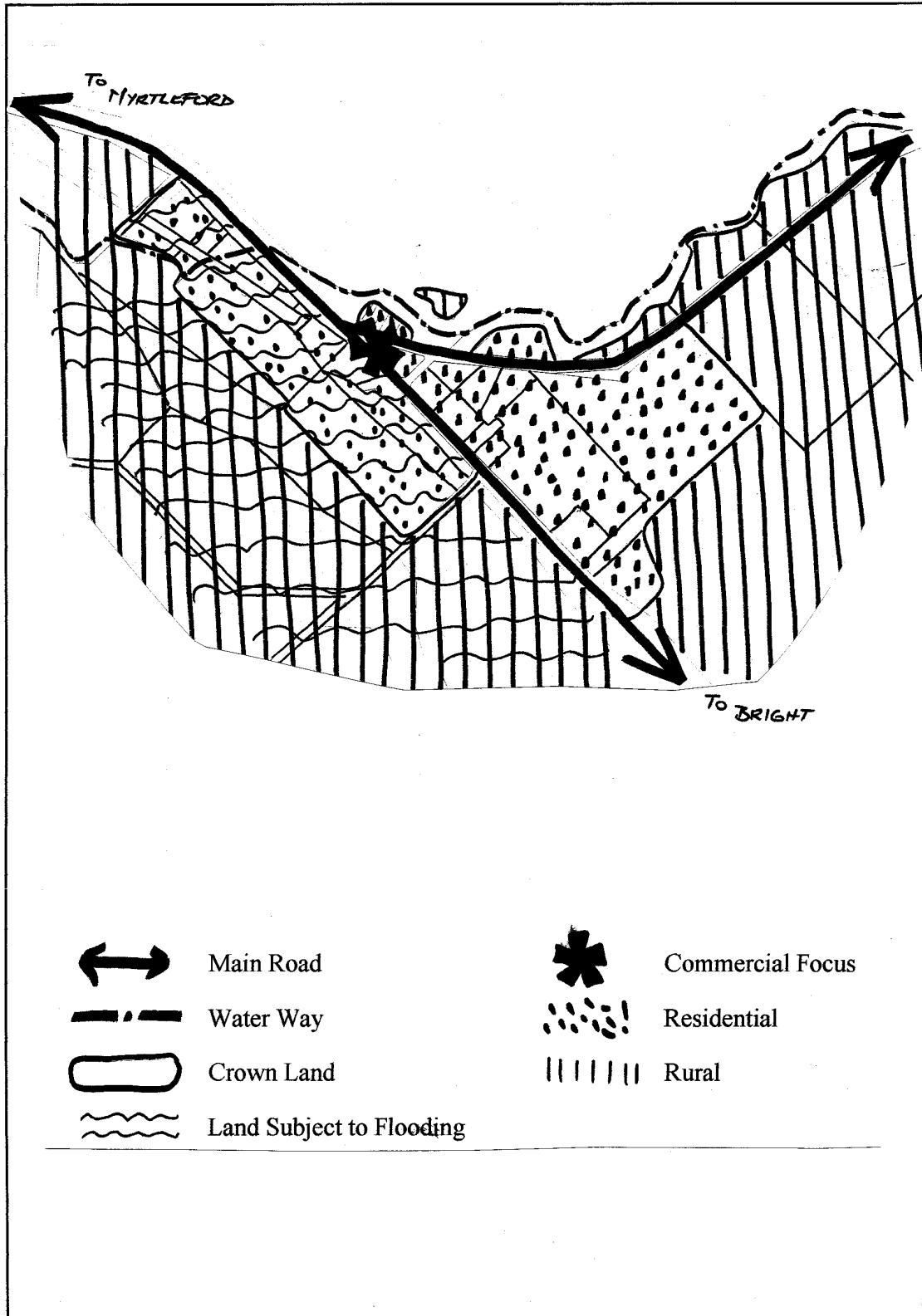
Township Zone: To the existing developed area.

Land Subject to Inundation Overlay: To existing areas identified as affected by flooding.

Future Actions

- Develop and implement a master plan for Ovens.

OVENS EXISTING LANDUSE PLAN



21.03-3 Infrastructure

Context

Waste Water Treatment

Bright, Mount Beauty/Tawonga and Myrtleford are all serviced with sewerage treatment systems.

Bright and Myrtleford systems have enormous excess capacity with total equivalent capacities of 12,000 and 60,000 persons respectively. The system at Bright also has the potential to service both Porepunkah and Wandiligong.

The treatment plant at Mount Beauty is reaching maximum capacity. Options for increasing the capacity and preferably relocating the plant should be investigated.

Water Supply

Reticulated water supply exists to Bright, Mount Beauty/Tawonga, Myrtleford, Harrierville, Wandiligong and Ovens. Excess supply is available in all systems although during peak demand periods supply to areas at Tawonga is limited.

Energy / Electricity

A legacy of the hydroelectric scheme, a comprehensive network of supply lines exist across the Shire. Major transmission lines originate from the hydro stations in the upper Kiewa Valley to a major terminal at Dederang.

Eastern Energy has also upgraded and underground power supply to Falls Creek via Bogong Village and is in the process of installing an alternative supply to Mount Hotham/Dinner Plain to improve supply during the snow season.

Road / Transport Networks

The arterial road network within and around the Alpine Shire is vital to the economy and future of the Shire as well as the north east region. The road network provides a major role in the main economic sectors of the Shire, tourism, agriculture, forestry and commerce. Without the major road network promotion and growth in these sectors would be severely restricted.

The declared roads within the Alpine Shire are the Great Alpine Road, Kiewa Valley Highway, Bright – Tawonga Road, Glenrowan – Myrtleford Road, Myrtleford – Yackandandah Road, Dederang Road, Happy Valley Road, Running Creek Road, Buffalo River Road, Mount Buffalo Road and Bogong High Plains Road.

In addition to declared roads there are roads of economic or social importance to the community which provide principal traffic routes for local traffic and freight. Examples include Tunnel Gap Road, Back Porepunkah Road, Station Street, Wandiligong Road and Lake Buffalo – Whitfield Road.

Of significance to the character of the Shire is the absence of promotional signage along the main tourist and traffic routes within the Shire. This contributes to the significance of the visual and landscape values of the Shire.

VicRoads have indicated that the following strategic studies are relevant to the road network issue in the Alpine Shire; TIRES Report, Great Alpine Road Corridor Study, Roadside Management Plans – Wangaratta to Omeo (proposed 1998-1999) and Rest Area/Wayside Stop Strategy (proposed 1998-1999).

Rail Trail

The Murray to the Mountains Rail Trail is a network of distinct bicycle and walking trails linking the Murray River at Rutherglen with the mountains at Bright.

The section of the trail linking Wangaratta with Beechworth and Bright covers in excess of 90 kilometres. The trail is a tourist attraction as well as a conservation initiative which aims to protect and enhance native flora, manage pest plants, establish a wildlife corridor and preserve the remaining heritage structures built during construction of the railway line in the 1890's.

A common approach to planning along the trail is desirable and will require regional co-operation.

Issues

- Efficient and effective provision and maintenance of physical services to adequately service the Shire.
- Minimising the visual impact of infrastructure.

Strategic Directions

- Maximise the use of existing infrastructure and limit the need for new infrastructure by consolidating growth in towns with reticulated services and encouraging higher density development.
- Promote the extension of reticulated sewerage systems from Bright to Porepunkah and Wandiligong and at Tawonga.
- Encourage the use of alternative systems (effluent/power/water) in rural areas of the Shire.
- Establish and maintain an effective and efficient tourist road network.
- Promote pedestrian and cycle routes to facilitate links between residential and commercial and community facilities.
- In conjunction with the Wangaratta Rural City and Indigo Shire, develop and promote the Murray to the Mountains Rail Trail.
- Ensure development in isolated or inadequately serviced areas does not impose unnecessary costs on the general community for service provision.
- Maintain the rural character presented to the Great Alpine Road.
- Regulate signage, especially promotional signage along the declared roads and all other transport routes in the rural areas of the Shire and at entrances to the towns.

Planning Scheme Implementation

The strategies for Infrastructure will be implemented by application of the following zones and controls in this planning scheme.

Residential Zones:	Include appropriately located and serviced residential land.
Business 1 Zone:	Commercial and retail land in the three main towns.
Industrial zones:	All industrial land in the three main towns.
Road Zone 1:	Declared roads.
Road Zone 2:	Significant economic/social traffic routes.

Other Implementation Measures

In addition to the planning scheme the strategies will also be implemented through the following:

- Co-ordinate approach to planning approvals for development and uses adjacent to the Great Alpine Road and the Murray to the Mountains Rail Trail with adjoining municipal councils and other agencies.

Further Investigations

- Investigate development contributions plans for community and physical infrastructure for the three towns of Bright, Mount Beauty/Tawonga South and Myrtleford.
- Investigate waste options for the non-sewered towns in the Shire especially Harrietville, Porepunkah, Tawonga and Wandiligong.
- Investigate options for protecting the rural character of the Great Alpine Road and Kiewa Valley Highway.

21.03-4 Natural Resources and Environment

Context

The Shire comprises a large percentage of public land including State Forests and National Parks. As a result, the Department of Sustainability and Environment has a prominent role in the overall protection of the environment within the Shire.

Other key stakeholders in the management and protection of the natural resources and environment within the Alpine Shire include:

- North East and East Gippsland catchment management authorities.
- The Falls Creek and Mount Hotham alpine resort management boards.
- Goulburn Murray Water Authority.
- AGL Hydro - hydro electricity generation areas.

The majority of the freehold land in the Alpine Shire is located along the Buckland, Buffalo, Kiewa and Ovens Rivers and comprises alluvial flood plain and terraces together with adjoining gentle slopes and hills. *“Because of the elongated shape of the freehold land along the river valleys, there is a common boundary between the private and public land amounting to somewhere in the vicinity of 600 – 700 kilometres”* (Alpine Shire Strategic Land Use Plan, 1996). Accordingly the Shire has a significant responsibility to take into account the effect that development and use of private land can have on neighbouring public land.

It is the natural features and experiences of the Shire which attract people and subsequent development. This highlights the need for planning to protect the environment in order to promote and enable sustainable growth. The inevitable conflict between the environment and other activities such as agriculture, forestry and tourism must be recognised and managed.

Vegetation

“Vegetation on freehold land in the Shire has been significantly reduced and modified since European settlement. Native vegetation in the Shire naturally reflects soils, climate and settlement. The main areas of native vegetation remaining are located within the State Forests and on their peripheries” (Alpine Shire Strategic Land Use Plan, 1996). The North East Regional Catchment Management Strategy (1997) states that some of the issues currently facing biodiversity in the region include; *‘protection and appropriate management of remnant areas, tree decline on private land (dieback), sustainability of some agricultural practices and subsequent impacts on agriculturally productive land, management of public land, roadside management for the protection of flora and fauna and management of riparian and in stream habitat.’* The significant environmental assets in the Shire include the native forests in the Alpine National Park and Mount Buffalo National Park and remnant vegetation along roadsides.

Heritage

The historic framework of the Alpine Shire requires further detailed research including documentation of Aboriginal cultural heritage, however there are a number of documented heritage issues within the Shire. Of significance is the historic area of Wandiligong, the National Trust recorded/classified landscapes and buildings, sites and objects recorded in the various historic registers. The Shire's heritage assets are a significant generator of visitors to the region and hence are a major contributor to the Shire's economy.

Flood Prone Land

"Flooding within parts of the Alpine Shire is a severe constraint on intensive development and the extent of flooding in the Ovens Valley has been well documented. The Department of Conservation and Natural Resources report Ovens River Catchment Floods, October 1993 provides a detailed analysis of the 1 in 100 year flood which occurred in that year" (Alpine Strategic Land Use Plan, 1996). A major flood mitigation and implementation study is currently being undertaken for the Myrtleford area. Other significant flooding occurred in 1998 and resulted in record flood levels for the Kiewa Valley.

Fire Hazard

"Fire hazard is a significant issue in many parts of the Alpine Shire and most of the municipality has high to very high fire hazard" (Alpine Strategic Land Use Plan, 1996). The development of a variety of land uses has resulted in a diversity of wildfire risk. The valleys have the potential to carry grassfires, although this is influenced by the presence of irrigation. The predominantly forested hills are more susceptible to forest fires. Large wildfire events have occurred in the Shire in 1939, 1985, 2003, 2006 and 2009. Development within areas of high fire risk should either be excluded from further development or comply with relevant bush fire guidelines depending on the extent of the risk.

Landscape

The landscapes vary dramatically from the fertile valleys and terraces along the Kiewa, Ovens and Buffalo Rivers to the spectacular mountain ranges and alpine areas of the Great Dividing Range. Areas of significant environmental and landscape features should be afforded a level of protection from inappropriate development. *"Poor siting and density of buildings, the type and colour of external cladding of outbuildings and their size and density can impact on the character and quality of significant and sensitive areas"* (Alpine Strategic Land Use Plan, 1996). The landscapes of the Upper Kiewa Valley, Happy Valley, Mount Buffalo, Wandiligong Valley, Buckland Valley, Harrierville Valley and Lake Buffalo have all been recorded or classified by the National Trust of Australia.

Isolated Freehold Land

The Shire contains a number of remote rural areas such as the Dargo High Plains, Cobungra, Treasures, Upper Buffalo and Upper Buckland Valleys that are in private ownership. These locations have significant areas of native vegetation (including bushland, woodlands, wetlands, native grasslands and other remnant vegetation). These areas are regarded as having higher conservation values than other privately owned rural land in the Shire as they are an integral component of the sub-alpine environment. Council needs additional discretion in determining planning permit applications in these areas to ensure any development won't be detrimental to this sub-alpine environment.

Issues

Environment:

- Threatened by inappropriate land use, development and land management.
- Quality to be improved.

Native Vegetation:

- Minimise loss of and encourage replanting.

Significant Landscapes:

- Maintain scenic qualities.
- Reduce impact of inappropriate development and land use on landscapes.

Natural Hazards:

- Need to be identified and assessed.
- Require appropriate planning controls to minimise impact and reduce threat to life and property.

Heritage:

- Protection of existing known heritage.
- Identification and assessment of heritage items.

Strategic Directions

- Ensure that development and land use addresses the natural physical features and site context of the area, including soil, water quality, flora, fauna, landscape features, fire, flood and landslip risks and areas of cultural significance.
- Protect the Shire's significant valley and alpine landscapes from inappropriate development.
- Identify and conserve the Shires natural, cultural and built heritage.
- Encourage the retention of and re-establishment of native vegetation.
- Improve the condition of catchments within the Shire by ensuring that development and use of land is located and undertaken in a manner that minimises the risk to water catchments and water quality.
- Ensure that development is sensitive to the landscape values of the area.
- Assess the development and use of freehold land adjoining national parks to minimise detrimental impacts.

Planning Scheme Implementation

The strategies for Natural Resources and Environment will be implemented by application of the following zones and controls in this planning scheme.

Significant Landscape Overlay:	National Trust recorded/classified landscapes in the Upper Kiewa, Wandiligong, Happy Valley, Buckland and Upper Ovens and Harrietville valleys.
Public Use Zones:	Recreation facilities and other land in public ownership.
Heritage Overlay:	Sites included in the Heritage Victoria register, National Trust classified sites, sites identified in the existing Bright and Myrtleford planning schemes, Wandiligong township.
Land Subject to Inundation Overlay:	Existing flood prone land in Myrtleford.
Rural Conservation Zone:	Isolated freehold rural land.

Other Implementation Measures

In addition to the planning scheme the strategies will also be implemented through the following:

- Advise potential applicants that the level of detail expected by Council will most likely require the input of appropriately qualified professional persons to address the application requirements.

Further Investigations

- Work with the relevant Catchment Management Authorities to identify the appropriate planning tools to address catchment and water quality issues.
- Discuss with the Catchment Management Authorities the contents and extent of application of an Environmental Significance Overlay to be applied to all water ways.
- Investigate the extent of remote rural areas in the Shire suitable for inclusion in the Rural Conservation Zone.
- Undertake fire hazard area mapping and apply the Wildfire Management Overlay where appropriate.
- Identify areas of potential landslip risk and apply the Erosion Management Overlay.
- Implementation of flood maps prepared by the former Department of Natural Resources and Environment and North East Catchment Management Authority.
- Undertake comprehensive heritage and cultural study for the Shire to identify issues and items that are not already addressed in the Scheme.
- Consult with Aboriginal Affairs Victoria to identify and implement appropriate levels of protection for Aboriginal heritage sites.
- Prepare roadside management plans.
- Undertake townscape studies for the three towns of Bright, Mount Beauty/Tawonga South and Myrtleford.

21.03-5 Economic Development

Context

The Shire's economic competitive strengths lie in the areas of tourism, agriculture and forestry/timber production.

These strengths need to be recognised and development of the tourism sector, diversification in agriculture and development of the existing agricultural resources and allied industries must be facilitated.

“To be successful in the next ten years the Alpine Shire must move away from a resource-based commodity-centred economy to one which consistently and repeatedly adds value to every stage in the product chain” (Alpine Shire Economic Development Strategy 1996-1999).

Tourism

Tourism is a significant contributor to the Alpine Shire's economy. The Shire attracts more than a million visitors a year and tourism generates about a third of the Shire's economy and provides employment for almost one person in every four in the workforce. While tourism should not utilise highly productive rural land it is capable of sustaining a sound economy and a promising future for the Shire.

The prospective well being of tourism in the Shire is promising given *“the most spectacular scenery in Australia, several ski resorts and prominent National Parks, an icon such as the Mount Buffalo Chalet, the autumn brilliance of Bright and two prolific river valleys together with the access, the townships, the services, the exciting diversity of cultures and the residents accustomed to having a million visitors a year” (Alpine Shire Strategic Land Use Plan 1996).*

These unique and highly significant tourism attributes need to be protected to ensure their future role in attracting visitors to the Shire. The Shire is desirous of expanding the tourism economic base further in the future. Growth in tourism is expected to be based on the Shire's natural assets and proximity to the alpine resorts.

The Murray to the Mountains Rail Trail will provide a significant tourism opportunity for the region. This initiative is discussed under the Section 21.03-3, Infrastructure.

Primary Production

The importance of primary production to the sustainable economic future of the Alpine Shire should not be underestimated or taken for granted even though at times other industries such as manufacturing, servicing and tourism may take prominence.

Patterns of agricultural land use are changing with varying market conditions generating a trend away from tobacco and hops to alternative crops. Encouragement should be given to these new agricultural activities. Opportunities for growth and replacement activities include grapes, vegetables, tree crops and essential oils. Consideration of alternative and or intensive agricultural activities requires careful assessment to ensure that conflicts are not created with traditional forms of agriculture or residential areas.

Timber Production

Timber production is a well established and highly valuable component of the local economy, contributing around \$100 million. The majority of timber plantations are softwood and located around Bright and Myrtleford on private and public land. Hardwood also plays a role in the timber industry in the Shire. Value adding is also integral to the Shires economy with timber mills at Myrtleford and Mount Beauty.

The significance of a number of the valleys in the Shire has been recognised by the National Trust. Expansion of forestry, especially for softwood plantations, could endanger the intrinsic character of the valleys that warrant their classification. Further timber production in these valleys should be controlled to provide a balance between Council's support for the timber industry and the need to protect the Shire's natural assets

Commerce

Commerce is limited to retail and service business in the major townships. This is geared towards the local community and tourists. Major retail requirements are met by the regional centres of Albury/Wodonga and Wangaratta.

Mineral Resources/Mining

Mining, specifically gold, has played a major role in the history of the Shire. Mineral resources and exploration is acknowledged and current mines include the Red Robin Mine on the West Kiewa. With over 90 per cent of the land in the Shire being Crown land the future of these mineral resources is unlikely to be compromised by the development of the Shire.

Issues

Tourism

- Important to economy of Shire.
- Manage to reduce impacts of development on balance within townships and loss of rural land.
- Need to further identify strategic directions for tourism in the Shire.

Rural Production:

- Threatened by "urban" development.
- Increase amount of land under rural production.
- Create opportunities for value adding.

Timber production:

- Increasing importance to economy.
- Balanced approach required to reduce negative effects on natural environment and areas of significant landscape and heritage significance.
- Manage to reduce/minimise isolation of communities.

Mineral exploration and harvesting:

- Need to identify and assess resources.

Strategic Directions

- Implement the Shire’s Economic Development Plan in a sustainable manner.
- Maintain and protect the Shire’s agricultural land resources and promote sustainable expansion in rural products and value adding at the source.
- Encourage alternative forms of sustainable agriculture that increase farm viability.
- Implement the Shire’s tourism plan.
- Facilitate the continued expansion of the timber industry while protecting sensitive areas in the Shire including significant landscapes and sub-alpine areas.
- Avoid inappropriate land use and development that could impair the unique and highly significant tourism attributes of the Shire.
- Recognise the mineral potential within the Shire and its impact on the environment and community.

Planning Scheme Implementation

The strategies for Economic Development will be implemented by application of the following zones and controls in this planning scheme.

Industrial 1 and 2 zones:	Existing industrial areas in Bright, Mount Beauty and Myrtleford.
Farming Zone:	Victoria Plantations Corporation timber plantations
Significant Landscape Overlay:	Alpine areas and significant landscapes to protect natural tourism assets.
Local Policy:	22.01-1 Tourist Facilities

Other Implementation Measures

In addition to the planning scheme the strategies will also be implemented through the following:

- Increased interaction between planning and tourism/economic development with the Council.
- Coordination with the timber industry to encourage timber plantations to the mutual benefit of the industry, the community and the environment.

Further Investigations

- Prepare a strategy to promote and attract new and alternative agricultural activities and value adding.
- Investigate identification of high quality agricultural land and the options for applying the Rural Conservation Zone or the Environmental Significance Overlay to this land.
- Work with departments of Primary Industry and Sustainability and Environment to identify the location of significant mineral resources and develop appropriate policy.
- Review relevant tourism strategies for the Shire, and identify and undertake additional strategic work to provide more focus for the type and locations for the Shire’s tourism industry.

21.03-6 Rural Land

Context

The agricultural importance of the highly productive valley floors and the environmental significance of remote rural areas must be recognised and protected from inappropriate development and land use especially residential expansion.

The agricultural land in the Shire falls into four broad categories:

Extensive: From the upper Kiewa Valley to Mudgegonga, Happy Valley, Gapsted and the Buckland Valley.

This area is characterised by dairy farms and cattle grazing and larger sized farming units exceeding 20 ha in area.

Intensive: The Ovens Valley from Bright to Myrtleford, the Buffalo River Valley to Lake Buffalo, Ovens, Myrtleford to Mudgegonga and Morses Creek.

This area is typified by highly productive agricultural land with good access to water and farm units generally 8 ha to 20 ha in area.

Alternative: Generally from Bright to Harrietville.
The land is generally limited with regard to rural activity due to the size of lots (generally less than 8 ha), previous dredging activity and the existence of mine tailings.

Remote: Sub-alpine areas and areas surrounded by National Park, State Forest and Crown land.

Issues

Dwellings:

- Remove land from productive rural use.
- Create conflict with rural activities.

Subdivision:

- Fragments land holdings and productive rural land.
- Creates pressure for dwellings.

Rural production:

- Increase amount of land under rural production.
- Create opportunities for value adding.

Remote Rural Areas:

- National cultural and heritage significance.
- Fragile environment.
- Under increasing development pressure.

Strategic Directions

- Reinforce agricultural production as the primary purpose of the Farming Zone.
- Protect agricultural land from inappropriate development such as isolated non agricultural uses including residential and tourism uses.
- Minimise the loss of broad acre commercial farming units through subdivision.
- Discourage the development of rural dwellings where such development is not ancillary to the rural use of the land, will reduce the area of productive agricultural land or impact on the operation of agricultural practices both on and off site.
- Encourage the use of alternative effluent systems and reduce the reliance on septic tanks as a means of reducing the risk of contamination of water.

Planning Scheme Implementation

Farming Zone:	All freehold land outside of townships and rural living areas, including existing softwood plantations.
Rural Conservation Zone:	Remote rural areas adjacent to National Parks, State Forests and Crown land.
Local Policy:	22.02-1 Dwellings in Rural Areas. 22.02-2 Subdivision in Rural Areas. 22.02-3 Subdivision to Create a Lot for an Existing Dwelling. 22.02-4 Design and Siting Guidelines in Rural Areas. 22.02-5 Remote Rural Areas.

Other Implementation Measures

In addition to the planning scheme the strategies will also be implemented through the following:

- Municipal Emergency Management Plan.
- Utilise the findings of the Rural Land Mapping Project for Shires of Myrtleford and Bright.

Further Investigations

- Prepare a strategy to promote and attract new and alternative agricultural activities.
- Investigate identification of high quality agricultural land and the options for applying the Rural Conservation Zone or the Environmental Significance Overlay to this land.
- Revisit the findings of the Rural Land Mapping Project for Shires of Myrtleford and Bright for future incorporation into the scheme.

21.03-7 Alpine Areas

Context

The alpine areas of the Shire are one of the State's most significant natural assets. The Shire contains two significant National Parks being the Mount Buffalo and the Alpine with the latter containing Victoria's highest peak, Mount Bogong. The Alpine areas of the State have a high recreational use during winter for skiing and during the rest of the year for bush walking and general outdoor pursuits.

There are four alpine resorts within the Shire, Mount Buffalo, Mount Hotham, Falls Creek and Dinner Plain. Mount Buffalo is managed by Parks Victoria and is contained within the National Park boundaries. It is a relatively small resort catering for a mixture of downhill and cross country skiing and general alpine recreation. This resort has a tradition of year round activity and this continues to be consolidated.

The Mount Hotham and Falls Creek alpine resorts were removed from the Alpine Shire with the approval of the Alpine Resorts (Management) Act 1997, and are administered under the Alpine Resort Planning Scheme. Consequently the Shire has no formal control over the development or management of these resorts. The Shire does however play a major support role to the resorts through visitor accommodation, community facilities, commercial services, infrastructure, equipment, access and provision of supplies. Because of this role the alpine resorts exert considerable influence over the Shire's economy and character.

Dinner Plain is a significant freehold resort in the alpine area that is pitched towards year round use. It has extensive cross-country skiing areas which link into the cross-country skiing trails at Mount Hotham. It has minor downhill skiing opportunities. It provides an integral support role for Mount Hotham during the ski season including significant residential opportunities. There are opportunities for increased sharing of services between Dinner Plain and Mount Hotham including transport, waste and infrastructure services.

Other significant freehold areas within the alpine and sub-alpine areas include Cobungra Station and Treasures Plain. As freehold land these areas are likely to be subject to increased development pressures. The Cobungra area is the location for one of Australia's highest airports at Horse Hair Plain. This development will make the alpine areas of Dinner Plain and Mount Hotham far more accessible and will exacerbate the pressure for residential and tourism development in the alpine areas.

The balance of the alpine area is public land and although the management of public land is largely undertaken by the State, the Shire also has an important role to play.

Issues

Environment:

- Sensitivity and fragile alpine environment.
- Under increased development pressure.
- Requires detailed assessment prior to development approval.

Development:

- Creates pressure on infrastructure and services.
- Threatens the loss of fragile and sensitive alpine environment.
- Requires "overall" plan of future development to minimise impacts.

Infrastructure:

- Under pressure from increased development.
- Requires future contingency plans for waste disposal.
- Requires coordination between Dinner Plain, Mount Hotham and off mountain service areas.

Great Alpine Road:

- Increases accessibility of the alpine area.
- Significant tourism attraction.
- Importance of Great Alpine Road.

Horse Hair Plain Airport and Surrounding Land:

- Appropriate planning controls are required to protect both airport operations and the environment.
- Consideration needs to be given to the type of adjacent uses that would be appropriate.

Remote Rural Areas:

- National cultural and heritage significance.
- Fragile environment.
- Under increasing development pressure.

Strategic Directions

- Encourage sensitively designed development in designated areas within the alpine area.
- Consolidate development in identified areas such as Dinner Plain, Mount Hotham and Falls Creek alpine resorts.
- Protect and enhance native vegetation and natural environmental assets on freehold land.
- Require effluent disposal systems that are best suited to local conditions and provide the highest level of environmental performance.
- Encourage the maintenance of the high quality visual amenity of the Great Alpine Road by ensuring development outside of designated areas is not visible from the road.
- Encourage consolidation of tourism activities in the designated alpine resorts, national parks and Dinner Plain.
- Ensure buildings are sited to minimise their visibility from public places.
- Development and land use that destroys or threatens native flora and fauna habitats will not be supported.
- Development to take place only if supported by the appropriate level of infrastructure.

Planning Scheme Implementation

The strategies for alpine areas will be implemented by application of the following zones and controls in this planning scheme.

Rural Conservation Zone:	Isolated freehold land and land surrounded by National Parks and/or State Forests.
Public Use Zones:	Land in public ownership.
Special Use Zone:	Dinner Plain village and recreation and service areas.
Local Policy:	22.02-5 Remote Rural Areas.

Other Implementation Measures

In addition to the planning scheme, the strategies will also be implemented through the following measures:

- Assisting and liaising with the Alpine Management Boards and Department of Sustainability and Environment in the management of their respective areas.

Further Investigations

- Prepare a policy for privately owned land in alpine areas to address future needs in consultation with Department of Sustainability and Environment and Heritage Victoria.
- Investigate appropriate planning controls that protect the integrity of both the Horse Hair Plain airport operations and the environment.
- Investigate the need for Airport Environs Overlay around Horse Hair Plain airport.
- Investigate whether land adjacent to the Horse Hair Plain airport should be used for any use other than that directly associated with the operation of the airport.
- Undertake fire hazard area mapping.
- Undertake assessment of freehold land to determine environmental significance.

21.03-7-1 Dinner Plain**Context**

Dinner Plain is a village comprising approximately 231 hectares of freehold land above the snowline, surrounded by the Alpine National Park and located approximately 10 kilometres from the Mount Hotham Alpine Resort, with frontage to the Great Alpine Road.

Dinner Plain Village was first planned in the early 1980s. Planning approval for Dinner Plain (as a unique freehold alpine village resort of 4,000 beds and a mixture of commercial lodges, apartments and individual houses) was granted by the State Government in 1982.

The development of the village commenced in 1986, subject to the planning controls of the Omeo Shire and an agreed plan of subdivision. It was incorporated into the Alpine Planning Scheme in 1999.

Neighbourhood Character

The character of the Dinner Plain village has been achieved through careful planning and consistently applied building controls and design standards to create buildings that are both imaginative and sympathetic to the natural environment of the area. Grouping buildings together, using natural timber and locally used materials and limiting the height to that of existing tree levels were among the initial key building form principles. Other key features of the development were the 120m set back from the Great Alpine Road, a deliberate mix of accommodation types to provide diversity and choice and a major loop road.

The village's architecture in the first decade showed a sense of unity and harmony and a 'Dinner Plain style,' through careful integration with the surrounding natural environment, a general consistency of scale and architectural forms, and a 'controlled' use of colour and materials. Some variety and originality was encouraged through individual design solutions evolving from the uniqueness of each site and with a "picturesque and whimsical play of architectural form and composition".

The streetscape features a variety of buildings with a series of varying roof pitches and non-aligned sidewalls, creating an informal and clustered image. While most houses are double storey, each incorporate single storey elements presenting a human scale to the street. Loosely scattered houses, de-emphasis of formal property boundaries, undefined front gardens, no fencing and the proximity of adjoining houses (creating intimate pathways), enhances the communal character. The winding nature of the streets and meandering access ways reveals the sides and corners of houses, also emphasising the informal characteristics of the village. Some elements of varying heights, such as towers, add to visual diversity and also create visual landmarks.

The architectural characteristics of most of the older housing stock of Dinner Plain include low sweeping roof lines, intimate entry porches, stone wall areas and chimney articulation, intricate timber details around the eaves line, irregular articulation of walls and placement of small windows. The retention of snow gums around houses assists the integration with the natural environment. A considered, subdued and limited use of colour and natural materials were chosen to enhance the aged and weathered look and to blend harmoniously with the snow gums. Local stone, galvanised or later Colorbond corrugated iron roofs (all within various snow gum shades) and untreated weathered grey local timbers, or similar selected stains, created an architectural image closely tied to its place.

Some recent developments vary from the original style, including the larger, less articulated buildings, located in the open plain area. Their designs tend to have less detail to gables, less façade detail, more regular placement of windows, and little or no tree cover. However community concern about these recent less harmonious building designs has led to support for more specific planning and design controls to protect the unique local architectural and environmental characteristics. The Council and Dinner Plain community have agreed that it is important to the future of the village that the original neighbourhood character is retained in both existing development and any new development, in both special use zones. Specific Dinner Plain neighbourhood character descriptions and design requirements have been prepared into a development code (incorporating the broad guidelines of the previously used Alpine Resorts Development Code -1987), to reflect the unique environment and neighbourhood character.

Village Masterplan

Development of the village has reached about half the original concept and is continuing to grow steadily. The recent master plan review process has included the review of previous village concept plans and environmental issues and the development of a village master plan to provide the structure for future development and to ensure that further subdivision and development maintains the unique character and amenity of the village and its natural setting.

The new Dinner Plain Village Master Plan, (based on the recommendations of the “Dinner Plain Village –Master Plan Review Summary Report October 2002”) incorporates some aspects of previous concept plans, such as the ring road, and indicates further residential subdivision areas, village precincts for commercial, community facilities and services areas, environmental buffer zones around the Alpine Bog and water bore areas.

The commercial core of Dinner Plain village remains relatively undeveloped, with the focus being the hotel and commercial development along the initial section of Big Muster Drive. The entrance area and adjoining lots is proposed as the Village Precinct A-Commercial Core/ Entrance Area, for the concentration of further commercial and community facilities, near the entrance, and close to existing parking areas.

There is increasing need and demand for a range of community facilities (including a community hall, meeting rooms and primary school). The Village Precinct - Community Facilities, adjacent to the entrance area and next to the commercial core, is considered an appropriate site for a visitor information centre, toilet facilities, a community hall and school. The Village Precinct -Community Facilities, adjacent to Scrubber’s End car park, could include a hall, school, health and recreation facilities and conference facilities.

There is increasing need for the extension of the existing service area precinct to the east of Scrubbers End adjacent to the Council depot. This will be developed as the extended services area precinct and appropriate uses could include storage sheds, and vehicle servicing.

Adjoining Areas

The master plan review process supported that the future development of Special Use Zone 2 should be in accordance with the original zoning intent ie. maintaining a recreational and ancillary services focus. It also supported allowing limited low density / large lot subdivision, subject to further investigations relating to servicing requirements, and an environmental study that assessed likely impacts.

Strategic Directions

- Provide for the use and development of a quality integrated alpine tourist village with appropriate ancillary services.
- Provide for a range of tourist and recreational facilities that complement the unique character of the village and the surrounding natural environment and encourage year round use of the village.
- Ensure that the scale, intensity, bulk and character of any development maintains the unique character of the existing village and is sympathetic and complimentary to its alpine setting and its location on the Great Alpine Road.
- Encourage the further growth of the village primarily through the subdivision of existing vacant broad acre and undeveloped land in accordance with the master plan.
- Develop land adjacent to the village for ancillary infrastructure, support and recreational facilities and for educational and accommodation facilities that are sympathetic and complimentary to the alpine environment but due to their scale or nature would not be appropriate in the village.
- Maintain areas of the land in their natural condition and protect and manage areas identified as being of high conservation significance.

Implementation

Planning Scheme Implementation

Special Use Zone.

Other Implementation Measures

Ensure that further subdivision and development complies with the master plan and development code and:

- Maintains the unique character of the village and its natural setting.
- Addresses and protects the areas of high environmental significance.
- Protects and ensures a high quality water supply.
- Is adequately serviced.

Reference Documents

- Dinner Plain Village –Master Plan Review Summary Report, Alpine Shire –October 2002.
- Alpine Resort Planning Scheme, Alpine Development Code, 1997