

## 21.11 LOCAL AREAS

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Proposed C87

This clause focuses on Local Area implementation of the objectives and strategies set out earlier in the Mitchell Planning Scheme. Each section relates to a particular precinct, settlement or town, and should be read in conjunction with the rest of the Municipal Strategic Statement. The sections are organised under the following Local Area headings.

- Beveridge
- Broadford
- Kilmore
- Pyalong
- Puckapunyal
- Seymour
- Tallarook
- Tooborac
- Wallan
- Wandong-Heathcote Junction
- Waterford Park

### 21.11-1 Beveridge

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Proposed C87

Beveridge has an estimated population of about 500 persons. The town is located at the southern end of the Shire, in an area set to see a rapid increase in residential growth in coming years.

#### Local area implementation

- Ensure that any proposed use or development within Beveridge is generally consistent with the Wallan - Beveridge Structure Plan included in this clause.

#### Settlement

- Provide for a level of population that will achieve a ‘self contained township’ with a full range of urban and community facilities.
- Support further residential development only where it can be demonstrated that effluent and stormwater can be wholly contained and disposed of within the site.
- Support the development of a new major activity centre at Beveridge.

#### Infrastructure

- Ensure that development is in accordance with an approved development plan that establishes the urban growth boundary of the township, location of community facilities according to population needs, provision of infrastructure and the staging release of new residential areas.
- Ensure that development of this area is adequately serviced and integrated with the existing Beveridge township.

### 21.11-2 Broadford

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Proposed C87

Broadford has an estimated population of about 4,280 persons and is home to the State Motorcycle Sports Complex and the Nestles factory. It also hosts key civic and community facilities. Broadford’s strengths include its heritage features and its natural surroundings, including Mt Piper.

Broadford is a family friendly rural town with a significant level of local commercial, employment and civic services. The town should be encouraged to further develop its active rural community with boutique living opportunities to expand within an area constrained by surrounding escarpments, freeway and creek. Broadford links to Kilmore's educational facilities and excellent transport and access links will provide ongoing potential for development.

### **Local area implementation**

- Ensure that any proposed use or development within Broadford is generally consistent with the Broadford Structure Plan included in this clause.

### **Settlement**

- Incorporate conservation and beautification components as a part of the overall development of future residential subdivisions.
- Promote the development and creation of various lot sizes within the urban area.
- Encourage infill development in advance of urban expansion.

### **Environmental and landscape values**

- Encourage the protection of the surrounding natural features by limiting the intrusion of urban development.
- Maintain and encourage the expansion of the existing nature walks through the development of a trail strategy and acquiring land as development occurs.
- Protect and conserve the existing flora reserves within Broadford, namely the Mt. Piper Educational Reserve, the Fleming Drive Reserve and the Horwood Road Reserve, Reedy Creek Homestead, Tyaak Cemetery (Chinese area) , the former Bush Nursing Hospital, cemeteries and a former Prisoner of War Camp.
- Ensure that development within the surrounds of the Broadford sewerage ponds, which are an important artificial wetland, are designed to complement the natural and environmental qualities associated with the area.

### **Environmental risks**

- Ensure that those areas mapped by the Department of Sustainability and Environment as being either a salinity recharge or discharge area are not developed and regeneration of vegetation is encouraged.
- Ensure all contaminated sites are identified

### **Built environment and heritage**

- Ensure that tourist development maintains and reinforces the rural / urban character of the town.
- Enhance the main street character.
- Improve the surrounds of the railway station.
- Enhance the highway entrances of the town.
- Support capital works (island car parking and bridge improvements) as part of the urban design and streetscape improvement programs.
- Support capital initiatives for the construction of footpaths to improve pedestrian movement to activity centres, transport, schools etc.

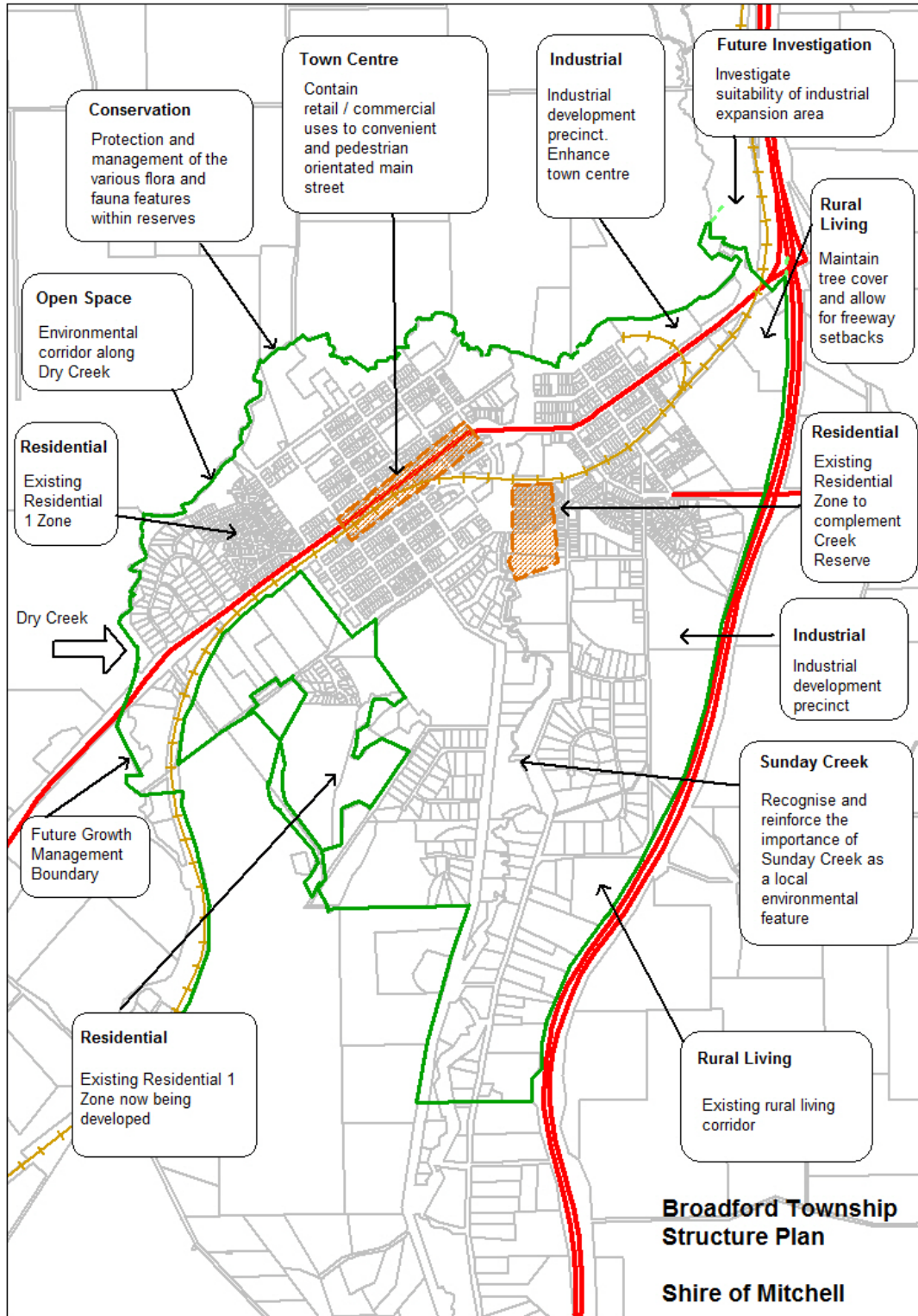
**Economic development**

- Support new industrial development where it can utilise space, infrastructure capacity and is compatible with the maintenance of residential amenity.

**Transport**

- Improve the integration of the railway station with the community.

**Broadford Township Structure Plan**



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 Proposed C87

**Kilmore**

Kilmore has an estimated population of about 6,350 persons. It has a strong historical past with a number of heritage buildings, antique shops and a claim to being the oldest inland town in Victoria. There is also an extensive and recognised educational presence with a number of schools, including the International School and Assumption College. Kilmore also has regular thoroughbred and harness race meetings at the Kilmore Racing Complex. The main street has a number of retail outlets which seem under-utilised and the streetscape is less than optimal.

Kilmore is the cultural and historic centre of Mitchell Shire – an attractive, appealing village and regional destination – a place where gourmet, historical and cultural activities charm visitors and residents alike. Kilmore has rediscovered the creek, nurtured a welcoming and valuable street, landscaping and mix of visitor amenities that clearly demonstrate the civic pride and enthusiasm of the town.

### **Local area implementation**

- Ensure that any proposed use or development within Kilmore is generally consistent with the Kilmore Structure Plan included in this clause.

### **Settlement**

- Incorporate buffering between rural, rural residential and urban developments.
- Utilise, where possible, natural and landscape features, parkland or public land as boundaries and buffers.
- Encourage the consolidation of urban development.
- Consider the rezoning of Future Investigation Areas indicated on the town structure plan from rural to residential or low density residential when existing residential zoned land will provide for less than 15 years projected demand.
- Encourage the use of public open space, by incorporating linkages within all new developments.
- Enhance the attractiveness of the Kilmore creek area running parallel to the main street as a passive recreational area.

### **Environmental and landscape values**

- Encourage the regeneration of the native vegetation reserves.
- Protect the town's significant landscapes and natural features.

### **Built environment and heritage**

- Ensure development along the main street is undertaken in a manner that is sympathetic to the remainder of the streetscape having regard for the architectural and historical integrity of the area.
- Support capital initiatives for the construction of footpaths to improve pedestrian movement to activity centres, transport, schools etc.

### **Economic development**

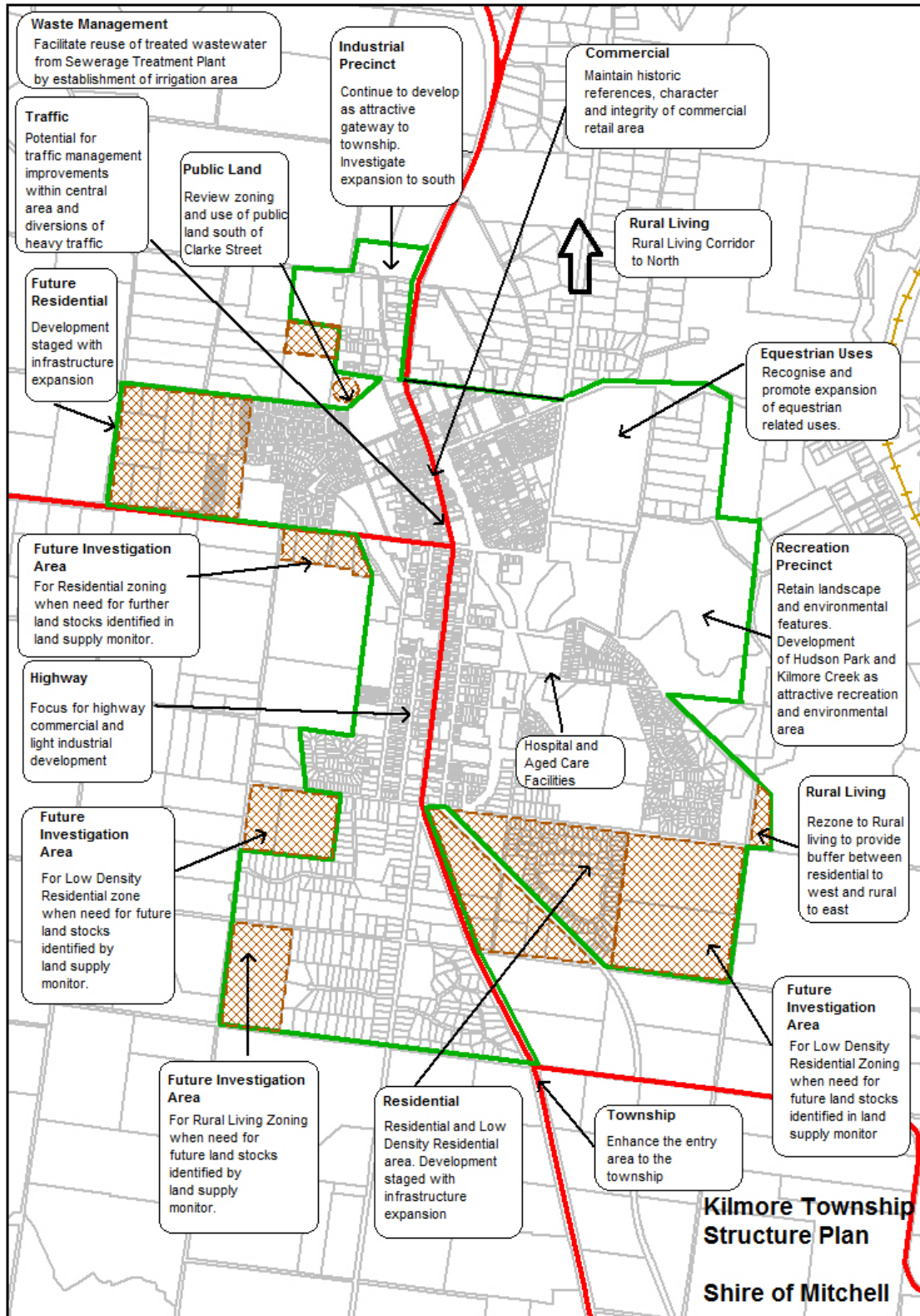
- Encourage and promote future industrial and manufacturing businesses to locate in the defined industrial area.
- Strengthen Kilmore's position as a preferred location for light industrial and small business enterprises based on the availability of infrastructure, work forces and transportation.
- Improve stormwater management in the industrial area.
- Contain commercial development within the town centre.
- Encourage larger peripheral retailers to locate on the land at the southern entrance to the town.
- Incorporate rest areas, truck stops and other such tourist facilities at appropriate locations.
- Encourage and facilitate the horse industry and related activities on appropriate locations within the surrounds of the existing racecourse.

- Provide separation buffers between the activities related to the horse industry and neighbouring residential areas.

**Transport**

- Improve the integration of the Kilmore East railway station with the community.

**Kilmore Township Structure Plan**



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Proposed C87

## **Puckapunyal**

The Puckapunyal Army Base is a major contributor to the local economy. Its continued operation as a training facility is an essential and vital activity within Mitchell. The Base covers an area in excess of 44,000 ha and operates as a training facility for the Australian Army. Given the role of the facility and the noise and vibrations produced from on-site weaponry, the development of surrounding land needs to recognise the Base and the likely noise emissions.

### **Settlement**

- Support the continued operation of the Puckapunyal Army Base.
- Ensure the use and development of land within the immediate area of the Puckapunyal Army Base is compatible with the activities undertaken on the base.
- Seek to minimise the the impacts of the Puckapunyal Army Base on the surrounding area.
- Seek the views of the Australian Army in relation to applications for the use and development on land abutting or surrounding the Puckapunyal Army Base.

## **21.11-5**

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Proposed C87

## **Pyalong**

Pyalong has an estimated population of approximately 700 persons. It is a small town north-west of Broadford on the Northern Highway. There are approximately 84 homes in the town as well as a hotel, general store, school and golf clubrooms. The Shire believes that there is limited growth potential in Pyalong in the future. The township is surrounded by agricultural land used predominantly for sheep and cattle grazing. The land is gently undulating and drains to a tributary of Sunday Creek. Pyalong's features include an historic trestle rail bridge and rocky outcrops surrounding the township.

### **Local area implementation**

- Ensure that any proposed use or development within Pyalong is generally consistent with the Pyalong Township Structure Plan included in this clause.

### **Settlement**

- Encourage infill type development on vacant parcels of land within the urban boundaries of the town.
- Control rural residential development in order to create a more defined town boundary.

### **Environmental and landscape values**

- Maintain visual links with the surrounding natural environment by restricting further development along any ridgeline or hilltop.

### **Natural resource management**

- Protect agricultural land use around the town from residential development.
- Support an environmental management plan for the local watercourses in order to encourage revegetation of the streamsides and banks.

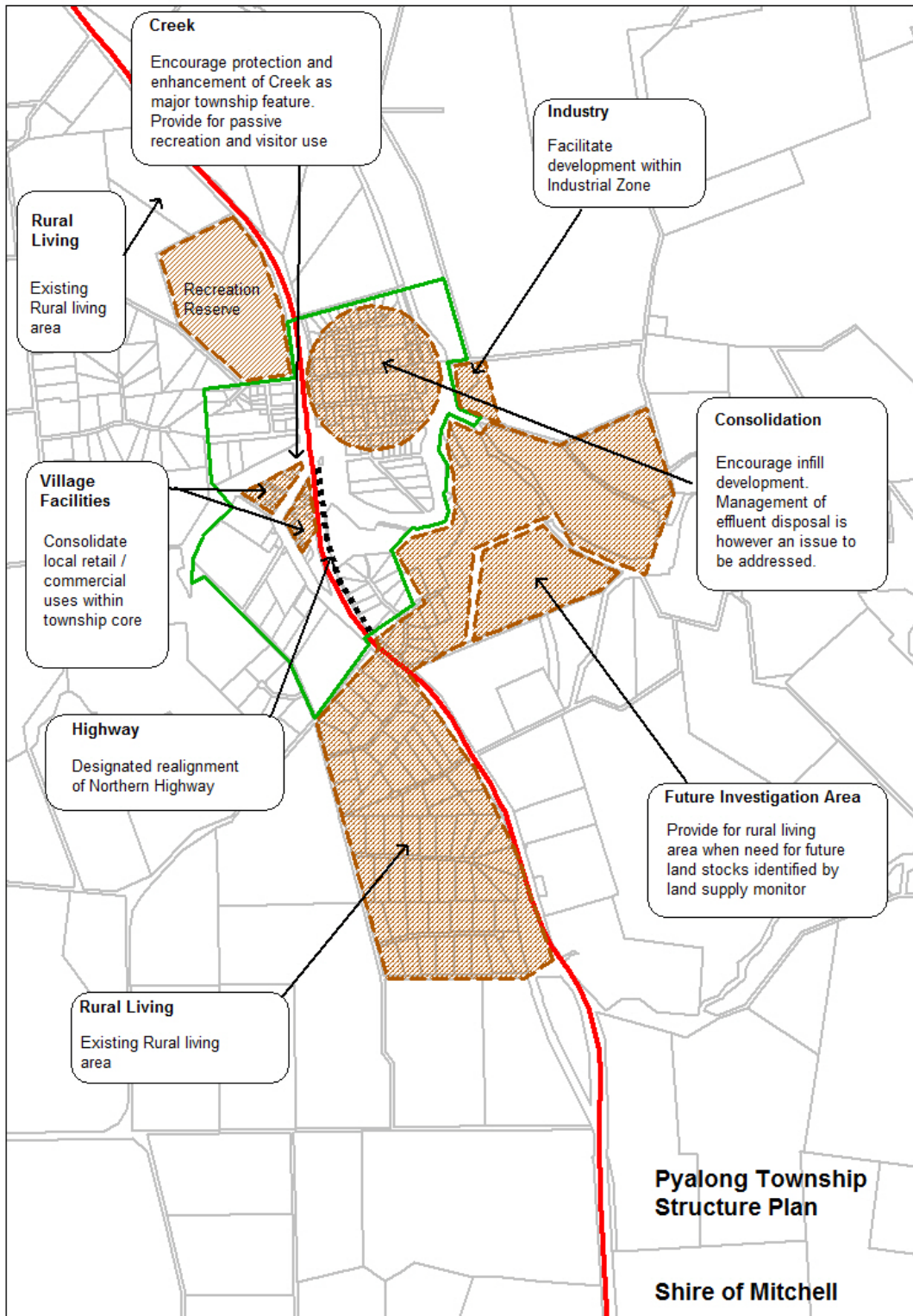
### **Economic development**

- Encourage local commercial development.

### Infrastructure

- Focus social and recreational facilities in a centralised and accessible location for all residents.

### Pyalong Township Structure Plan





## Seymour

Seymour (and Puckapunyal) have an estimated population of about 7,500 persons. Seymour is surrounded on three sides by the Goulburn River but this is an under-utilised and under-promoted resource. Seymour is also known for its railway and military history. There is currently a heritage railway centre, the army base at Puckapunyal and an historic Light Horse Park on the Goulburn Valley Highway. A number of small wineries and vineyards are located in and around Seymour.

Seymour is Mitchell's regional growth centre and will benefit from a significant intergovernmental refocus for development and investment in community services, jobs, military tourism and decentralized government services. A dedicated campaign to turn around stagnant population growth has balanced the need for sensitive local urban re-development and maintaining an affordable and mixed housing stock while facilitating service sector jobs in medical, education, community, social or correctional sectors as a catalyst for local investment.

Seymour is significantly constrained by the flooding from the Goulburn River and Whiteheads Creek. Substantial areas of Urban Floodway Zone and Floodway Overlay have been applied to the area and underscores that a levee bank is a key priority for the town. In the short term and in the absence of enhanced levy works, land in the lower lying, business areas of the town is subject to the risks of flooding.

### Local area implementation

- Ensure that any proposed use or development within Seymour is generally consistent with the Seymour Township Structure Plan included in this clause.

### Settlement

- Encourage the growth of Seymour as a dynamic economic centre for the region.
- Consolidate the urban centre to achieve a 'Town Centre'.
- Consider the rezoning of Future Investigation Areas identified on the town structure plan from rural to residential or low density residential when existing residential zoned land will provide for less than 15 years projected demand.
- Facilitate opportunities for new residential land release in Seymour following construction of a levee bank.
- Secure funding to build a levee bank in Seymour in order to facilitate future residential and commercial growth and investment in the township.

### Natural resource management

- Protect and conserve the significant natural and built features within and around Seymour, including the Mangalore Flora Reserve and Bushland Park, Seymour Golf Course grass trees, the Hughes Creek, the Trawool Valley, the Seymour billabongs, geodetic cones and numerous foothills, ranges and forested areas.
- Develop links between the natural environment and tourism opportunities particularly corridors.
- Discourage inappropriate development on the floodplain, allowing better drainage of existing table drains in outer areas of the town and adequately disposing of drainage created by urbanisation to avoid impacting downstream flooding.

### Built environment and heritage

- Preserve the built heritage throughout Seymour including the social and cultural heritage associated with the Australian Army, in particular, Site 17 and New Crossing Place.
- Create a heritage theme for the important historical relationship with the railway and its service, and provide a central focus for the community as a social and cultural development initiative.
- Ensure that the subdivision of rural land takes into account the conservation values of adjacent roadsides and remnant vegetation.
- Establish programs to better market and promote local attractions and activities, including the availability of services.
- Encourage high standards of urban design and architecture in the development of new buildings.

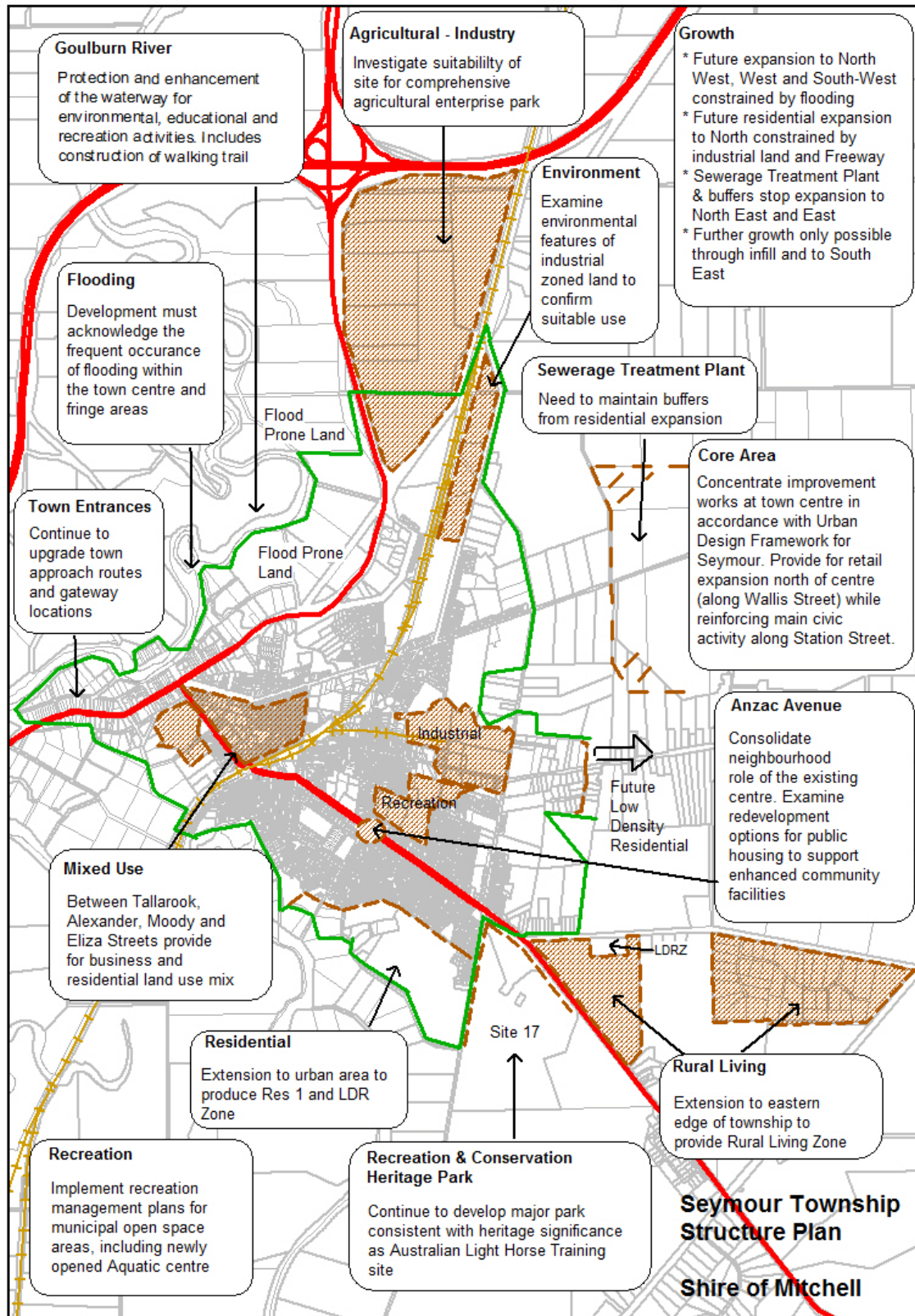
### **Economic development**

- Promote and strengthen Seymour as a regional centre.
- Develop and encourage the existing horse and dog racing activities.
- Encourage existing industries within the area such as timber processing, concrete product manufacture and the abattoirs.
- Encourage the development of tourist related industry (services such as motels, gift shops, local craft stores) to further support the existing and potential tourist attractions.
- Support and encourage initiatives that enhance the range of attractions based on the rail heritage, wineries, the natural attractions such as the Tallarook Ranges and bushland parks, the variety of heritage buildings and sites, Puckapunyal and the Goulburn River and its surrounds.
- Support home based occupations as an alternative employment sector, particularly in the low density and rural residential areas.
- Support businesses that complement the existing industrial and manufacturing base.
- Encourage and promote future industrial and manufacturing business to locate in Seymour.
- Strengthen Seymour's position as a preferred location for industrial enterprises based on the availability of infrastructure, work forces and transportation.
- Prepare strategies and funding programs for the long term planning of the Seymour urban area, addressing issues such as town centre re-development, infrastructure, traffic management, urban design, flooding, railway crossing and residential area re-development strategies.

### **Transport**

- Improve the integration of the railway station with the community.

**Seymour Township Structure Plan**



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Proposed C87

### **Tallaraook**

Tallaraook has an estimated population of about 300 persons and is located at the base of the Tallaraook State Forest. It has a monthly Farmers Market which attracts people to the town and an active arts community based at the historic Mechanics Institute hall. Tallaraook is the starting point for the Goulburn River High Country Rail Trail.

#### **Settlement**

- Ensure infill residential development on vacant land only occurs where it can be serviced by efficient disposal methods which can contain all sullage within the site.

#### **Environmental and landscape values**

- Protect the strong environmental and landscape setting of the town.

#### **Built environment and heritage**

- Protect the historical character and cultural setting of the town.

#### **Infrastructure**

- Implement the strategies and management recommendations outlined in the *Mitchell Shire Domestic Wastewater Management Plan Final Report*, RMCG, November 2006.

### **21.11-8**

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Proposed C87

### **Toobarac**

Toobarac has an estimated population of about 270 persons and is a small town located on the Northern Highway. The town's main attractions are its rocky outcrops, the Shelmerdine Winery, Toobarac Hotel and Brewery.

Toobarac is located in the north west corner of the municipality and comprises 144 homes, a hotel, general store, school and football clubrooms. There were no applications for installation of new septic systems in the five years 2007-2011 and the Shire believes that there is limited potential for growth in the future. The town is surrounded by agricultural land used predominately for sheep and cattle grazing.

#### **Settlement**

- Ensure infill residential development on vacant land only occurs where it can be serviced by efficient disposal methods which can contain all sullage within the site.

#### **Environmental and landscape values**

- Protect the strong environmental and landscape setting of the town.

#### **Built environment and heritage**

- Protect the historical character and and cultural setting.

#### **Infrastructure**

- Implement the strategies and management recommendations outlined in the *Mitchell Shire Domestic Wastewater Management Plan Final Report*, RMCG, November 2006.

### **21.11-9**

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Proposed C87

### **Wallan**

Wallan has an estimated population of about 7900 persons and is located at the south of the Shire as a gateway to the Mitchell Shire on the Northern Highway. It is a potential gateway to the region encapsulated by the new Goulburn River Valley Tourism (Shepparton, Strathbogie, Murrindindi and Mitchell) initiative.

Wallan has developed into a fully serviced activity centre. Greatly inspired by its rural hinterland and heritage, Wallan is a prosperous community, recreation, business and economic centre. Wallan is a well-connected place where commuter services and integrated “rural-meets-city” landscaping styles connect Wallan, equally to the CBD and Mitchell’s rural settlements. Despite its proximity to Melbourne its identity as a country town is protected for the long term by a green belt.

### **Local area implementation**

- Ensure that any proposed use or development within Wallan is generally consistent with the Wallan Structure Plan included in this clause.

### **Settlement**

- Encourage infill development within established residential areas.
- Limit the extent of rural residential development with the introduction of defined rural residential development boundaries.
- Support residential development that provides a variety of lot sizes.
- Support the conversion of inadequately serviced low density residential areas to residential development densities where full urban services are provided and the development is linked to the formation of the town centre.
- Consider the rezoning of Future Investigation Areas identified on the town structure plan from rural to residential or low density residential when existing residential zoned land will provide for less than 15 years projected demand.
- Build the community into the physical form and function of a town rather than as a scattered residential area.
- Encourage the development of reserve links between and through the various residential estates, including linking Hidden Valley to the rest of the town.

### **Environmental risks**

- Discourage urban development along flood prone areas of the Merri Creek.
- Develop wetlands to reduce flooding and improve water quality.

### **Built environment and heritage**

- Encourage infill development to assist in establishing a formal centre to the town.
- Improve the streetscapes of residential estates by ensuring footpaths are provided and street trees planted and maintained.
- Encourage initiatives to beautify the main streets, incorporating footpaths, tree planting and street furniture.

### **Economic development**

- Support home based employment within residential areas based on the use and type, to ensure compatibility with the residential community.
- Provide an adequate supply of serviced and zoned industrial land.

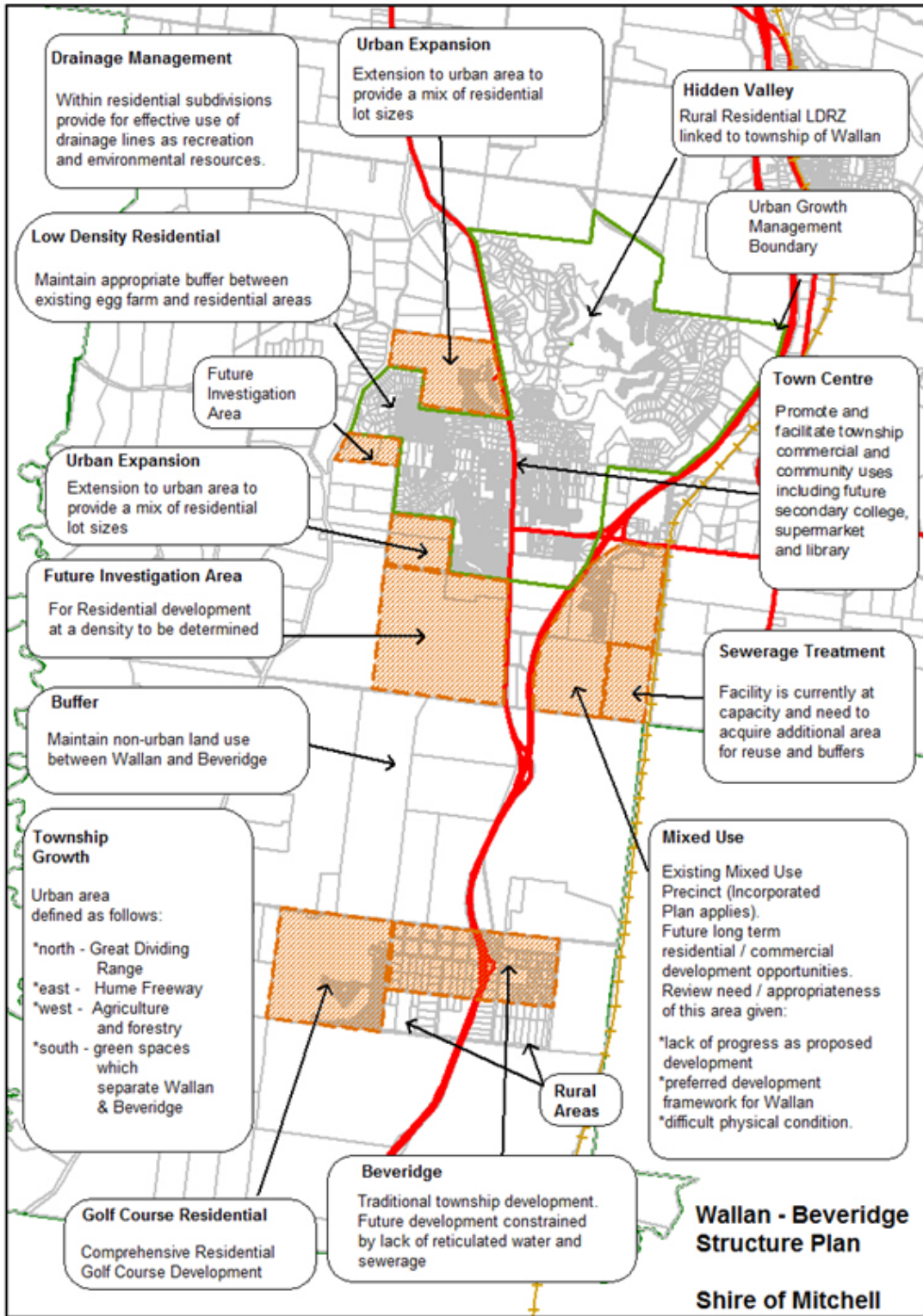
### **Transport**

- Improve the integration of the railway station with the community.

### **Infrastructure**

- Improve drainage and floodwater management at Wallan East.
- Ensure that new development supports community and commercial services and facilities and contributes to a functioning urban form.
- Ensure new development is linked to the progressive funding of facilities and infrastructure.
- Provide community services and facilities to assist in creating a central focus for all residents.
- Develop Hadfield Park to provide a central town feature.

### **Wallan – Beveridge Structure Plan**



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Proposed C87

## **Wandong-Heathcote Junction**

Wandong and Heathcote Junction have an estimated population of about 2750 persons. Wandong and Heathcote Junction are small townships located north of Wallan just off the Hume Highway. Wandong has an annual Country Music Festival which draws large numbers of visitors.

### **Local area implementation**

- Ensure that any proposed use or development within Wandong – Heathcote Junction is generally consistent with the Wandong – Heathcote Junction Structure Plan included in this clause.

### **Settlement**

- Recognise that the community has developed a particular residential lifestyle which values environmental attributes.
- Emphasise amenity values in new development and the need to link to other centres to provide higher order facilities and services.
- Encourage new development to provide linkages to open space and greenbelt areas around the township.

### **Environmental and landscape values**

- Discourage development along the surrounding hilltops and ridges.
- Maintain Mount Disappointment as a significant natural feature of the area, for tourism and natural resources protection.

### **Natural resource management**

- Encourage sustainable land management practices within the designated catchment areas.

### **Economic development**

- Encourage local commercial development to utilise existing zoned land within the township area.

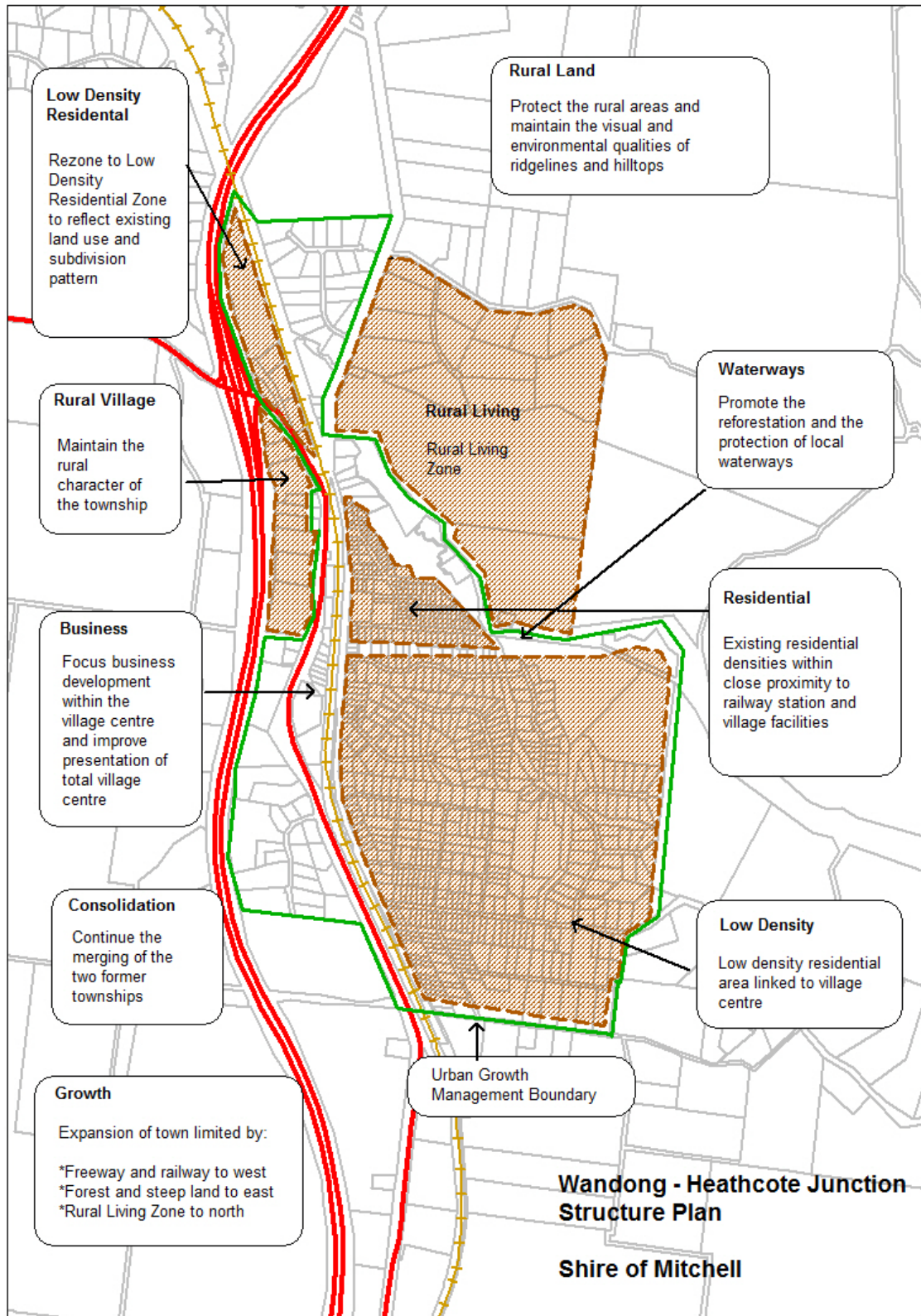
### **Transport**

- Improve the integration of the railway station with the community.

### **Infrastructure**

- Lobby to improve the standard and safety standards of roads around Wandong - Heathcote Junction accessing the Mt Disappointment forest area.
- Support capital initiatives for storm water management improvements.

## **Wandong-Heathcote Junction Structure Plan**



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Proposed C87

## **Waterford Park**

### **Settlement**

- No further residential development is to be permitted without an effective effluent disposal system.
- Encourage restructuring of lots which cannot contain effluent disposal on site.

### **Environmental and landscape values**

- Retain the strong environmental and landscape setting of the settlement.

### **Infrastructure**

- Discourage further residential subdivision unless the development demonstrates an efficient whole of settlement effluent disposal system which contains all sullage to meet the strategies and management recommendations outlined in the *Mitchell Shire Domestic Wastewater Management Plan Final Report*, RMCG, November 2006.
- Discourage additional residential development unless effluent disposal systems are provided to meet the strategies and management recommendations outlined in the *Mitchell Shire Domestic Wastewater Management Plan Final Report*, RMCG, November 2006. (22.02-2)