

21.0430/07/2009
C23**OBJECTIVES, STRATEGIES AND IMPLEMENTATION**

The strategies and objectives to address and achieve these strategic directions are listed under the following 5 key themes:

- Sustainable Agricultural Development
- Natural Resource Management
- Town Development
- Cultural and Tourism Development
- Infrastructure

Each of these topic areas is considered in detail in this section of the Local Planning Policy Framework under the following headings:

<i>Why is it important?</i>	an overview of the topic area and the key issues
<i>Key Strategic Issues</i>	a snapshot of the issues where response/attention is required
<i>Objectives:</i>	the general aims or ambitions for the future
<i>Strategies:</i>	the ways in which the current situation will be moved towards its desired future to meet the objectives
<i>Implementation:</i>	the means by which the strategic directions will be implemented
<i>Reference Documents:</i>	a list of reports, strategies and documents that contain relevant background research, recommendations and actions.

21.04-130/07/2009
C23**Sustainable Agricultural Development****Overview : Why is it important?**

Agricultural production is the dominant economic activity in the Shire. In 2003 agricultural production amounted to \$206 million. Irrigated agriculture is a productive sector with growth potential. The dairying industry produces 52% of the total value of agriculture in the Shire. Irrigated horticulture has significant potential in the Shire and region with expanding markets for products in the Asia region. A significant threat to the ongoing viability of this sector is the loss of water rights from the irrigation district and the creation of under utilised pockets of land in irrigated areas.

In the dryland areas (outside gazetted irrigation districts), cropping is dominant with cereals contributing to 24% (\$44m output) of the total value of agricultural production in 2003.

One of the Shire's major strengths is availability of water and the opportunity to capitalise on the redevelopment of the Torrumbarry Weir on the Murray River, which provides water to half the Loddon Murray region. Opportunities for extending irrigated agriculture into dryland areas subject to detailed assessments of the impact on salinity and drainage need to be investigated.

The future of the agricultural industry is dependent on sustainable agricultural practices. Sustainable management of land and water resources that prevents the risk of soil salinity, erosion and pollution to waterways will raise productivity levels. The Shire will encourage, and move to, more ecologically sustainable practices.

Social and community life in the Shire benefits from a productive agricultural sector and the value adding of produce at the source. Population levels can more easily be retained and local employment opportunities increased from the processing of agricultural products.

Many agricultural products are processed outside of the Shire and Loddon-Murray region. There are considerable opportunities to attract other processing capabilities of the

municipality and region's local agricultural products. The Murray Goulburn Co-operative cheese factory located at Leitchville is a major valued added industry. It is the Shire's largest single industry, employing 130 people.

Key Strategic Issues

- Protection of the agricultural base of the Shire
- Promotion of new innovative uses of agricultural land
- Agricultural uses and their environmental impacts
- Residential use of agricultural land
- Intensive animal husbandry uses and their preferred location
- Encourage value-adding industries.

Objectives : What do we want to achieve?

- An economic base that continues to be supported by a strong and productive agricultural industry based on irrigated and dryland agriculture.
- Increased opportunities for high value irrigated agriculture by delivering water to suitable soils, encouraging enterprise mix and protection of land and water resources.
- Recognition that all good quality agricultural land in Gannawarra Shire is to be protected by discouraging conversion to less productive uses and maintaining farms of a viable size.
- Adoption of sustainable agricultural practices based on soil types and water availability to ensure long term production potential.
- Promotion of agricultural diversification including value added opportunities at the source of the agricultural product where environmental impact can be minimised and by the establishment of rural enterprises as an adjunct to agriculture.
- Recognition of Gannawarra Shire as a beneficial location for industries processing agricultural products produced both locally and from outside of the municipality.
- Establishment of sustainable value added industries that are able to demonstrate sustainable management and disposal of effluent and waste.
- Establishment of value added industries and industries that service the agricultural service sector within industrial zones in urban centres
- Establishment of value added enterprises in rural areas, where proposed developments cannot be located in industrial zones, at locations, which have good road access and where off-site effects can be minimised.
- Access and water supplies to new dwellings in rural areas for fire fighting.

Strategies : How will we achieve it?

- By discouraging subdivision and land use that takes land out of productive agriculture.
- By adopting a 40 hectare minimum subdivision size for dryland areas and a 20 hectare minimum subdivision size for the irrigated district. Twenty hectares is considered to be a productive area in the irrigated district. Parcels of this size can attract a sufficiently high price to deter non-productive use of the land. Dry land is considered to be any land that lies outside of gazetted irrigation districts.
- By ensuring that agricultural land use and development is based on land capability.
- By identifying locations for the establishment of intensive animal industries such as piggeries and dairies, based on the capability of land for the management of nutrients, disposal of effluent and at locations where amenity of adjacent land use can be protected.
- By discouraging fragmentation of land to support viability of farming units and enhance opportunities for large-scale investment.
- By the use of flexible land use planning approaches to encourage mixed farming practices and diversification of rural enterprise.

- By assessing the potential salinity and drainage impacts of extending irrigation areas through relevant salinity management plans and regional catchment strategies and monitoring the effects of new extensions.
- By assessing the implications of development proposals in rural areas in terms of their impact on existing and proposed infrastructure.
- By recognising that the major focus of the irrigation salinity management plans is to consolidate agricultural production on A & B class soils, and reduce or discourage the use of irrigation water on C & D class soils, revegetating the latter with tolerant species.
- New dwellings in rural areas require :
 - At least 10,000 litres of water set aside for firefighting and located within 60metres of the dwelling.
 - If stored in a tank, it should be equipped with CFA compatible fittings.
 - An all weather track to the dwelling and the water supply that will enable a fire truck to gain access.

Implementation

The strategic directions are to be implemented by applying the following zones:

- *Farming Zone* in all irrigated areas
- *Farming Zone* in all dryland areas.

The strategic directions are to be implemented by applying the following overlays:

- *Environmental Significance Overlay 1 & 4*
- *Vegetation Protection Overlay 1 & 2*
- *Floodway Overlay*
- *Land Subject to Inundation Overlay.*

The strategic directions are to be implemented by applying the following local policies:

- Catchment and Land Protection (Clause 22.01)
- Conservation of Flora and Fauna (Clause 22.02)
- Salinity (Clause 22.03)
- Agriculture (Clause 22.07)
- Rural Subdivision (Clause 22.08)
- Rural Dwellings (Clause 22.09)
- Intensive Animal Husbandry (Clause 22.14).

Council will undertake **further strategic work** as follows:

- Investigate further sustainable agricultural practices including salt harvesting.

Reference Documents

- Urban and Rural Strategy Plan November 2007
- Domestic Wastewater Management Plan Final Report
- Gannawarra Roadside Management Plan 2000
- Draft Victorian Native Vegetation Framework
- North Central Regional Catchment Strategy
- Loddon Catchment Water Quality Strategy
- Kerang-Swan Hill Salinity Management Plan
- Loddon Murray 2000+ Regional Development Plan
- Torrumbarry East of Loddon Land and Water Management Plan
- Loddon Murray Land & Water Management Strategy
- Loddon Dryland Salinity Management Plan

- Tragowel Plains Salinity Management Plan
- Boort West of Loddon Salinity Management Plan
- Avoca Dryland Salinity Management Plan
- Loddon Murray Region Sustainable Development Strategy
- Aboriginal cultural resource management grid map
- Gannawarra Planning Guidelines for Dairying and Intensive Animal Husbandry
- Guidelines for Growing Rice in Northern Victoria, December 2002
- Department of Natural Resources and Environment Selected Biodiversity Components Map for the Gannawarra Shire
- Remnant Vegetation Survey and Botanical Inventory of the Shire of Gannawarra -1996.
- Community Services Drainage Scheme: Guidelines for Design
- New South Wales, Murray Regional Environmental Plan No.2 Riverine Land (REP 2) prepared under the *Environmental Planning and Assessment Act 1979*
- Lower Loddon and Avoca Rivers Floodplain Management Study Integration Report, 1994, Camp Scott Furphy P/L.

21.04-2 Natural Resource Management

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Overview : Why is it important?

The natural landscape of the Shire is characterised by the openness of irrigated and dryland farming areas. Areas of high landscape quality are generally found along vegetated streams and waterways, the Kerang lakes area, Gunbower State Forest, the Murray River environs and other state parks and reserves. Many of the wetlands in the Kerang Lakes Area and Gunbower Forest have significant conservation value for native flora and fauna and are of national and international significance (listing on the Ramsar convention). Many of these wetlands are located on freehold land and these need to be identified and protected as well.

The Shire is located on the alluvial plains of three major rivers, the Murray, Loddon, and Avoca. Each of the rivers has a natural tendency to spread floodwaters over a wide area of the floodplain. The lower water quality in these streams, within the Shire boundary, mirrors the impacts of historical land and water management practices of the respective upper catchment areas. Correcting land and water management practices to improve the quality of the environment, including stream water quality, is a key element of this strategy. Protection of the Shire's remnant vegetation will provide 'ecosystem services' including clean air and water as well as provide the resource necessary for the survival of the Shire's unique flora and fauna.

The indigenous remnant vegetation of the Shire has been greatly reduced in area and quality since European settlement to such an extent that all remaining remnant native vegetation is of significance. The Shire contains a number of threatened vegetation communities found on both private and public land including Grassland, Black Box Grassy Woodlands, Buloke Grassy Woodlands, River Red Gum Forests and various Shrublands. Further depletion and fragmentation of the remnant native vegetation continues to threaten ecosystem functions and services, including the viability of many species' existence in the Shire. The Victorian framework for understanding the conservation status of flora and fauna species and native vegetation communities is based on 'bioregions'. Most of Gannawarra Shire is located in the Victorian Riverina Bioregion with small portions in the Wimmera Mallee and Sands bioregions.

The management of the Shire's natural land and water resources is the single most important issue within the municipality. It is central to the Shire's economic base and the social well being of the community. The Shire is developing a tradition and image for land and water management.

The community recognises that its economic future relies on the management of land and water resources and the protection of catchments. Members of the community have been

involved with wider catchment communities in the formulation of strategies and reports concerned with salinity, flooding, water quality, drainage, and catchment management.

The protection of water quality is an important issue that has been addressed in regional water quality, salinity management and regional catchment strategies. Protection of water quality is a major consideration for future use and development of land in the Gannawarra Shire. A reliable and good quality water supply for agricultural, industry and domestic purposes needs to be maintained.

The Murray River corridor has important flora and fauna, water quality, flooding, tourism, recreation and cultural heritage values. These values need to be protected and the impact of land use activities minimised.

Main areas of public land include the Murray River reserve and Stream reserves, Gunbower, Benwell, Appin, Gutterum and Benjeroop State Forests, Leaghur State Park (part), Mystic Park Bushland Reserve, Yassom Swamp and Wandella Flora and Fauna Reserves, the wetlands and lakes in the Kerang Lakes area, and crown land adjoining Kow Swamp. Careful management of these natural assets is required including minimising the impact of land use on adjacent freehold land.

Key Strategic Issues

- Water quality, quantity and use
- Biodiversity
- Wetlands
- Flooding
- Salinity
- Agricultural productivity.

Objectives : What do we want to achieve?

- Co-ordinated and integrated catchment management through representation on catchment and natural resource organisations and participation in the formulation of catchment and natural resource strategies.
- Protection of important environmental and water quality values of the Loddon, Avoca and Murray Darling Basin catchments.
- Implementation of sustainable natural resource practices based on the capability of land and natural resource management as a key requirement for future rural land use and urban development.
- Implementation of the North Central Regional Catchment Strategy, relevant salinity management plans, water quality, flood management and other relevant natural resource strategies.
- Reduction of salinity risk by reducing ground water accessions, preventing development within high risk salinity areas and stabilisation of salinised areas.
- Maintaining the natural condition of waterways and wetlands to achieve acceptable water quality standards and protection of fauna and flora habitats.
- Improvements to waste water management in urban areas. Koondrook and Leitchville have now been sewered. By the end of 2007, Kerang, Cohuna, Koondrook, Leitchville and Murrabit will have reticulated sewerage.
- Improvements to urban stormwater management consistent with urban stormwater plans.
- Floodplain management that minimises loss and damage, preserves the function of floodplains to convey and store floodwater, and protects the environmental significance of floodplains.
- Management of public land (State Forests and Parks, river and stream reserves, wetlands and lakes) that provide for a range of opportunities including nature conservation, recreation, and tourism.

- Drainage works and schemes that remove rainfall runoff, minimise irrigation runoff and assist in the reduction of the salinisation of land, without having an adverse impact on other land.
- Encourage sustainable agricultural industries that are based on efficient use and re-use of water.
- Protection and enhancement of remnant native vegetation and native flora and fauna habitat and promote the development of linkages between areas containing remnant vegetation.

Strategies : How will we achieve it?

- By comprehensively assessing the effects on land and water resources that may result from land use and development proposals.
- By encouraging the use of land capability surveys as a means of demonstrating that land is capable of sustaining the proposed use or development.
- Implementation of the North Central Floodplain Management and Regional Catchment Strategy Plans.
- By establishing, in conjunction with the North Central Catchment Management Authority, a program of levee management that reviews the legal liabilities associated with levees, provides an impact assessment of levees including effects on other lands, implements feasible management and funding arrangements for levees, and develops a register of levees that includes a public relations campaign to improve levee management.
- By liaising with the appropriate urban water authority to ensure that reticulated wastewater treatment is provided for the major urban centres, and by investigating improved wastewater management systems for unsewered townships and land surrounding lakes and watercourses.
- By ensuring that the habitat significance and recreational opportunities of wetlands are protected by best practice nutrient management and drainage on adjacent land, and the provision of riparian buffers.
- By minimising the impact of land use and development activities on freehold land adjacent to public land.
- By promoting drainage works and schemes which encourage on-farm drainage re-use, and consistency with approved surface drainage scheme and management plans for wetlands, streams and forests.
- By the implementation of local and regional roadside conservation strategies.
- By the inclusion of the Gannawarra Planning Guidelines for Dairying and Intensive Animal Husbandry as a reference document in the planning scheme.
- By requiring agricultural land use and development proposals to address land management issues and the efficiency of water use, address the need for consistency with certified whole farm plans, and assist in the implementation of relevant salinity management plans and the provisions of “Guidelines for Growing Rice in Northern Victoria” December 2002.
- By retention of remnant vegetation and habitat corridors in areas as habitat for Victorian Rare and Threatened Flora and Fauna Species, by requiring consistency with regional vegetation plans wherever possible.
- Encourage land owners to maintain and re-establish indigenous vegetation.

Implementation

The objectives and strategies will be implemented by applying the following zones:

- *Farming Zone* in all irrigated areas
- *Farming Zone* in all dryland areas
- *Public Park and Recreation Zone*
- *Public Conservation and Resource Zone.*

The objectives and strategies are to be implemented by applying the following overlays:

- *Environmental Significance Overlay 1,2,3 and 4* for Watercourse Environs, Highway Protection Environs, Lake Environs and Areas of Poor Drainage or potentially subject to inundation respectively.
- *Vegetation Protection Overlay 1 and 2* for Roadside and Corridor Protection and Remnant Vegetation respectively.
- *Floodway Overlay*
- *Land Subject to Inundation Overlay*
- *Restructure Overlay*.

The objectives and strategies are to be implemented by applying the following local policies:

- Catchment and Land Protection (Clause 22.01)
- Conservation of Native Flora & Fauna (Clause 22.02)
- Salinity (Clause 22.03)
- Murray River Corridor (Clause 22.06)
- Agriculture (Clause 22.07)
- Rural Subdivision (Clause 22.08)
- Rural Dwellings (Clause 22.09)
- Sand Mining and Extractive Industry (Clause 22.10)
- Intensive Animal Husbandry (Clause 22.14).

Council will undertake **further strategic work** as follows:

- Investigate further sustainable agricultural practices such as salt harvesting.
- Translate Ecological Vegetation Class mapping supplied by the NCCMA into the application of the Vegetation Protection or Environmental Significance Overlays.

Reference Documents

- Urban and Rural Strategy Plan November 2007
- Domestic Wastewater Management Plan Final Report
- Gannawarra Shire Roadside Management Plan 2000
- Gannawarra Stormwater Management Plan 2002
- North Central Regional Catchment Strategy 2003-2007
- Loddon Catchment Water Quality Strategy
- Kerang-Swan Hill Salinity Management Plan
- Loddon Murray Land & Water Management Strategy
- Loddon Dryland Salinity Management Plan
- Tragowel Plains Salinity Management Plan
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- Community Services Drainage Scheme: Guidelines for Design
- Planning Conditions and Guidelines for Subdivisions, Country Fire Authority 1991
- New South Wales, Murray Regional Environmental Plan No.2 Riverine Land (REP 2) prepared under the Environmental Planning and Assessment Act 1979

- Lower Loddon and Avoca Rivers Floodplain Management Study Integration Report, 1994, Camp Scott Furphy P/L
- Kerang /Swan Hill Future Land Use Pilot Project 2004 prepared by North Central Catchment Management Authority.

21.04-3 Town Development

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Overview : Why is it important?

Urban residents comprise approximately 57% of the Shire's population. The principal towns are Kerang, Cohuna and Koondrook. Other smaller townships include Quambatook Leitchville, Murrabit, Mystic Park and Lalbert. There is a regional trend for towns not located on the Murray River to experience continuing population decline.

Kerang performs an important regional and community role as a regional centre for shopping, employment and business services. Kerang has excellent facilities and living environment for retirees and a centre from which to visit tourist and recreation attractions. Increasingly Kerang is being recognised for land management expertise and education. There has been recent growth in households and dwellings. It is the largest population centre in the Shire with a population of 3672 at the 2006 Census. From 1991 to 2001 there was a 7.5% decrease in its population.

Cohuna located on the Murray Valley Highway performs a service centre role similar to that of Kerang for the south eastern half of the Shire. It provides a district centre for shopping, employment and business services, a town well suited to retirement and rural retreats, and a gateway to the Gunbower State Forest. Recent trends in the town include strong new housing growth and increased household formation. Economic and industrial development is also healthy. It is the second largest population centre with a population of 1816 at the 2006 Census. From 1991 to 2001 there was a 5.5% decrease in its population.

Koondrook is located on the Murray River and has a key relationship with Barham across the river in NSW. It performs the complementary roles of a heritage, tourist, retiree and rural retreat town. The protection and enhancement of the blend of built and natural environments and river town character are important to the role of the town. Since 1981 there is an additional 122 dwellings; in 2006, 72.8% of households comprised one or two people. At the 2006 Census its population was 759 and was the only urban area in the Shire to have a positive population growth. From 1991 to 2001 there has been a 6.7% increase in its population.

Quambatook performs the role of a local community centre for the surrounding farming community. The town and community are dependent on other centres for most services. The community has developed a high degree of self-reliance against a background of declining level of services. In 2001 the population was 242 and since 1991 there has been a 14.2% decrease in its population.

Leitchville performs the role as an employment and residential centre based on value adding to the dairy industry, and piggeries. The Murray Goulburn Co-operative cheese factory is the Shire's major employer. In 2001 the population was 297 and since 1991 there has been a 11.3% decrease in its population.

Murrabit performs an important service role to the surrounding rural community. Murrabit has a unique small town character related to its proximity to the Murray River. Infill and expansion of the town is facilitated through the introduction of sewerage. The Murrabit community market is important to the future role of Murrabit.

There are small village communities located in dryland and irrigated farming areas such as **Kangaroo Lake, Mystic Park, Lalbert, Macorna and Lake Charm.**

The Shire's future is intricately linked with the provision of increased employment opportunities to encourage the retention of population, especially those in the 18-30 year age group. The Shire encourages infill **residential** opportunities in all centres to maximise existing infrastructure and avoid the spread of communities into valuable agricultural areas. **Retailing** in the Shire's towns has strong relationships with surrounding agricultural communities. Retail centres in towns, especially Kerang and Cohuna, need to maintain

their strong retail and business functions by providing good service and ongoing physical improvements to increase shopper and visitor comfort and convenience. Diversifying the **industrial** base is an important means of creating employment opportunities.

Key Strategic Issues

Adopt a strategic approach to the urban and rural development of the Shire in order to maximise the supply of services and infrastructure, to appropriately address the decline in resident population, manage the rural-urban interface and protect valuable agricultural land.

- Provide for a diverse range of residential opportunities
- Accommodate commercial opportunities in consolidated town centres
- Accommodate industrial opportunities in existing and greenfields estates away from sensitive uses
- Maintain and enhance recreational facilities and open space networks.

Objectives : What Do We Want To Achieve?

Objective 1 – Residential

To encourage infill residential development in areas that are not affected by environmental hazards to maximise the use of existing infrastructure.

Strategies: How Will We Achieve It?

- Consolidate urban areas within Kerang, Cohuna and Koondrook to ensure cost efficient supply of services and good access to urban facilities.
- Consolidate future urban development in Kerang, Cohuna, Koondrook and Leitchville in accordance with local strategies to maximise efficiency for reticulated sewerage systems.
- Promote new urban development in Kerang, Cohuna and Koondrook that is located to protect good quality agricultural land, utilise existing infrastructure and recognise physical and environmental constraints to development.
- Low density residential development in Kerang, Cohuna and Koondrook should be located at the edge of or within townships where future fully serviced township growth will not be prejudiced, where reticulated water and power are available, and where domestic effluent can be disposed of by reticulated sewerage or other approved treatment.
- A range of residential options available in all urban centres to accommodate housing choice, and the needs of tourists, retirees and elderly people.
- Ensure that new residential areas are designed to maximise solar efficiency, provide for a variety of lot sizes, have full reticulation of services, make available adequate water for fire fighting and access for fire trucks, retain remnant vegetation and ensure universal access. For larger developments this should be addressed through the Development Plan overlay.
- Require land management plans to accompany subdivision proposals for land that are subject to flooding, drainage problems or remnant vegetation removal.
- Identify suitable locations for retirement and elderly accommodation and provide for medium density housing in the major towns.
- Clearly define the boundaries of future urban areas.
- Minimising points of access to declared roads to protect the function of roads.

Objective 2 – Business

Provide for planned development and physical improvements in the retail centres of Kerang, Cohuna and Koondrook that is integrated with existing centres and is based on good urban design principles to maximise levels of competition, service and tourist visitation and trade.

Strategies: How Will We Achieve It?

- Accommodate new commercial development in or abutting existing commercial areas.
- Ensure that industrial uses do not locate in any business zoned areas.
- Ensure that peripheral sales uses requiring large floor areas with good road access and visibility do not lead to traffic generation problems and create secondary commercial areas that compete with those services provided in core retail areas.
- Improve the appearance of town gateways and entrances and encouraging development alongside highways that is consistent with agreed concept designs.

Objective 3 – Industrial

To ensure adequate provision of industrial land to meet the existing and future demand of industry and to respond efficiently to major industrial developments, especially those that value add to agricultural produce.

Strategies: How Will We Achieve It?

- Provide industrial land supply in major townships at locations with good road access, drainage and reticulated services, including large industrial sites to meet longer term requirements and facilitate major industrial development opportunities.
- Support and enhance the growth of industry.
- Support the location of industries that are environmentally sustainable.
- Support the expansion of the mineral sands industry.
- Establish industrial areas where industry cannot conflict with sensitive uses.

Objective 4- Specific Towns

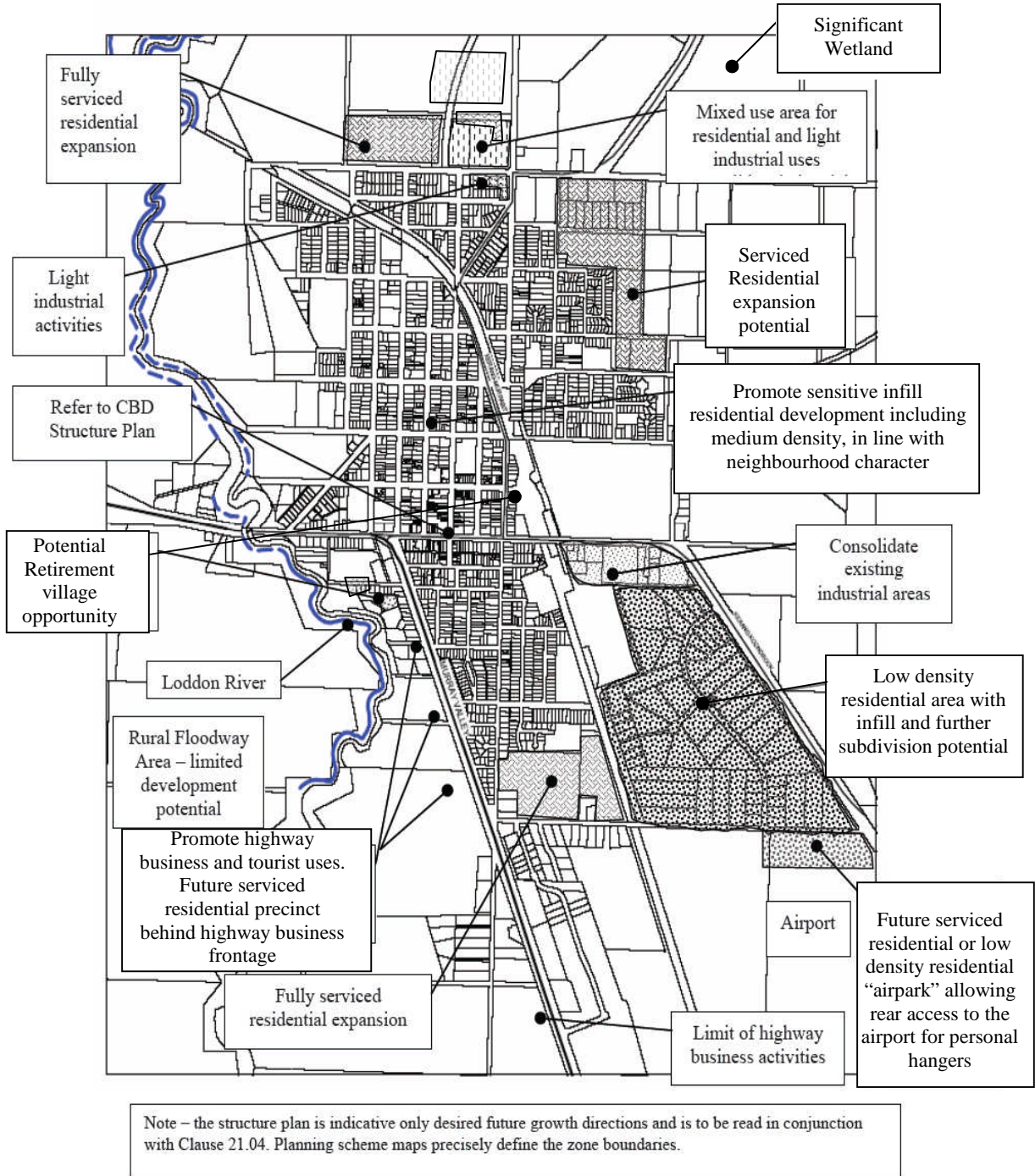
- To facilitate the orderly and proper development of the Shire’s main towns consistent with the directions provided for in the Town Structure Plans.
- To ensure a suitable land supply for residential, commercial and industrial development in the Shire’s main townships.
- To promote the consolidation of commercial centres in all townships.
- To promote infill residential development in areas free from environmental constraints and consistent with the existing character.
- To maintain and enhance existing recreational facilities and open space networks.

KERANG Strategies: How Will We Achieve It?

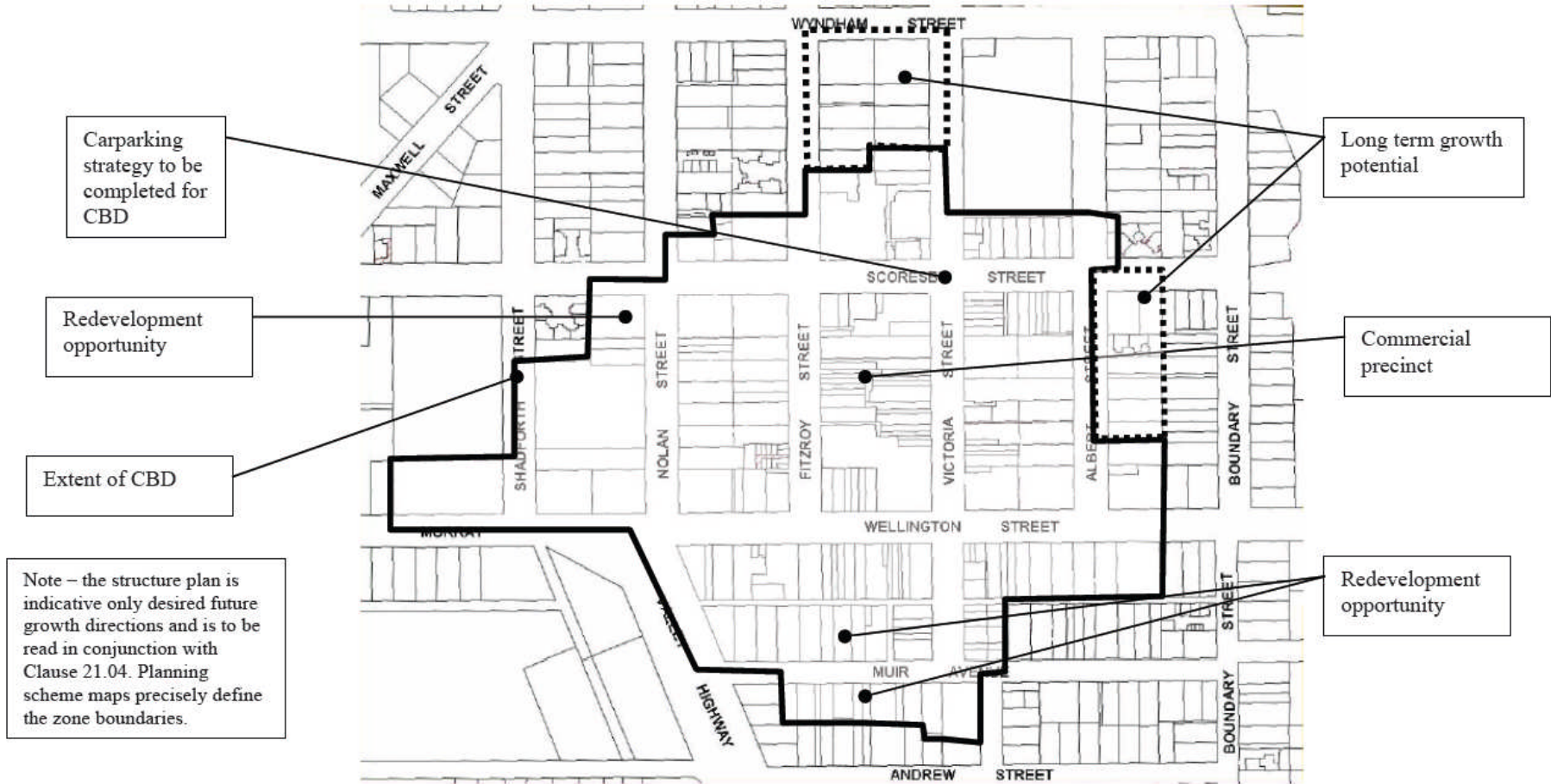
- Urban development is to be generally consistent with the Kerang Structure Plan.
- Urban development is to consolidate and strengthen Kerang’s important regional role.
- Future serviced residential development (10 to 15 years) is to be encouraged in the north and south of the urban area at locations identified in the Structure Plan and by infill and consolidation of residential areas within the existing township.
- Future residential growth in the south of Kerang will be focussed on the land behind the highway business frontage on the Murray Valley Highway, westwards to the Loddon River floodplain.
- Future low density residential development will be confined (in the next 10 to 15 years) to already zoned land and the locations identified in the Kerang Structure Plan.
- Future industrial development is to be encouraged at locations within designated industrial estates.
- A mixed use area for dwellings and light industrial uses (trades orientated uses) is provided on land in Ninth Street. A Design and Development Overlay will ensure that the use and development of the land meets the objectives for the land.
- A highway business precinct for bulky goods retailing, peripheral sales and similar uses will be provided on the west side of the Murray Valley Highway at the southern entrance to Kerang.
- Well-sited and designed tourist developments are to be encouraged adjacent to the Murray Valley Highway at the entrances to Kerang.

- Development in the Kerang Town Centre is to be generally consistent with the Kerang CBD Structure Plan.
- Development in the Kerang Town Centre that promotes a compact town centre, retains the existing scale and shopper amenity of the centre and increases opportunities to strengthen Kerang's regional role will be encouraged.
- Well-designed medium density housing development is to be encouraged. Clause 55 is to be used as a basis for promoting and considering medium density housing developments.
- Dwellings, not including shop-top housing, are to be discouraged within the Central Business Areas.
- Council will wherever practical facilitate and expedite appropriate proposals by the Office of Housing to meet identified public housing needs.
- New development is to be attracted to assist in the generation of employment and economic activity.

**KERANG
Structure Plan**

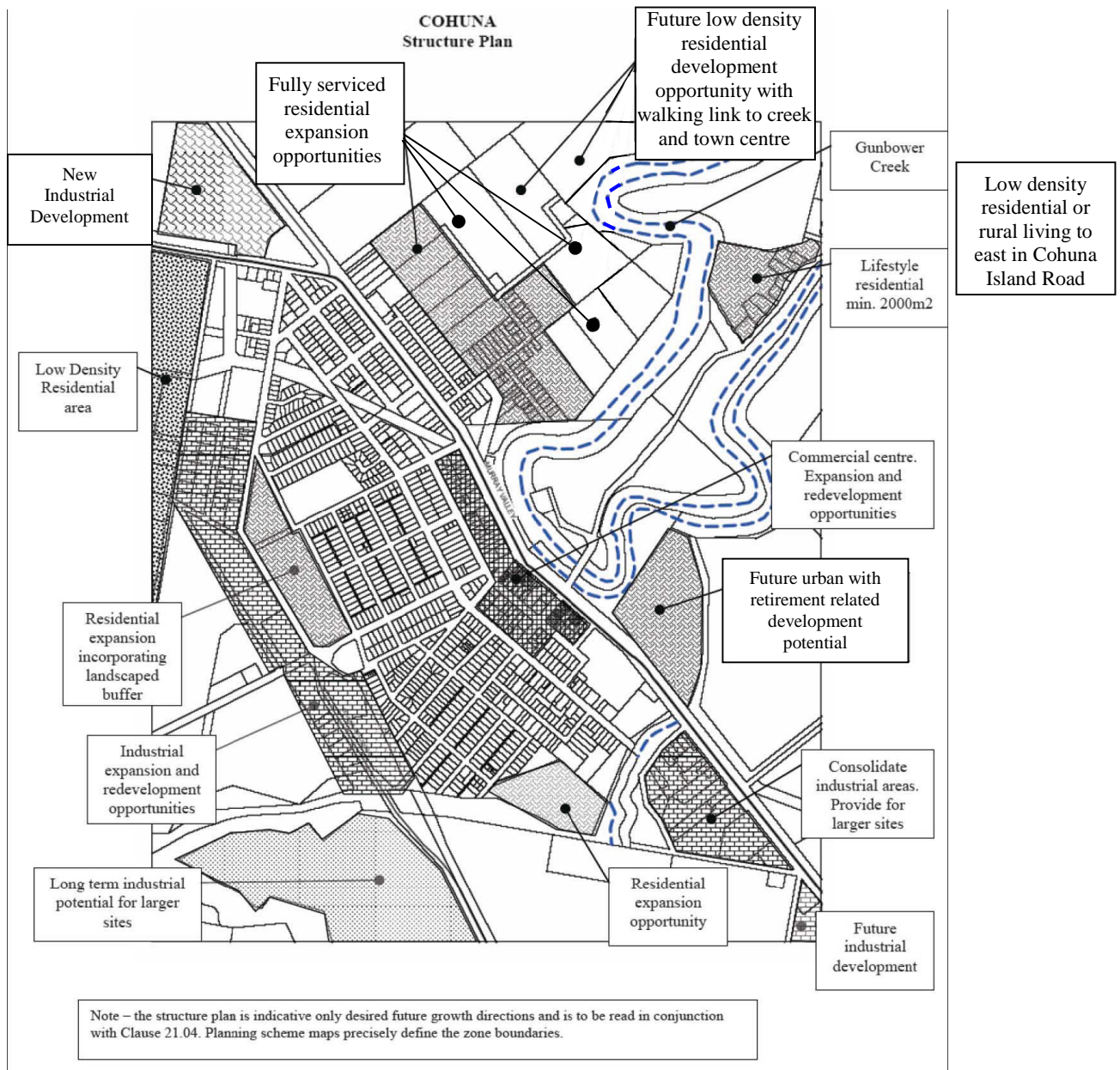


Kerang CBD Structure Plan



COHUNA Strategies: How Will We Achieve It?

- Urban development is to be generally consistent with the Cohuna Structure Plan.
- Development of the urban area which supports and promotes Cohuna's district centre and retirement role will be encouraged.
- Future industrial development is to be encouraged at locations within designated industrial estates.
- Future low-density residential development (in the next 10 to 15 years) is to be focussed in two areas; to the north east of the residential expansion area and west of Wilsons Road on Gunbower Island.
- Development of the Cohuna Town Centre that contributes to a contained town centre, improved shopper and visitor amenity and supports Cohuna's district retail and business role will be encouraged.
- Development of Cohuna as a tourist stopover destination will be encouraged by streetscape enhancement of the town centre precinct adjacent to the riverside park, establishing the Gunbower walking trail, identifying tourist development sites near Gunbower Creek and the town centre, and improving the visual image of highway entrances.
- Well-designed medium density housing development is to be encouraged. Clause 55 is to be used as a basis for promoting and considering medium density housing developments.
- Dwellings not including shop-top housing are to be discouraged within Central Business Areas.
- Council will wherever practical facilitate and expedite appropriate proposals by the Office of Housing to meet identified public housing needs.
- New development is to be attracted to assist in the generation of employment and economic activity.

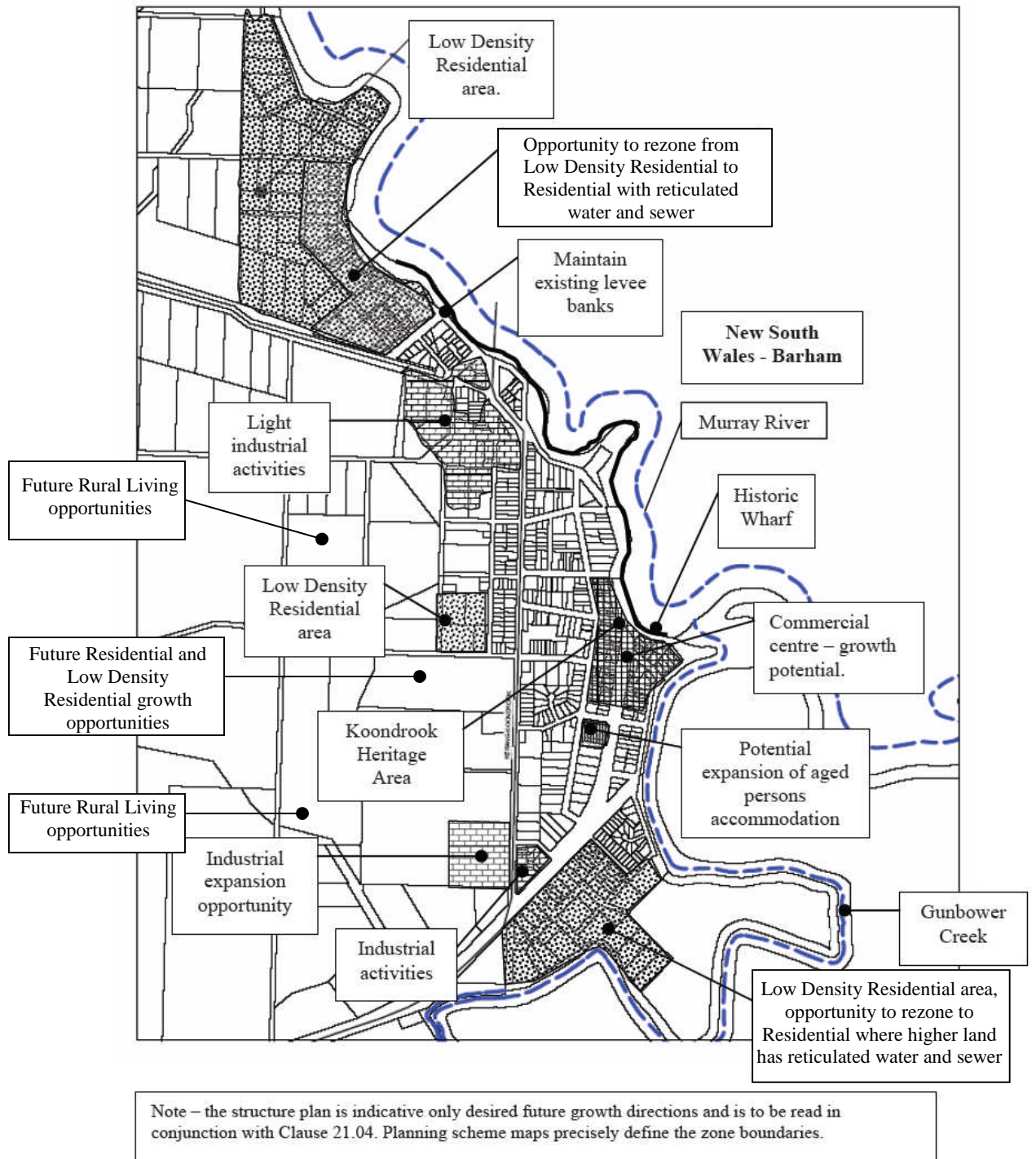


KOONDROOK Strategies: How Will We Achieve It?

- Urban development is to be generally consistent with the Koondrook Structure Plan.
- Future residential development is to be encouraged at locations within the existing urban area by developing existing vacant lots and consolidation the urban area.
- Areas for new residential development must be capable of being serviced with underground drainage, where available, and all new residential development must be able to connect to the existing sewerage system.
- Future low-density residential development is to be strongly encouraged in the short to medium term within the urban area boundary at locations to the north and south of the urban area identified on the Koondrook Structure Plan.
- Rural living development (2.0ha minimum lots) is to be focussed to the west of the town towards Olsen Road.

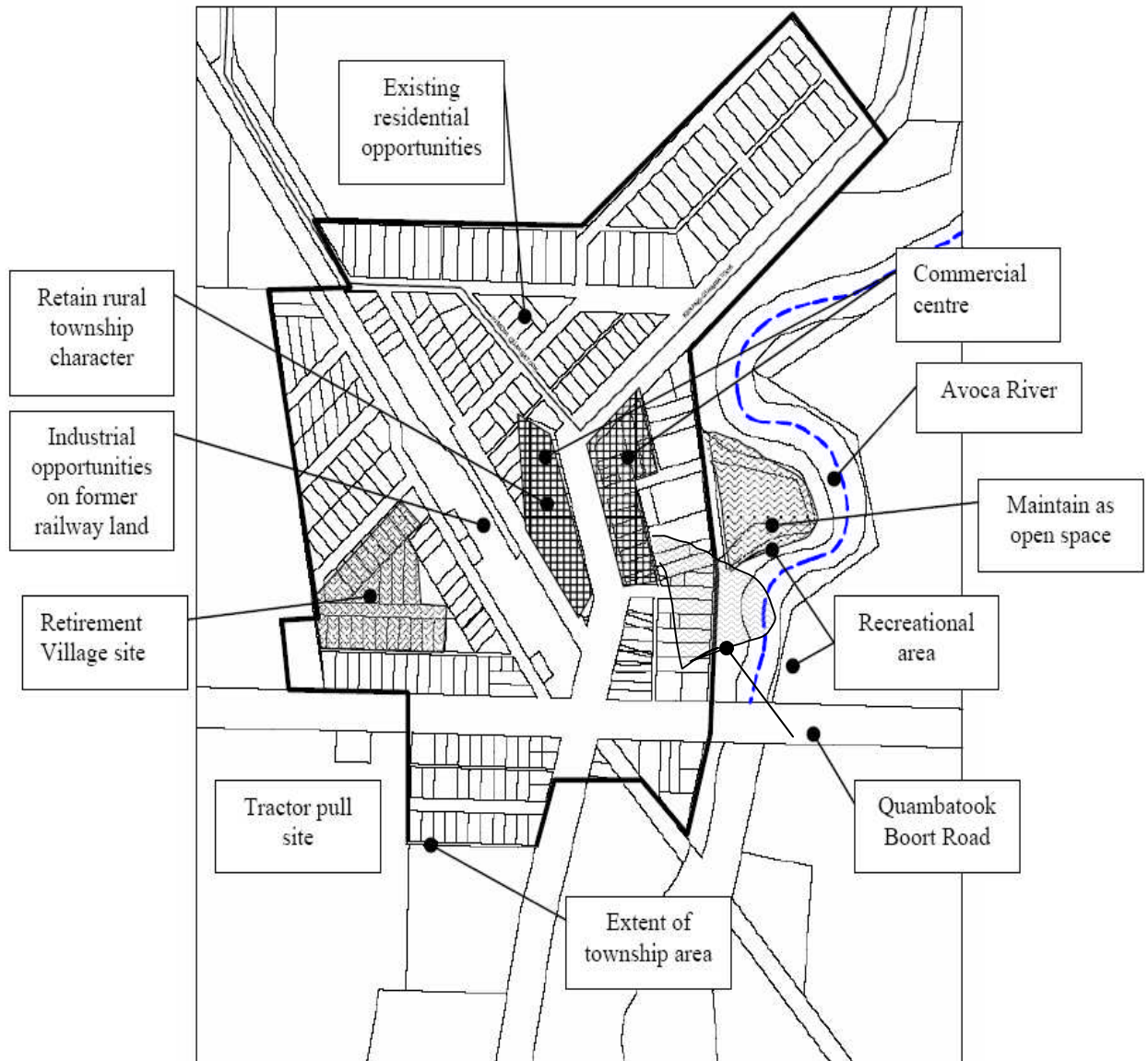
- Future industrial development will be encouraged at locations within and adjacent to existing industrial areas. A standard of industrial development will be encouraged that complements Koondrook's townscape qualities.
- All new development within the Koondrook Town Centre is to be consistent with the Koondrook Heritage policy provisions.
- Commercial development will be encouraged to locate within the established town centre.
- Future development of the urban area that supports and strengthens Koondrook's role as a retirement centre will be encouraged. Locations for retirement and elderly persons housing that are adjacent to the town centre will be strongly encouraged.
- The twin-town relationship with Barham will continue to be supported through co-operative programs with Wakool Council for the benefit of both communities.
- Development that improves the appearance and image of the urban area and town centre entries will be strongly encouraged.
- Well-designed medium density housing development is to be encouraged. Clause 55 is to be used as a basis for promoting and considering medium density housing developments.
- Dwellings not including shop-top housing are to be discouraged within Central Business Areas.
- Council will wherever practical facilitate and expedite appropriate proposals by the Office of Housing to meet identified public housing needs.

**KOONDROOK
Structure Plan**



QUAMBATOOK Strategies: How Will We Achieve It?

- Urban development is to be generally consistent with the Quambatook Structure Plan.
- Development that complements and enhances Quambatook’s rural character and townscape will be strongly encouraged.
- A flexible approach to land use and development planning in Quambatook will be supported to facilitate new development opportunities.
- Development proposals that support Quambatook’s local community centre role by providing opportunities to maintain existing services or provide new services will be strongly encouraged.
- Support retention of sports and community facilities.



Note – the structure plan is indicative only desired future growth directions and is to be read in conjunction with Clause 21.04. Planning scheme maps precisely define the zone boundaries.

LEITCHVILLE Strategies: How Will We Achieve It?

- Urban development is to be generally consistent with the Leitchville Structure Plan.
- Future residential development (10 to 15 years) is to be strongly encouraged at locations north of the Cohuna/Leitchville Road and to the south of the town identified in the Structure Plan.
- New retail and business development is encouraged to cluster with existing town centre facilities.
- The longer-term needs of the Murray Goulburn Co-operative cheese factory are to be reviewed every five years or as required.

**LEITCHVILLE
Structure Plan**



Note – the structure plan is indicative only desired future growth directions and is to be read in conjunction with Clause 21.04. Planning scheme maps precisely define the zone boundaries.

MURRABIT STRATEGIES: HOW WILL WE ACHIEVE IT?

- Urban development is to be generally consistent with the Murrabit Structure Plan.
- A flexible approach to land use and development planning in Murrabit will be supported to facilitate new development opportunities.
- Development proposals that support Murrabit’s local community centre role by providing opportunities to maintain existing services or provide new services will be strongly encouraged.
- Opportunities created by the provision of reticulated sewerage to service existing and future development sites within the township boundary will be explored.
- Future sewered residential or low-density residential development is to be focussed on land designated as future residential areas with low flood risk located to the north-west, north and east of the town centre, subject to a Cultural Heritage Management Plan.
- Future rural living area development should be encouraged beyond the designated future residential areas, on land to the north of the town.

**MURRABIT
Structure Plan**



Note – the structure plan is indicative only desired future growth directions and is to be read in conjunction with Clause 21.04. Planning scheme maps precisely define the zone boundaries.

Village Communities

- Mystic Park, Lalbert, Lake Charm, Macorna and Kangaroo Lake are all small village communities in dryland and irrigated farming areas that provide basic services to the surrounding rural hinterland.
- At Macorna, lack of services and infrastructure limit the suitability of vacant land for residential development.
- Future low-density residential development is to be consolidated with existing development on the west side of Kangaroo Lake, subject to the provision of suitable wastewater management system, access to services and the maintenance of environmental and landscapes values and rural aesthetics.
- Future rural living development could be provided on the east side of Kangaroo Lake, subject to the provision of a suitable wastewater management system and the maintenance of environmental and landscapes values and rural aesthetics.
- Future low-density residential development or rural living development could be provided on the east side Lake Charm, subject to demand, the provision of a suitable wastewater management system and the maintenance of environmental and landscapes values and rural aesthetics.

Implementation

The objectives and strategies will be implemented by applying the following **zones**:

- *Residential 1 Zone* on all existing and proposed residential land in Kerang, Cohuna and Koondrook.
- *Low Density Residential Zone* for land on the periphery of Kerang, Cohuna, Koondrook, Murrabit, Kangaroo Lake and Lake Charm.
- *Rural Living Zone* for land on the periphery of Cohuna, Murrabit, Kangaroo Lake and Lake Charm.
- *Mixed Use Zone* for land in Ninth Street Kerang where the development of dwellings and light industrial/service business uses on the same lot is encouraged.
- *Business 4 Zone* on the west side of the Murray Valley Highway at the southern entrance to Kerang.
- *Township Zone* for all other towns.
- *Business 1 Zone* on all central commercial land within Kerang, Cohuna and Koondrook.
- *Farming Zone* on all land agricultural and on the periphery of towns.
- *Industrial 1 Zone* on all existing and proposed industrial estates.
- *Industrial 3 Zone* on land in Kerang on the south west corner of Murrabit Road and Ninth Street.
- *Public Park and Recreation Zone*
- *Public Conservation and Resource Zone*
- *Road Zone*.

The objectives and strategies will be implemented by applying the following **overlays**:

- *Environmental Significance 1,2,3 and 4* for Watercourse Environs, Highway Protection Environs, Lake Environs and Areas of Poor Drainage or potentially subject to poor drainage respectively.
- *Vegetation Protection Overlay 1 & 2* for Roadside and Corridor Protection and Remnant Vegetation respectively.
- *Heritage Overlay* to buildings and sites of significance throughout the Shire.
- *Design and Development Overlay 1* for the Airport Environs.
- *Design and Development Overlay 2* for the mixed use area in Ninth Street Kerang.
- *Development Plan Overlay 1, 2 & 3* for land in residential, low density residential and industrial growth areas respectively.

- *Design and Development Overlay or Development Plan Overlay* to guide the layout and development of future residential precincts as appropriate.

The objectives and strategies will be implemented by applying the following **local policies**:

- Catchment and Land Protection (Clause 22.01)
- Conservation of Native Flora & Fauna (Clause 22.02)
- Cultural Heritage (Clause 22.04)
- Koondrook Heritage (Clause 22.05)
- Murray River Corridor (Clause 22.06)
- Building Lines and Height (Clause 22.12)
- Townscape (Clause 22.15).

Council will undertake **further strategic work** as follows:

- Prepare a *Shire-wide Heritage Study* (post contact) with the assistance of Heritage Victoria (priority)
- Prepare an Aboriginal cultural heritage study
- Prepare an Industrial Strategy for Koondrook and Cohuna
- Develop a design manual for residential subdivisions
- Complete a Neighbourhood Character Study for Koondrook
- Prepare Development Contributions Plans
- Complete a car parking study for Kerang
- Complete urban design frameworks for Lalbert, Leitchville, Murrabit and Quambatook.

Reference Documents

- Urban and Rural Strategy Plan November 2007
- Domestic Wastewater Management Plan Final Report
- Country Fire Authority *Requirements for Water Supplies and Access for Subdivisions in residential 1 and 2 and Township Zones* May 2004
- *Cohuna Urban Improvement Strategy* September 2001
- *Cohuna Urban Improvement Stage 2 Final Report*
- *Koondrook Township Development Plan* August 2000
- *Small Towns Development Plans Report* April 2005
- *Fitzroy Street, Kerang Development Plan* January 2003
- *Gannawarra Storm Water Management Plan Volumes 1 and 2* May 2002
- *Revision of Koondrook Drainage Strategy* December 2000
- *Murrabit Innovative Sewerage Scheme Report* July 2005.

21.04-4 Cultural and Tourism Development

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Overview – Why is it Important?

Pre and post contact cultural heritage are key records of the development of the Gannawarra community. The Barapa Barapa people are the descendants of the original inhabitants of the area and have a special connection to the land, particularly the riverine corridor of the Murray River. European settlement associated with agricultural development and commercial river transport is important aspects of the communities post contact cultural heritage. The conservation, protection and maintenance of this heritage has community, economic and cultural significance to the towns and rural areas of the Shire. Koondrook, in particular, being the only town located next to the Murray River and with the original wharf intact, is the focus of the built heritage of the Shire.

Tourism development is linked to the Shire's natural and cultural attractions. The Shire's lakes and wetlands and Murray River environs are important to the continuing development

of tourism in the region. The management of these tourism assets is important for tourism and the development of the tourism industry in the Shire.

Key Strategic Issues

- Protection of Aboriginal cultural heritage
- Protection of significant natural and built sites, places and precincts of interest.
- Protection and enhancement of Koondrook Wharf and environs
- Waterways promotion and development.

Objectives : What Do We Want to Achieve?

- Protection and maintenance of the Shire's local heritage.
- Recognition of the significance of local Aboriginal heritage, and protection of sites of archaeological, cultural and scientific importance.
- Ensuring that new development complements the historic and architectural integrity, character and appearance of surrounding buildings, sites and landscape.
- Encouraging high quality tourist development that is compatible with the protection of natural, built and cultural attributes of the area.
- Expansion of tourist facilities, recreational activities and accommodation facilities.
- Development of an integrated approach to tourism based on the natural and built assets in association with partner organisations.
- Facilitating sensitive waterfront development surrounding the lakes, rivers and wetlands that meet visual and environmental standards.

Strategies : How will we achieve it?

- By balancing development and conservation objectives by the implementation of appropriate controls.
- By prepare a Shire-wide heritage study.
- By identifying, protecting and managing Aboriginal cultural heritage with the assistance of the traditional owners via an aboriginal cultural heritage study.
- By considering the character and local heritage values of towns and rural areas for the siting and design of proposed developments. The design of buildings, their mass and scale is important in preserving the character and historical attributes of towns.
- By taking an active role in the Golden Rivers Tourism regional campaign and linking local tourist routes onto this program.
- By developing design guidelines that promote the sensitive development of waterfront land along the rivers, lakes and wetlands.
- By ensuring that rural tourist developments are of a rural character and will not compromise nearby farming activity and will enhance local environmental values and features.

Implementation

The objectives and strategies will be implemented by applying the following **overlays**:

- *Heritage Overlay.*

The objectives and strategies will be implemented by applying the following **local policies**:

- Cultural Heritage (Clause 22.04)
- Koondrook Heritage (Clause 22.05).

Council will undertake **further strategic work** as follows:

- Prepare a *Shire-wide Heritage Study* (post contact) with the assistance of Heritage Victoria (priority)
- Prepare an Aboriginal cultural heritage study

- Develop design guidelines for waterfront developments.

Reference Documents

- Urban and Rural Strategy Plan November 2007
- New South Wales, *Murray Regional Environmental Plan No.2* Riverine Land (REP 2) prepared under the *Environmental Planning and Assessment Act 1979*
- Koondrook Heritage Area Maps (3) Andrew Ward - January 1996
- Cultural Resource Management Grid Map.

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Infrastructure

Overview : Why is it important?

The economy of the Gannawarra Shire is heavily based on the maintenance of existing infrastructure and future infrastructure needs. The Murray Valley Highway and Loddon Valley Highway provide a vital link for the transport of agricultural produce to markets and the general transport needs of the community. As a rural based Shire, public transport in the municipality is limited.

Almost 55% of the municipality has irrigation infrastructure. The maintenance of these assets and the ongoing access to good quality and quantities of water is central to the growth of the agricultural sector. The retention of water rights in the irrigation district is important for the agricultural sector. Loss of water rights out of the district reduces the agricultural viability of the land and places further pressure on the land for urban types of development.

More efficient use of infrastructure for urban development is important to contain costs for development industry and the community. Koondrook and Leitchville have recently been connected to reticulated sewerage and Murrabit is expected to be connected in 2007.

Key Strategic Issues

- Cost effective provision of services.
- Maintenance of existing infrastructure, particularly roads.

Objectives : What do we want to achieve?

- Improved infrastructure in the Shire's towns.
- Retention of town services.
- Service and safety functions for through traffic on declared roads within towns are to be protected.
- Retention of water rights within the district to ensure future agricultural development is maximised.
- Retention of existing, and the provision of new services and facilities to support the viability and role of towns in the Shire.
- Protection of rural and agricultural infrastructure such as roads, drainage channels and water supply.

Strategies : How will we achieve it?

- By consolidating future urban development in Kerang, Cohuna, Koondrook, Murrabit and Leitchville in accordance with local strategies to maximise efficiency for existing and new infrastructure.
- By minimising points of access to declared roads to protect the functions of roads.
- By ensuring that the safety and efficiency of arterial roads as significant community investments are not compromised by inappropriate development or vehicular access.
- By encouraging energy efficient subdivisions and dwellings to reduce the load on services.

- By working with the water authorities to ensure adequate provision of rural water supplies for the ongoing development of the agricultural sector.

Implementation

The objectives and strategies will be implemented by:

- Apply the *Public Conservation and Resource Zone* to wetlands, rivers and the lakes system. Apply the *Road Zone 1* to State highways and main roads.
- Apply the *Public Use Zone 4* to railway lines.
- Apply the *Public Park and Recreation Zone* to areas of public open space.
- Notifying appropriate servicing agencies of relevant planning applications.
- Preparing Development Contribution Plans.

Council will undertake **further strategic work** as follows:

- Prepare an Industrial Strategy for Koondrook and Cohuna
- Develop a design manual for residential subdivisions
- Prepare Development Contributions Plans

Reference Documents

- Urban and Rural Strategy Plan November 2007
- Domestic Wastewater Management Plan Final Report
- Gannawarra Storm Water Management Plan Volumes 1 and 2 May 2002
- Revision of Koondrook Drainage Strategy December 2000
- Murrabit Innovative Sewerage Scheme Report July 2005
- Community Services Drainage Scheme: Guidelines for Design.