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**MUNICIPAL STRATEGIC STATEMENT**

## 21.01 NORTHERN GRAMPIANS SHIRE STRATEGIC THEMES AND VISION

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### 21.01-1 Introduction

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The Municipal Strategic Statement is the land use planning framework for the Northern Grampians Shire. The Municipal Strategic Statement provides strategic direction for the planning, land use and development of the municipality, considering the range of environmental, social and economic factors influencing the shire.

### 21.01-2 Local context

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Northern Grampians Shire is located in the Wimmera Southern Mallee Region of Victoria, and shares its boundaries with Yarriambiack Shire and Buloke Shire to the north, the Loddon Shire, Central Goldfields Shire and Pyrenees Shire to the east, the Rural City of Ararat and Southern Grampians Shire to the south and the Rural City of Horsham to the west.

The shire covers 5,918 km<sup>2</sup> of land and is traversed by the Wimmera River. The Grampian Ranges dominate the shire's southern reaches and the Avoca River forms part of the municipality's eastern boundary. The north east part of the municipality consists of the foothills of the Pyrenees Mountains and the north western area is part of the Wimmera Plains. The shire also contains the headwaters of the Richardson and Avon Rivers (Refer Map 1 – Northern Grampians Shire - Strategic Framework Plan).

The majority of the shire's population reside in the district towns of Stawell and St Arnaud. Halls Gap is a significant regional town and the small settlements of Great Western, Navarre, Stuart Mill, Marnoo and Glenorchy provide important focal points for local communities.

### 21.01-03 Strategic vision

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Council has as its guiding document, the Council Plan (2013 – 2017). Council's central vision and objective for the municipality is to:

***“Improve the social and economic viability of the shire.***

***Deliver targeted projects and core services.”***

Key strategies developed to deliver the vision, include:

- Economic strategy
- Social, community and environment strategy
- Emergency and risk strategy
- Data & information strategy
- Waste strategy
- Asset strategy
- Red tape reduction strategy
- Financial sustainability strategy

Council's Land Development Strategy, 2013 – 2017 encourages commercial and industrial development across the Northern Grampians Shire to generate jobs and stimulate economic growth. The Strategy is the foundation of the Northern Grampians Shire Strategic Framework Plan for the future development of the shire.

**21.01-04 Northern Grampians Shire Strategic Framework Plan**

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The Northern Grampians Shire Strategic Framework Plan sets out the general pattern for land use and development to respond to the objectives of the Land Development Strategy 2013-2017 to achieve the strategic vision for the shire.

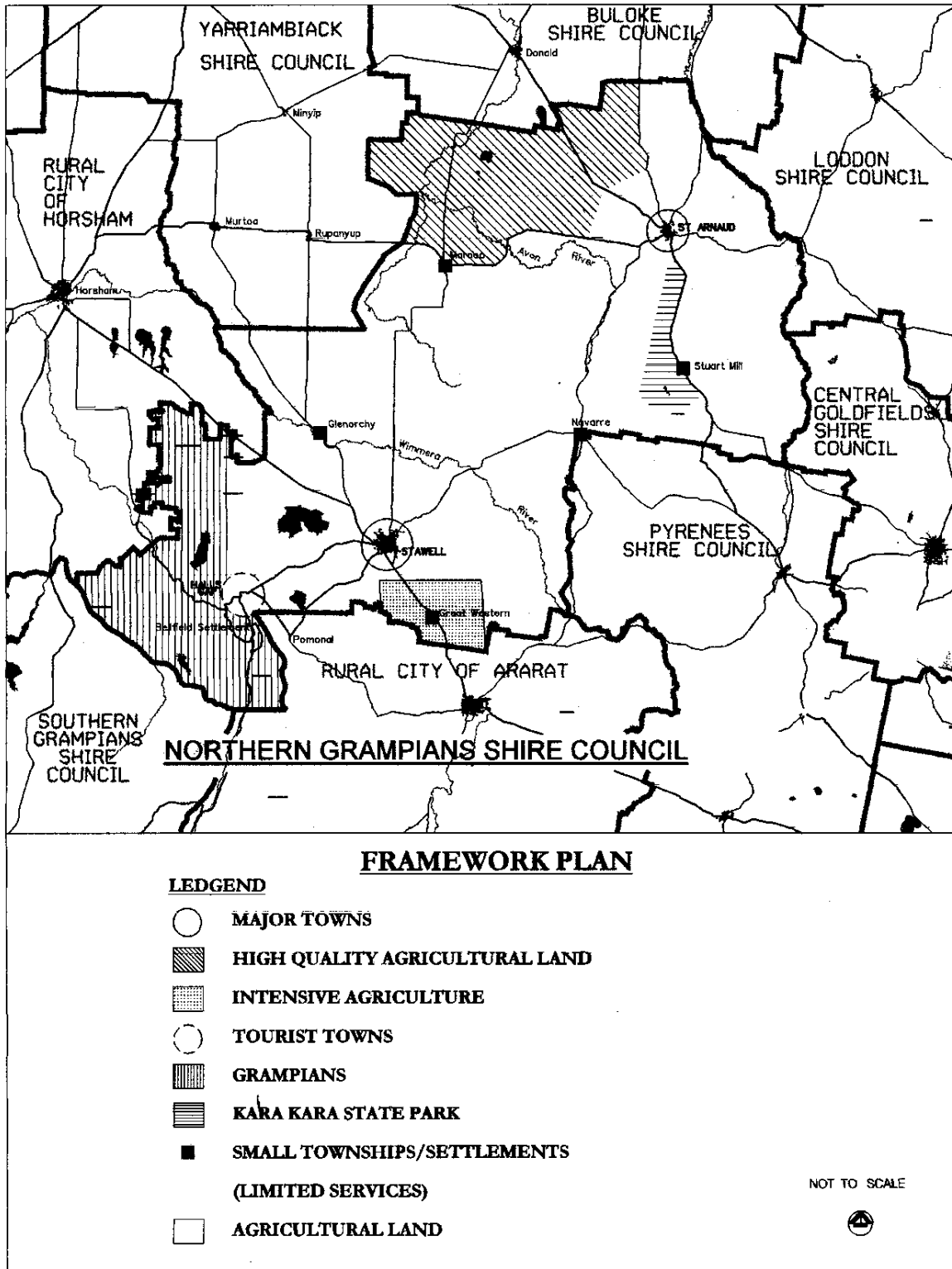
This strategy seeks to develop commercial and industrial land across the Northern Grampians Shire through public and private investment which will generate jobs and stimulate economic growth.

The purpose of the Strategic Framework Plan is to provide an overview of land use in the shire and to identify locations where specific land use outcomes will be supported and promoted.

The Local Planning Policy Framework delivers these outcomes through the five key planning themes of:

- Settlement, housing, built environment and heritage
- Environmental risk and landscape values
- Economic development
- Infrastructure and community development
- Transport

Map 1: Northern Grampians Shire – Strategic Framework Plan



**21.02 SETTLEMENT, HOUSING, BUILT ENVIRONMENT AND HERITAGE**

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This clause provides local content to support Clause 11 (Settlement), Clause 15 (Built environment and heritage) and Clause 16 (Housing) of the State Planning Policy Framework.

**21.02-1 Settlement**

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**Overview**

The majority of the shire’s population reside in the towns of Stawell and St Arnaud. These towns provide the focus of the shire’s retail, commercial, industrial, administrative and service orientated employment and economic activity.

Halls Gap is a unique township located on freehold land in the heart of the Grampians National Park. The town is located in a river valley with steep densely vegetated slopes on its sides which impose severe development constraints. The township and the immediate area contain business, residential, rural and public land and it serves an important social, economic, tourist and landscape role in the local community.

**Key issues**

- Promoting the growth of Stawell as the shire’s largest town.
- Enhancing the role of St Arnaud as a regional service centre.
- Managing the development of Halls Gap whilst protecting its environmental and tourism values.
- Providing community services to an aging and declining population in smaller townships and settlements.
- Bushfire hazards around the shire’s towns.
- Managing the interface between rural and urban land use including protecting agricultural and industrial land uses on the edges of townships.
- The need to maximise the use of existing infrastructure.
- Planning for an aging population with the loss of residents in the 30 to 40 year and 5 to 9 year age cohorts.
- Increasing household numbers with decreasing average household sizes.

**Objective 1 To facilitate the orderly development of the shire’s main townships.**

Strategy 1.1 Promote infill residential development in appropriate areas to maximise the use of existing infrastructure.

Strategy 1.2 Ensure that the future development of each of the shire’s major townships occurs in accordance with the strategic directions for the township.

Strategy 1.3 Encourage residential development within current township boundaries and particularly within the township centre and in proximity to the town sewerage scheme.

**Objective 2 To minimise the potential for future land use conflicts.**

Strategy 2.1 Ensure rural living areas are limited to areas where such development currently exists and on the periphery of Stawell and St Arnaud.

- Strategy 2.2 Encourage low density residential and rural living development in appropriate areas close to towns, where the land is of marginal agricultural value.
- Strategy 2.3 Protect the role of the Western Highway as a bypass by locating new urban development a suitable distance away from the Western Highway.
- Strategy 2.4 Ensure new industries are established with regard to the proximity of sensitive uses, such as dwellings.
- Objective 3 To reduce the risk to life, property and community infrastructure from bushfire at a municipal and local scale.**
- Strategy 3.1 Encourage new residential development in low bushfire risk locations, including established urban areas.
- Strategy 3.2 Support future development which can provide defensible space to improve the township resilience during a bushfire.
- Strategy 3.3 Ensure new development implements bushfire compliant subdivision design.
- Strategy 3.4 Ensure development is managed in the areas where the settlement scale defensible space needs to be protected.
- Strategy 3.5 Support new development adjoining the established built up areas to reduce the potential exposure to bushfire.
- Strategy 3.6 Encourage access around settlements to facilitate fire suppression activities.
- Strategy 3.7 Encourage implementation of fuel management treatments around settlements.

### **Implementation**

The strategies for settlement will be implemented through the planning scheme by:

### **Policy guidelines**

- Directing residential development to existing settlements.
- Require any development to implement bushfire compliant subdivision design.

### **Application of zones and overlays**

- Applying the General Residential Zone to facilitate residential development in urban areas.
- Applying the Low Density Residential Zone in areas close to towns where the land is of marginal agricultural value.
- Applying the Rural Living Zone to existing rural living areas or on the periphery of Stawell and St Arnaud.
- Applying the Bushfire Management Overlay to areas where bushfire is a significant risk.
- Applying the Erosion Management Overlay to areas where erosion and landslide is a significant risk.

### Further strategic work

- Identifying urban growth boundaries to clearly define the limits of urban growth in the shire's main townships through a combination of existing urban zoning and the preparation of structure planning.
- Preparing a rural residential and rural living land supply and demand assessment and review the application of this zone.
- Preparing structure plans for Stawell, Halls Gap and St Arnaud including identified settlement boundaries, existing and future land use outcomes, housing needs and types assessment and an overall strategic framework plan for each settlement.
- Investigating residential development opportunities of land in Darlington Lane and Slone Street, Stawell.
- Preparing a Local Planning Policy for non-agricultural uses in the Farming Zone.

### Reference documents

Land Development Strategy 2013-2017

Northern Grampians Shire Planning Strategy, Report 1 – The Existing Situation and Issues (October 1996)

Northern Grampians Shire Planning Strategy, Report 2 (March 1997)

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## Housing

### Overview

Housing within the townships of the shire has traditionally comprised large lots with a single dwelling on each and large yards to maintain. With a trend towards an ageing population the household make-up and size is expected to also change. This is expected to result in a need for a greater diversity of housing to accommodate a changing population demographic. There is a mismatch between the changing structure of households and the available housing stock.

Provision of housing and lifestyle choice and managing conflicting land uses are key strategic planning directions for housing. Accommodating the diverse housing and lifestyle preferences of the shire's population in an economically and socially responsible manner and managing potentially conflicting land uses in order to protect amenity are important issues.

### Key issues

- Accommodating additional residential growth in Stawell.
- Rural residential housing is provided around and outside of the townships with the Rural Living Zone applied extensively around Stawell and St Arnaud as well parts of Halls Gap.
- Housing on small rural lots can be problematic given the potential for land use conflict with agricultural activities.

**Objective 1 To provide a diversity of housing styles and living opportunities throughout the municipality to ensure the attractiveness of the municipality as a place to live, work and invest is maintained.**

- Strategy 1.1 Ensure the provision of a range of lot sizes and housing types that recognise changes in family structure and an ageing population in the towns of Stawell and St Arnaud.
- Strategy 1.3 Accommodate the demand for low density allotments in planned estates rather than the ad hoc subdivision of, and excision from, rural land holdings.
- Strategy 1.4 Encourage innovative forms of residential development such as those based on recreation and open space areas in suitable locations.
- Strategy 1.5 Protect and retain heritage places as a means of diversifying housing styles and preserving neighbourhood character.
- Objective 2 To manage the risk of land use conflict between forms of housing and other industry and rural activities.**
- Strategy 2.1 Limit the establishment of housing in locations where amenity may be negatively impacted on by farming and related activities, or where the location of housing may inhibit rural activities.

### Implementation

The strategies in relation to housing will be implemented through the planning scheme by:

### Application of zones and overlays

- Applying the General Residential Zone, Low Density Residential Zone, Rural Living Zone and Development Plan Overlay to support a diversity of housing and lot size in appropriate locations.

### Further strategic work

- Preparing a strategy for the municipality's main townships that provides an overarching framework to direct open space planning and management.
- Preparing a new local policy for rural dwellings and subdivisions to guide development in rural areas (if required) upon completion of a rural strategy.

## 21.02-3

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### Built environment and heritage

#### Overview

The Grampians and Wimmera Plains region is a rich indigenous cultural location. The Northern Grampians Shire is part of the broader Grampians Region that contains over 70% of Victoria's indigenous art sites. The Brambuk Cultural Centre at Halls Gap and aboriginal art at significant sites at Bunjils Cave, Lake Lonsdale and within the Grampians National Park help to promote and preserve the Aboriginal cultural heritage of the region.

The shire has a diverse range of urban areas and townships. They represent the built and cultural heritage of the development of the Wimmera, Grampians region and its mining past and agricultural industry. The presentation of the towns from the highways and major roads is important in building civic and community pride, in protecting existing heritage values, in the attraction of tourism and providing a sense of place.

The shire's two main towns, Stawell and St Arnaud were developed and settled by Europeans in Victoria's 1850's gold rush. The built heritage within these towns reflects their gold rush origins.



## Key issues

- The abundance of natural, cultural and historically significant places in the shire.
- Recognising, protecting and conserving the shire's natural, spiritual, cultural and built form heritage including heritage buildings, monuments, streetscapes and precincts.
- Identifying and assessing the heritage assets of the shire.
- The importance of urban design in protecting and respecting neighbourhood character and the heritage values of the shire's towns.
- Improving the visual quality and amenity of township entrances.

### **Objective 1 To conserve and protect sites and precincts of architectural, cultural and historic significance.**

- Strategy 1.1 Protect individual places and precincts of significance.
- Strategy 1.2 New development should minimise the impact on identified heritage places, precincts and landscapes.
- Strategy 1.3 Ensure that development on or neighbouring a site or precinct which is considered to have natural, archaeological, architectural, cultural or historic significance will not have a detrimental impact on the significance of the site.
- Strategy 1.4 Ensure development of main streets recognises heritage values, and enhances the pedestrian experience.
- Strategy 1.5 Enable development and use that complements and enhances significant items, places and areas of natural and cultural heritage.

## Implementation

The strategies in relation to built environment and heritage will be implemented through the planning scheme by:

### **Application of zones and overlays**

- Applying the Heritage Overlay to identified heritage places, precincts and landscapes.
- Applying the Design and Development Overlay to ensure development recognises and protects the natural attributes of the Grampians National Park.

### **Further strategic work**

- Review and update the 'Halls Gap Township Urban Design Framework, A Pride of Place Project, 2001.'
- Develop siting and design guidelines for buildings (both residential and industrial).

### **Reference documents**

Halls Gap Township Urban Design Framework, a Pride of Place Project, 2001

Northern Grampians Heritage Study, Stage 1, April 2000

Northern Grampians Shire Heritage Study Stage 2, 2005

## 21.03 ENVIRONMENTAL RISK AND LANDSCAPE VALUES

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This clause provides local content to support Clause 12 (Environmental and landscape values) and Clause 13 (Environmental risks) of the State Planning Policy Framework.

### 21.03-1 Environment, landscape values and risk

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#### Overview

With the Grampian Ranges to the south and the Pyrenees Ranges to the east, the shire contains some of the most significant environmental features in the State. Other major environmental assets of the shire include Lake Lonsdale, Lake Fyans, Teddington Reservoir, Lake Batyo Catyo and the Kara Kara State Forest.

The shire has a wide range of habitat areas supporting a diverse range of flora and fauna. The shire includes parts of the three distinctive catchments of Glenelg Hopkins, Wimmera and North Central.

The Avoca, Avon, Richardson and Wimmera Rivers are all within the shire. The upper catchment of the Wimmera River supplies a secure water supply to thousands of farms and over fifty towns in the Wimmera and Mallee regions. Stawell and St Arnaud townships are supplied water from Lake Fyans, Lake Bellfield and the area known as the Volcano.

The Grampians are a mountainous landscape of national significance consisting of rugged landscape ridges and escarpments. The surrounding farming country is attractive, containing mature river red gums and other native trees in paddocks and along roads and streams.

Land in the shire is subject to environmental risks such as bushfire, flooding and salinity. The shire also has land susceptible to landslides and land with a high risk of potential instability including land located in the Grampians National Park, and the township of Halls Gap.

#### Key issues

- Habitat loss caused by the removal of remnant vegetation is a key environmental issue.
- Integrated management of environmental assets across the shire, with the shire crossing three Catchment Management Authority boundaries.
- Bushfire is a hazard in the shire and around townships, with Halls Gap and land around Kara Kara State Forest being at high risk.
- Protecting the environmental and landscape values of the Grampians National Park.
- Flooding occurs along the river systems in the alluvial plains and sheet flooding also occurs in parts of the shire creating overland flow paths.
- Gully, soil erosion and sedimentation causing downstream impacts contribute towards the poor to moderate condition of the 'shires rivers.
- Salinity and erosion occur in the more elevated discharge areas.
- Appropriately managing development in areas susceptible to environmental landslide or instability to reduce the impacts of future landslide events and improve community resilience.
- Inappropriate development in these areas susceptible to landslide or instability, including vegetation removal can exacerbate the risks to life, property and the environment.

- Managing drainage, rock and soil disturbance and stormwater disposal to minimise the risk of landslides.

**Objective 1 To ensure land use and development does not increase the level of bush fire risk and includes adequate fire protection measures.**

Strategy 1.1 To identify areas in the shire that are at risk from bushfire.

Strategy 1.2 To limit development in areas subject to extreme bushfire.

**Objective 2 To protect local flora and fauna.**

Strategy 2.1 Reinforce existing wildlife corridors along road and railway reserves with supplementary revegetation in adjacent private lands to establish strong biolinks between important habitats.

Strategy 2.2 Protect and reinforce significant environmental nodes or biolinks on private land.

Strategy 2.3 Support the location of services on private cleared land rather than on roadsides.

Strategy 2.4 Support future development on land within the shire that is already cleared to avoid and minimise the removal of remnant vegetation.

**Objective 3 To manage salinity and erosion.**

Strategy 3.1 Reduce salinity risk by reducing ground water accessions, preventing development within high risk salinity areas and stabilising salinised areas.

Strategy 3.2 Encourage use and development that may impact on salinity to take into consideration Salinity Management Plans, where relevant to ensure impacts are minimised and appropriately addressed.

Strategy 3.3 Minimise land disturbance and inappropriate development in areas identified as being susceptible to erosion.

**Objective 4 To reduce the impact of landslides.**

Strategy 4.1 Ensure that development does not increase the landslide risk to life or property.

Strategy 4.2 Ensure that development proposed on land susceptible to landslides is justified and supported by adequate investigation of geotechnical and related structural matters.

Strategy 4.3 Ensure that development on land susceptible to landslides is carried out having regard to the results of geotechnical and related structural investigations.

Strategy 4.4 Require investigation into landslide and erosion risk for land in Halls Gap identified as being susceptible to landslides.

**Objective 5 To protect the environmental and landscape values of the Grampians National Park.**

Strategy 5.1 Recognise the significance of the environmental and landscape values of the Grampians National Park, locally and as a major natural feature tourist attraction.

Strategy 5.2 Ensure that development does not adversely impact on the landscape qualities of the Grampians National Park and surrounding rural areas.

Strategy 5.3 Maintain the quality of vistas to and from the Grampians National Park.

## **Implementation**

### **Policy guidelines**

- To apply appropriate conditions to development to mitigate and manage the risks from bushfire to acceptable levels.
- Require applications for land identified at risk from landslide to provide a geotechnical report.
- Land in Halls Gap that has been identified susceptibility to landslides requires investigation for landslide and erosion risk.

### **Application of zones and overlays**

- Apply the Rural Activity Zone, Significant Landscape Overlay and Design and Development Overlay to protect the values of the Grampians National Park environs.
- Apply the Bushfire Management Overlay, Land Subject to Inundation Overlay, Floodway Overlay, Environmental Significance Overlay, Erosion Management Overlay and Significant Landscapes Overlay as appropriate to address areas at significant risk from bushfire, flooding, erosion and landslides.

### **Further strategic work**

- Undertake a strategic audit of sites subjected to environmental contamination.

### **Reference documents**

Defendable Spaces Project: Planning Analysis and Implementation Final Report, 2014.

Northern Grampians Shire Council, Report for Landslide Susceptibility Zoning, Halls Gap Township, September 2011.

**21.04 ECONOMIC DEVELOPMENT**06/04/2017  
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This clause provides local content to support Clause 17 (Economic Development) of the State Planning Policy Framework.

**21.04-1 Agriculture**06/04/2017  
C54**Overview**

Agriculture is the dominant land use and industry in the shire, with key activities being sheep grazing in the south and cropping (especially wheat) in the north west. The shire has a temperate climate ideal for wool, grain and wine production with an average rainfall of 450 mm per year ranging from 850 mm along the Grampians fringe to 600 mm per year in the Teddington area and 400 mm in the northern plains.

**Key Issues**

- The importance of agriculture to the shire's economy.
- Protecting high quality agricultural land.
- Intensive animal industries including piggeries and poultry are important to the shire's economy and need to be located where amenity impacts on sensitive uses are limited.
- Viticulture is an established industry in and around Great Western and is establishing in the foothills of the Pyrenees.
- Supporting sheep, cattle and cropping as the dominant agricultural activities of the shire and encourage the continued growth of intensive agricultural industry such as viticulture, poultry and pigs.
- Supporting the diversification of rural land use through expansion of renewable energy generation in appropriate locations.

**Objective 1 To support the development of sustainable agriculture and horticultural industries, as the foundation to a strong and prosperous economy.**

- |              |   |
|--------------|---|
| Strategy 1.1 | Protect productive agricultural land for the purposes of agricultural production and value-adding industries.   |
| Strategy 1.2 | Ensuring agricultural land is managed in an environmentally sustainable and responsible manner in order to protect its productive use.  |
| Strategy 1.3 | Supporting sheep, cattle and cropping as the dominant agricultural activities of the shire and encourage the continued growth of intensive agricultural industry such as viticulture, poultry and pigs. |
| Strategy 1.4 | Ensure that future subdivision of agricultural land is based on sustainable and viable farming methods and on sustainable environmental grounds.  |
| Strategy 1.5 | Support existing and emerging agricultural activities such as viticulture, intensive horticulture and animal industries in locations, and on land that is suited to such enterprises.                   |
| Strategy 1.6 | Discourage the creation of small rural lots outside of areas not zoned for rural residential purposes.  |
| Strategy 1.7 | Protect rural and agricultural infrastructure such as roads, drainage channels and water supply.  |

- Strategy 1.8 Support the clustering of agricultural functions and associated rural industries in appropriate locations.
- Objective 2 To encourage intensive animal industries in areas of the shire where the potential for conflict with surrounding land uses, such as odour, waste disposal, protection of water quality and supply, vermin (mice and flies), traffic and noise can be minimised.**
- Strategy 2.1 Encourage intensive animal industries and associated industries in appropriate locations that are conducted in a manner that fosters positive environmental sustainability, utilising modern technology, especially with regard to waste treatment and disposal.

### **Implementation**

The strategies in relation to agriculture will be implemented through the planning scheme by:

### **Policy guidelines**

- Require development for intensive animal industries to provide appropriate buffers to sensitive uses.

### **Application of zones and overlays**

- Applying the Farming Zone to protect and support agricultural uses in rural areas.
- Applying the Rural Activity Zone to provide a balanced

### **Further strategic work**

- Prepare a Rural Strategy to identify locations and provide guidance for specific forms of agriculture and agribusiness (including intensive agriculture) and include a land capability assessment and identification and assessment of biodiversity values for protection.
- Prepare a local policy for intensive agriculture to protect strategically important agricultural land.

### **Reference documents**

Northern Grampians Shire Economic Development Strategy 2013-2014

## **21.04-2**

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### **Resource exploration and extraction**

#### **Overview**

The Stawell gold mine is Victoria's largest operating gold mine. Earth and energy resources are continuing to be developed and extracted throughout the shire and are of regional significance.

#### **Key Issues**

- Extractive industry is important to the shire's economy.

- Facilitating extractive industry whilst providing appropriate buffers to sensitive land uses.

**Objective 1 To promote and facilitate mining and extractive industry in the shire in a responsible manner.**

Strategy 1.1 Encourage mining and extractive industry activities provided that the proposals adequately address environmental, amenity, health and rehabilitation issues to ensure the long term impacts of mining and extractive industry on the surrounding environment and community are minimised.

Strategy 1.2 Provide adequate separation, buffer zones and biosecurity areas between sensitive land uses and mining and extractive industry to ensure that adverse environmental effects, health, nuisance, amenity or exposure to hazards does not affect existing and future residents.

**Implementation**

The strategies in relation to resource exploration and extraction will be implemented through the planning scheme by:

**Policy guidelines**

- Require any development of mining and extractive industry to provide appropriate separation, biosecurity areas and buffer zones to sensitive land use.

**Application of zones and overlays**

- Applying the Special Use Zone to facilitate the use and development of the Stawell gold mine.

**Reference documents**

Stawell Gold Mine Future Possibilities Business Case, 2014

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**Industrial development**

**Overview**

Industry is generally concentrated in the towns of Stawell and St Arnaud and includes activities such as brick making, meat processing, steel fabrication, feed production, supply and service of farm machinery and small service industry. The inappropriate siting of industry next to sensitive land uses such as residential is an issue in the shire.

**Key Issues**

- Encouraging new industry to locate in Stawell or St Arnaud to build the capacity of these towns.
- Impacts on sensitive land uses from inappropriately located industrial uses.
- Protecting industrial uses from the encroachment of sensitive uses.
- Strengthening the rural service role of St Arnaud.
- Directing industrial use to areas that are serviced by power, water and gas.

**Objective 1 To encourage and facilitate sustainable industrial development in appropriate locations.**

- Strategy 1.1 New industry is encouraged in appropriate locations around Stawell and St Arnaud in order to build the capacity of these towns.
- Strategy 1.2 Encourage industry associated with viticulture and food to locate in Great Western, to promote development of the town and of the wine and food industry.
- Strategy 1.3 Accommodate rural based industries adjacent to, or outside the two main urban centres provided they can demonstrate access to physical (including roads, water and effluent disposal) and business services without imposing greater infrastructure costs on the local community.
- Strategy 1.4 Determine appropriate sites for major new industries, and potentially noxious industries (such as abattoirs) based on an assessment of the individual needs of the business, and the potential impacts of the industry on existing urban and rural land uses. In “one off” instances, where there is an identified need to accommodate significantly large scale new development, it may be more appropriate to locate the industry in a rural zone, close to a major urban centre (Stawell or St Arnaud) where access to roads and reticulated services can be provided, whilst minimising any impact on urban uses by maintaining buffer distances within the site. Consideration of such development and use of rural land should also consider the impacts on an area’s land capability and environmental land management. (Stawell West).
- Strategy 1.5 Protect existing industries and facilitate their expansion.
- Strategy 1.6 Industrial and intensive commercial development in Stawell is directed towards the west of the town, or to the north east of the town, including near the current Stawell Gold Mine area where appropriate.
- Strategy 1.7 Industrial and commercial development that offers services and goods for rural industry will be encouraged in St Arnaud, capitalising on the existing rural service role of the town.
- Strategy 1.8 Industrial and intensive commercial development will be encouraged at locations that are already serviced, or can be readily serviced by essential services such as power, water, gas, where appropriate.

**Objective 2 To determine and provide for land requirements that will be sufficient to cater for 15 years growth of existing and new industry development.**

- Strategy 2.1 Carry out strategic analysis in conjunction with existing industrial land uses to determine requirements for industrial land in the shire’s towns over the next 15 year period.
- Strategy 2.2 Having identified future industrial land requirements, apply appropriate zoning controls to areas for long term industrial development.

**Implementation**

The strategies in relation to industrial development will be implemented through the planning scheme by:

**Policy guidelines**

- Applying local policy to ensure new industrial use and development is compatible with established uses to minimise amenity impacts and respects the heritage values of Pleasant Creek Estate, Stawell.



- Require any industrial development to provide adequate buffers to protect the amenity of sensitive uses.

### **Application of zones and overlays**

- Applying the Industrial Zones to facilitate industrial development in the shire in appropriate locations.

### **Further strategic work**

- Prepare an Industrial Strategy for the municipality which considers infrastructure requirements, interface with residential areas and land capability.
- Investigate the shire's requirements to provide a 15 year supply of industrial land.
- Investigate opportunities to utilise industrial land in Stawell and St Arnaud.

## **21.04-4**

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## **Commercial and retail uses**

### **Overview**

The shire's main retail and commercial concentrations are of a local service nature and are located in Stawell and St Arnaud.

The shire's residents obtain higher order goods and services from Melbourne and / or the regional cities of Bendigo, Ballarat and Horsham.

### **Key Issues**

- Strengthening access to regional cities for access to higher order goods and services for the shire's residents.
- Providing a sufficient land supply for bulky goods retail development.
- Consolidating the retail and service functions in Stawell and St Arnaud.
- Capturing local and tourist spending within the shire.
- Maintaining services in small townships where postal services and convenient shopping centres (general stores and fuel stations) are provided, with community halls and sporting complexes providing the setting for community events and open space entertainment.

### **Objective 1 To maintain and strengthen the functioning of retail centres throughout the shire.**

Strategy 1.1 Concentrate retail and professional service activities in Stawell and St Arnaud, within the defined retail core of the towns.

Strategy 1.2 Enhance existing retail shopping precincts.

Strategy 1.3 Develop bulky goods retailing, general retail and rural supplies and services along major roads including the Western Highway.

Strategy 1.4 Ensure an adequate land supply for bulky goods retail in both Stawell and St Arnaud.

Strategy 1.5 Retain and encourage convenience shopping in smaller rural settlements.

Strategy 1.6 Encourage new commercial and retail development to meet best practice environmentally development principles from the design stage through to

construction and operation, particularly in the areas of waste reduction and management.

**Objective 2 To encourage compatibility between similar tourist and retail uses.**

Strategy 2.1 Integrate tourist and retail services as a means of maximising marketing and purchasing impact and promoting a greater retention of local and tourist expenditure within the shire.

Strategy 2.2 Facilitate integrated tourist and retail investment at the major tourist destinations of Halls Gap, Great Western, Stawell and St Arnaud.

**Implementation**

The strategies in relation to commercial and retail development will be implemented through the planning scheme by:

**Application of zones and overlays**

- Applying the Commercial Zones, Industrial Zones, Township Zones, Rural Activity Zone and the Heritage Overlay, Design and Development Overlay and Development Plan Overlay where appropriate to enhance commercial development opportunities within the shire.

**Further strategic work**

- Investigate the provision of commercial services adjacent to the Western Highway, that will not impact on the function of the highway.

**Reference documents**

Halls Gap Master-Plan for Commercial, Investment and Public Land Development, Northern Grampians Shire, 2015

Northern Grampians Shire Economic Development Strategy 2013-2014

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**Tourism**

**Overview**

The shire has a vibrant and expanding tourism industry, particularly in the settlements of Great Western (tourism based on the wine industry) and Halls Gap (tourism based on the Grampians National Park). Stawell is developing its tourist infrastructure in an attempt to capitalise on its gateway location to the Grampians.

St Arnaud has potential as a tourist destination associated with the wine industry in the foothills of the Pyrenees and recognition and enhancement of the heritage values in the town. Stawell hosts the annual Easter Gift, over the Easter weekend, which is an internationally famous sporting festival.

**Key Issues**

- The importance of tourism to the local economy.
- The need to protect the natural environment as an asset for tourism.
- The opportunity to diversify tourism in the Ararat- Stawell-Halls Gap Triangle.

- The need to develop integrated tourism infrastructure.

**Objective 1 To increase visitor numbers, expenditure and length of stay in the shire.**

- Strategy 1.1 Capitalise on the shire’s tourist industry based on the Grampians National Park, historic buildings and places, the ironbark forests, the lakes, events such as the Stawell Easter Gift and wineries and gourmet and boutique foods.
- Strategy 1.2 Encourage the development of a variety of tourist experiences throughout the shire with supporting and complementary infrastructure.
- Strategy 1.3 Promote the development of a variety tourist accommodation and facilities in appropriate locations throughout the shire, including adventure holiday accommodation, cabin and farm stays, motels, caravan parks, RV friendly facilities and conference and business facilities.
- Strategy 1.4 Facilitate tourism enterprises such as bed and breakfasts in rural areas.
- Strategy 1.5 Support development within the Ararat-Stawell-Halls Gap Triangle that enhances the diversity of tourism use of the Grampians region.
- Strategy 1.6 Support development that enhances tourism infrastructure associated with the Grampians Peaks Trail.
- Strategy 1.5 Support development that enhances the role of Great Western as a wine village and tourist destination.
- Strategy 1.6 Encourage the development of tourism infrastructure, including boutique accommodation, restaurants and cafes in Great Western.
- Strategy 1.7 Support development in Stawell that enhances its aesthetic appearance and heritage assets as the gateway to the Grampians.
- Strategy 1.8 Support the expansion of wineries in the foothills of the Pyrenees mountain range.
- Strategy 1.9 Support development in St Arnaud that enhances its scenic appearance and winery/heritage qualities as a destination for arts and culture.
- Strategy 1.10 Support development surrounding Lake Fyans that enhances its tourism and recreational qualities.
- Strategy 1.11 Ensure that the shire’s natural and built heritage is enhanced and protected, as it is these assets that tourists come to see and experience.
- Strategy 1.12 Tourist attractions, particularly the natural features of the Grampians, Kara Kara National Park, and other areas of significant flora and fauna, such as the ironbark forests need to be protected and enhanced as non-renewable resources essential to the long term sustainability of tourism as an industry in the shire.
- Strategy 1.13 Encourage tourism development and investment in Halls Gap and surrounding area.
- Strategy 1.14 Support an increase in the diversity of indoor and outdoor experiences including opportunities to allow visitors to enjoy luxury and comfort whilst retaining natural values and iconic attractions and experiences unique to the Halls Gap area.
- Strategy 1.15 Infrastructure for tourists including accommodation, restaurants, entertainment facilities and recreation facilities will be encouraged to integrate where possible with town centre functions to maximise use of this infrastructure and enhance town centre activity.

**Objective 2 To encourage tourism in the municipality based on the heritage and culture of the shire.**

- Strategy 2.1 Encourage better interpretative signage and fixed heritage information to aid in the interpretation and awareness of the shire’s heritage.
- Strategy 2.2 Support retail and tourism development that capitalises on Stawell’s proximity to the Grampians National Park.
- Strategy 2.3 Conserve and use unused road and rail reserves and stream reserves to establish walking, cycling and “all ability” networks to link tourist precincts across the municipality and to adjoining municipalities as an alternate way to experience these attractions.

### **Implementation**

The strategies in relation to tourism will be implemented through the planning scheme by:

### **Application of zones and overlays**

- Applying the Commercial Zones, Industrial Zones, Township Zones, Rural Activity Zone and the Heritage Overlay, Design and Development Overlay and Development Plan Overlay where appropriate to enhance tourism development opportunities within the shire.
- Applying the Rural Activity Zone to achieve a balanced mix of agriculture, environmental and tourism uses in the Halls Gap Valley.

### **Further Strategic Work**

- Review the Design and Development Overlay in Halls Gap to support new development that enhances the diversity and quality of tourism uses.
- Review zoning in the Halls Gap township to encourage tourism development and economic development.

### **Reference Documents**

Halls Gap Master-Plan for Commercial, Investment and Public Land Development, Northern Grampians Shire, 2015

Northern Grampians Shire Economic Development Strategy 2013-2014

Ararat – Stawell- Halls Gap Triangle Rural Zone Review, Final Report (August 2012)

**21.05 INFRASTRUCTURE AND COMMUNITY DEVELOPMENT**

06/04/2017  
C54

This clause provides local content to support Clause 19 (Infrastructure) of the State Planning Policy Framework.

**21.05-1 Electricity generation and distribution**

06/04/2017  
C54

**Overview**

At a regional level the role of local energy systems that capture renewable resources and create local generation have been recognised. Local energy systems can stimulate economic investment and have long term potential to create more resilient local energy in the shire.

**Key Issues**

- Opportunities to establish renewable energy resources as a key local infrastructure assets.
- Regional wind resources provide an increased opportunity for rural areas to support innovative energy or alternative renewal energy developments.

**Objective 1 To reduce the municipality’s reliance on non-renewable energy.**

- Strategy 1.1 Support the development of locally generated renewable energy.
- Strategy 1.2 Encourage landowners, developers and builders to incorporate renewable energy systems.
- Strategy 1.3 Promote use and development that reduces energy consumption and reliance on the supply network.

**Implementation**

The strategies in relation to electricity generation and distribution will be implemented through the planning scheme by:

**Policy guidelines**

- Encourage renewable electricity generation and distribution in the shire.

**Further strategic work**

- Investigating the use of small-scale renewable energy systems for small townships.

**21.05-2 Distribution of social and cultural infrastructure**

06/04/2017  
C54

**Overview**

Evidence shows that the conditions in which we live, learn, work and play have an enormous impact on our health. A range of social determinants such as access to employment, education, housing, social connections, transport, and food security, may also affect our health. There is a growing evidence base demonstrating the relationship between

environment and health status; for example, the links between the natural and built environments, physical activity, chronic disease, obesity and mental health and wellbeing.

### Key Issues

- Providing access to community infrastructure to meet the needs of residents throughout the shire’s urban and rural communities.
- Encourage the provision of integrated social infrastructure to service the needs of the shire’s culturally diverse people of difference ages and abilities.
- Provide for children’s services in Stawell and St Arnaud.

**Objective 1 To facilitate the development and maintenance of community facilities throughout the municipality’s urban and rural communities.**

Strategy 1.1 Focus development around existing community infrastructure and services to maximise the efficient use of community services in the municipality and surrounding region.

Strategy 1.2 Encourage the provision and development of health and government services in the municipality.

**Objective 2 To encourage social infrastructure that is designed with good access, and managed in a flexible way to ensure it is able to respond to changing to community needs, and encourages a sense of community.**

Strategy 2.1 Plan for the provision of integrated social infrastructure across the municipality and allocation of resources for social infrastructure.

Strategy 2.2 Encourage lifecycle-targeted facilities and services, such as those for children, young people and older people, as well as facilities and services for groups with special needs, such as families, people with a disability and Indigenous and culturally diverse people.

Strategy 2.3 Provide passive and active recreational opportunities for residents and visitors throughout the shire.

Strategy 2.4 Facilitate and encourage the development and use of land to support children’s services and activities for children in Stawell and St Arnaud.

Strategy 2.5 Facilitate and encourage the development of post-secondary and tertiary educational facilities in the municipality.

Strategy 2.6 Support development that improves access to arts and cultural programs and events.

Strategy 2.7 Support development that increases accessible and affordable transport options for residents and visitors.

Strategy 2.8 Encourage use and development that ensures the responsible management of lakes and waterways.

Strategy 2.9 Encourage use and development that incorporates renewable energy use and environmental sustainability.

### Implementation

The strategies in relation to the distribution of social and cultural infrastructure will be implemented through the planning scheme by:

## Application of zones and overlays

- Applying appropriate zoning to land to provide access to open space, renewable energy, services, social infrastructure and transport.

## Reference documents

Northern Grampians Shire Municipal Public Health and Wellbeing Plan 2013-2017

**21.05-3**  
06/04/2017  
C54

## Waste and resource recovery infrastructure

### Overview

Planning for the safe and sustainable management of all waste materials, and maximising opportunities for resource recovery, requires waste and resource recovery infrastructure in appropriate locations and maximising the use of existing infrastructure.

### Key Issues

- Protecting waste and resource recovery assets from encroachment from sensitive uses.
- Providing adequate buffers to protect the operation of waste and resource recovery infrastructure.
- Identifying appropriate locations for future waste and resource recovery infrastructure.

### **Objective 1 To promote and facilitate the establishment and protection of appropriate waste and resource recovery infrastructure.**

- Strategy 1.1 Ensure that the role and function of the Statewide landfill at Bellellen is not prejudiced by directing sensitive uses a suitable distance away from the landfill.
- Strategy 1.2 Provide adequate separation and buffer zones between sensitive land uses and waste and resource recovery infrastructure in the shire.
- Strategy 1.3 Support the relevant regional waste and resource recovery group in the identification of new, and protection of existing waste and resource recovery infrastructure in the shire, to meet the shire's waste and resource recovery needs.
- Strategy 1.4 Support sustainable wastewater management and drainage practices with waste water collection and treatment systems, appropriate lot sizes to accommodate on-site treatments and best management practice for on-site stormwater management.

### Implementation

The strategies in relation to waste and resource recovery infrastructure will be implemented through the planning scheme by:

### Application of zones and overlays

- Apply the most appropriate zone and overlays around the Statewide Landfill, Pomonal Road Bellellen and waste and recovery infrastructure to protect the ongoing operation of these facilities.

**21.06 TRANSPORT**

06/04/2017  
C54

This clause provides local content to support Clause 19 (Transport) in the State Planning Policy Framework.

**21.06-1 Transport network**

06/04/2017  
C54

**Overview**

The main road transport corridor in the region is the Western Highway (a National Highway), which connects Horsham, Stawell and Nhill with Melbourne (via Ballarat) and Adelaide. The roles of road traffic and freight are strongly linked to settlement, economic development and tourism activity within the Northern Grampians Shire. Other important road corridors include the Sunraysia Highway, which runs north west to south east through the region and the Wimmera Highway providing a regional east west link. The road infrastructure drives pressure for land use development.

Rail service is also of utmost importance to the success of the region’s economy. The shire has two main rail lines, with Stawell and Glenorchy located on the interstate rail corridor which connects Melbourne to Adelaide and St Arnaud on the freight line which connects Maryborough to Mildura. These lines allow good access to the ports of Portland, Geelong and Melbourne.

**Key Issues**

- The importance of the Western Highway for urban development, economic growth and tourism in the Shire.
- Grampians Road, Stawell-Avoca Road, Sunraysia Highway and St Arnaud-Ararat Road provide critical regional connectivity for community, economy and regional development.
- The importance of the passenger and freight rail infrastructure to the community and the local economy.
- The importance from a safety and road maintenance perspective of using rail to move the majority of the region’s produce.
- The region’s railway infrastructure is constructed at different gauges, which constrains connectivity and the ability to provide passenger services to the region

**Objective 1 To encourage a transportation system that provides a diverse range of mobility options for all and provides appropriate access to employment, housing, services, and recreation areas, and facilitates economic growth within the shire.**

Strategy 1.1 Encourage land use planning to reduce reliance on car use, particularly in the main townships by improving pedestrian and cyclist connectivity, clustering employment, shops and community facilities in activity centres where they can support multi-purpose trips and supporting residential infill close to public transport nodes and improving pedestrian amenity and facilities.

Strategy 1.2 Improve the safety of pedestrian and bicycle links to public transport, activity centres, tourism precincts and attractions, community and recreation facilities, and industrial areas within the municipality.

Strategy 1.3 Encourage truck movements on identified truck priority routes, including the Western Highway, to link freight hubs and reduce conflict with other transport modes, developing Stawell as a logistics hub, and discourage



the development of freight and logistics related facilities in locations that require transport to use roads through residential areas.

- Strategy 1.4 Support inter-modal (road-to-rail, road-to-air freight) transfer facilities to make efficiencies in freight movement into the future.
- Strategy 1.5 Increase public transport opportunities between major towns and smaller settlements.
- Objective 2 To develop and maintain a network of road and rail corridors suitable for multiple forms of transport.**
- Strategy 2.1 Ensure access to the shire is maintained by the dual carriageway on the Western Highway, between Melbourne and Stawell, the Sunraysia Highway, between Ballarat and St Arnaud and passenger and freight train services.
- Strategy 2.2 Encourage the use of key routes and corridors that link all major heavy truck businesses and traffic generators between developing areas and established areas.
- Strategy 2.3 Support improvements in the capacity, safety and function of the region's rail corridors.

### Implementation

The strategies in relation to transport networks will be implemented through the planning scheme by:

### Application of zones and overlays

- Applying the Road Zone to protect the function of the road network in the shire and ensure appropriate subdivision of adjoining land.
- Applying the Public Use Zone to protect the rail network.

### Further strategic work

- Review the Northern Grampians Transport Study.

21.06-2

06/04/2017  
C54

## Western Highway

### Overview

The Western Highway is a principal road linking Melbourne and Adelaide and is a designated National Highway. Planning for land use and development in the vicinity of the Western Highway must consider impacts on this National Highway.

### Key Issues

- Protecting the role and function of the Western Highway as a National Highway.
- Encouraging land use and development that compliments the role of the Western Highway.

- Objective 1 To ensure that the use and development of land does not prejudice the levels of service, safety and amenity of the Western Highway.**

- Strategy 1.1 Ensure urban development is appropriately setback from the Western Highway to maintain its role as a national highway.
- Strategy 1.2 Encourage development and land use in the vicinity of the Western Highway that complements its role as a national highway.
- Strategy 1.3 Encourage the development of land to support the duplication of the Western Highway through to Stawell.
- Strategy 1.4 New use and development in the vicinity of the Western Highway should consider the movement of local traffic, cyclists, pedestrians and other road or footpath in the vicinity of the Western Highway, to ensure there is easy and safe movement between localities without the need to access the Western Highway.
- Objective 2 To minimise any adverse effects of noise from traffic using the highway, particularly where the highway passes through Stawell and Great Western.**
- Strategy 2.1 Ensure use and development with frontage to the Western Highway has regard to its importance as a national highway.
- Strategy 2.2 Ensure use and development including residential development fronting the Western Highway considers impacts from road traffic noise including the benefit of an acoustic report that outlines any necessary measures to reduce noise impacts and any relevant standards or guidelines with respect to building construction and siting.

### Implementation

The strategies in relation to the Western Highway will be implemented through the planning scheme by:

### Application of zones and overlays

- Applying specific controls to facilitate the Western Highway Project: Section 3-(Ararat to Stawell) project.
- Applying the Public Acquisition Overlay to reserve land for the duplication of the Western Highway.

21.06-3  
06/04/2017  
C54

### Stawell Aerodrome

#### Overview

The Stawell Aerodrome is a valuable regional and strategic asset economically and a major emergency response base. The aerodrome caters for the general aviation needs of the region and is home to many aviation-related businesses, such as fire bombing, aircraft maintenance and restoration, crop-spraying, flying instruction, charter and recreational flight services. Planning must seek to protect the Stawell Aerodrome, as a key element in the local transport infrastructure of the region.

#### Key Issue

- Protecting the safe operation and future expansion of the Stawell Aerodrome.

**Objective 1 To ensure that future development does not infringe the current and future use of the Stawell Aerodrome.**

Strategy 1.1 Ensure future development does not restrict the use of the aerodrome.

- Strategy 1.2      Ensure tall structures do not impact any designated existing or future obstacle limitation surfaces (OLS).
- Strategy 1.3      Facilitate the future extension of Stawell Aerodrome Runway 11/29.
- Strategy 1.4      Ensure that the use and development of hangar sites supports the safe operation and future expansion of the airport.

### **Implementation**

#### **Application of zones and overlays**

- Apply the Airport Environs Overlay to protect the ongoing operation and future expansion of the Stawell Airport.
- Apply the Design and Development Overlay to maintain the efficiency and safety of aircraft operations at the Stawell Aerodrome.

#### **Further strategic work**

- Review the Airport Environs Overlay to identify areas subject to high levels of aircraft noise, areas where the use of land for uses sensitive to aircraft noise need to be restricted and to ensure land use and development is compatible with the safe operation of the Stawell Aerodrome with safe air navigation for aircraft landing and take-off.

#### **Reference document**

Stawell Aerodrome Master Plan Review, 2014

**21.07 LOCAL AREAS**06/04/2017  
C54

This clause focuses on local area implementation of the objectives and strategies set out earlier in the Northern Grampians Planning Scheme. Each section relates to a township within the municipality, and should be read in conjunction with the rest of the Municipal Strategic Statement and not in isolation.

**21.07-1 Stawell**06/04/2017  
C54**Overview**

Stawell's close relationships with Ararat provides an opportunity to develop the towns as a cohesive sub-regional cluster of housing, employment and services.

Stawell is a complex township with a variety of land uses. The gradual development of Stawell over a period of 150 years has resulted in a mix of uses, with industries interspersed with residential uses. Conflicts between the uses are now apparent and it is recognised that industry needs to be located in specific areas and provided with the appropriate infrastructure. Stawell has a mix of industrial uses, with gold mining, textiles, brick making, rubber manufacture and meat processing being large industries. An established network of open space comprising of both active and passive recreational areas and bushland reserves exist throughout Stawell. A mix of dwelling types exists generally on large lots.

**Key issues**

- Recognise the close relationship between Stawell and Ararat and plan for these towns as a cohesive sub-regional cluster of housing, employment and services.
- Promoting and facilitating the development of Stawell as the shire's largest urban centre.
- Natural and built form constraints to development, including the Western Highway, sewerage treatment plant and airport to the south, goldmines to the north east and Iron Box forests to the north and north west.
- The Western Highway provides for a service business centre complementing the central commercial area.

**Local area implementation**

- Ensure that any proposed use and development within Stawell is generally in accordance with Figure 1: Stawell Strategic Framework Plan.

***Settlement, housing, built environment and heritage***

- Encourage the growth of Stawell as the shire's largest town.
- Strengthen connections with Ararat to provide a sub-regional cluster of housing, employment and services.
- Encourage residential development in the south east of the town, and north of the Western Highway.
- Encourage infill development with smaller lot subdivisions close to the commercial area.
- Direct low density development to planned estates to protect farming land.
- Direct rural living areas to the periphery of the town.

- Provide a diversity of housing and a range of lot sizes.

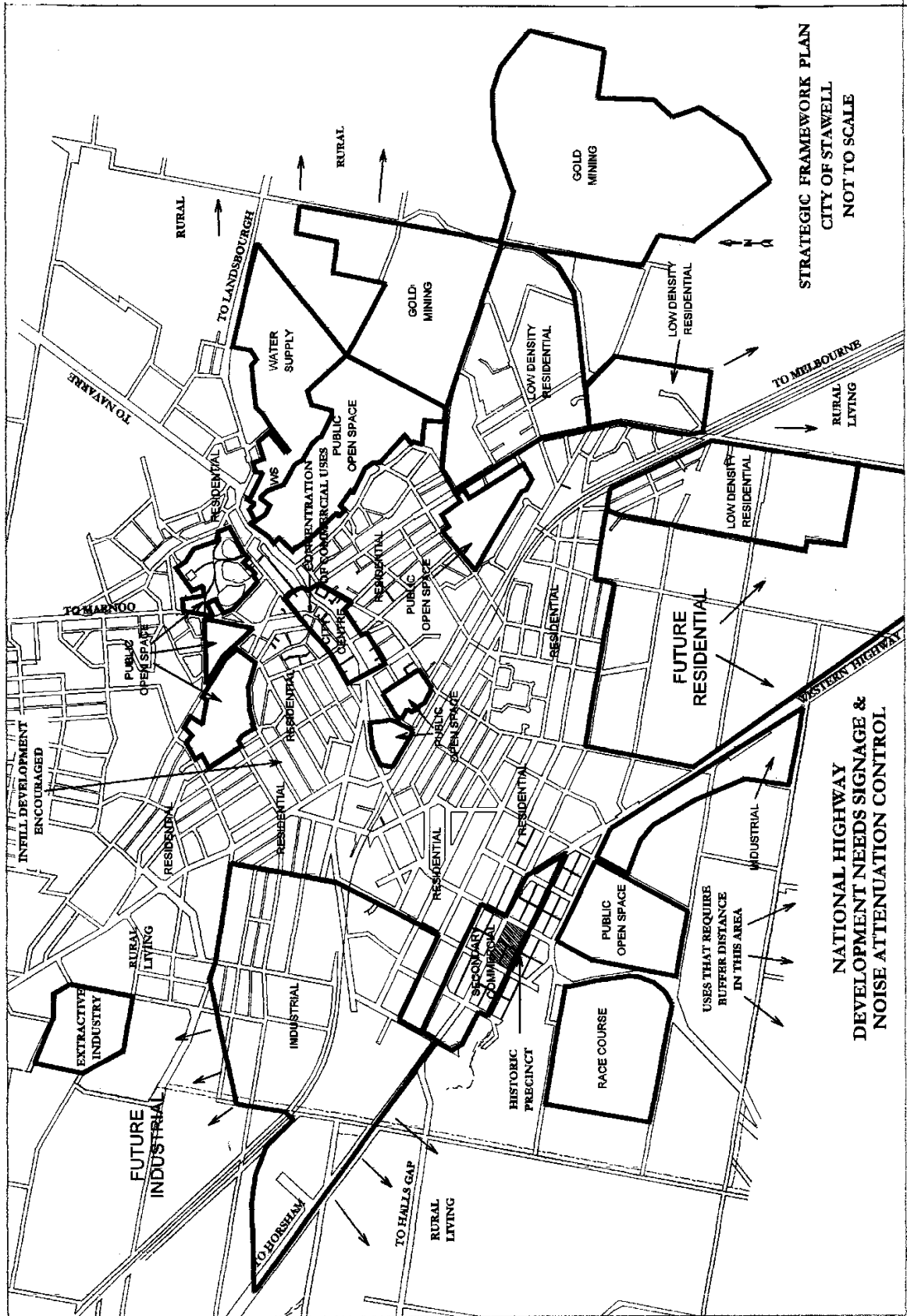
***Economic development***

- Encourage industrial and intensive commercial development in areas to the north east of the town, including in the vicinity of the gold mine, and to the west of the town.
- Investigate opportunities for greater utilisation of industrial land in Stawell.
- Maintain the central role of the Stawell commercial centre containing key retail activities and the existing shopping precinct.
- Encourage retail and tourism development that capitalises on Stawell's proximity to the Grampians National Park.

***Transport***

- Encourage land use and development that complements the highway infrastructure in the central commercial area.

Figure 1: Stawell Strategic Framework Plan



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**21.07-2**06/04/2017  
C54**St Arnaud****Overview**

St Arnaud is the second largest township in the shire and plays an important role as a service centre for the surrounding rural districts. St Arnaud offers both residents and visitors an attractive environment in which to live, shop and spend leisure time. St Arnaud has an established network of open space, comprising a good mix of passive and active recreation reserves.

**Key issues**

- Maintaining and enhancing St Arnaud's architectural history.
- The only constraint to urban growth is the State Forest on the town's western boundary.
- Consolidating available residential land.
- Providing infrastructure for residential and commercial development, including access to natural gas.
- Maintaining the existing parks of St Arnaud as places that provide safe, pleasant and convenient passive and active recreational facilities.

**Local area implementation**

- Ensure that any proposed use and development within St Arnaud is generally in accordance with Figure 2: St Arnaud Strategic Framework Plan.

***Settlement, housing, built environment and heritage***

- Encourage development that supports the existing rural service role of the St Arnaud.
- Encourage the consolidation and development of available residential land.
- Facilitate infill residential development to make best use of land and infrastructure.
- Provide infrastructure for residential and commercial development, including access to natural gas.
- Direct rural living areas to the periphery of the town.
- Ensure future development enhances and protects identified heritage buildings, streetscapes and places.
- Enhance the botanical and landscape significance of Queen Mary Gardens.

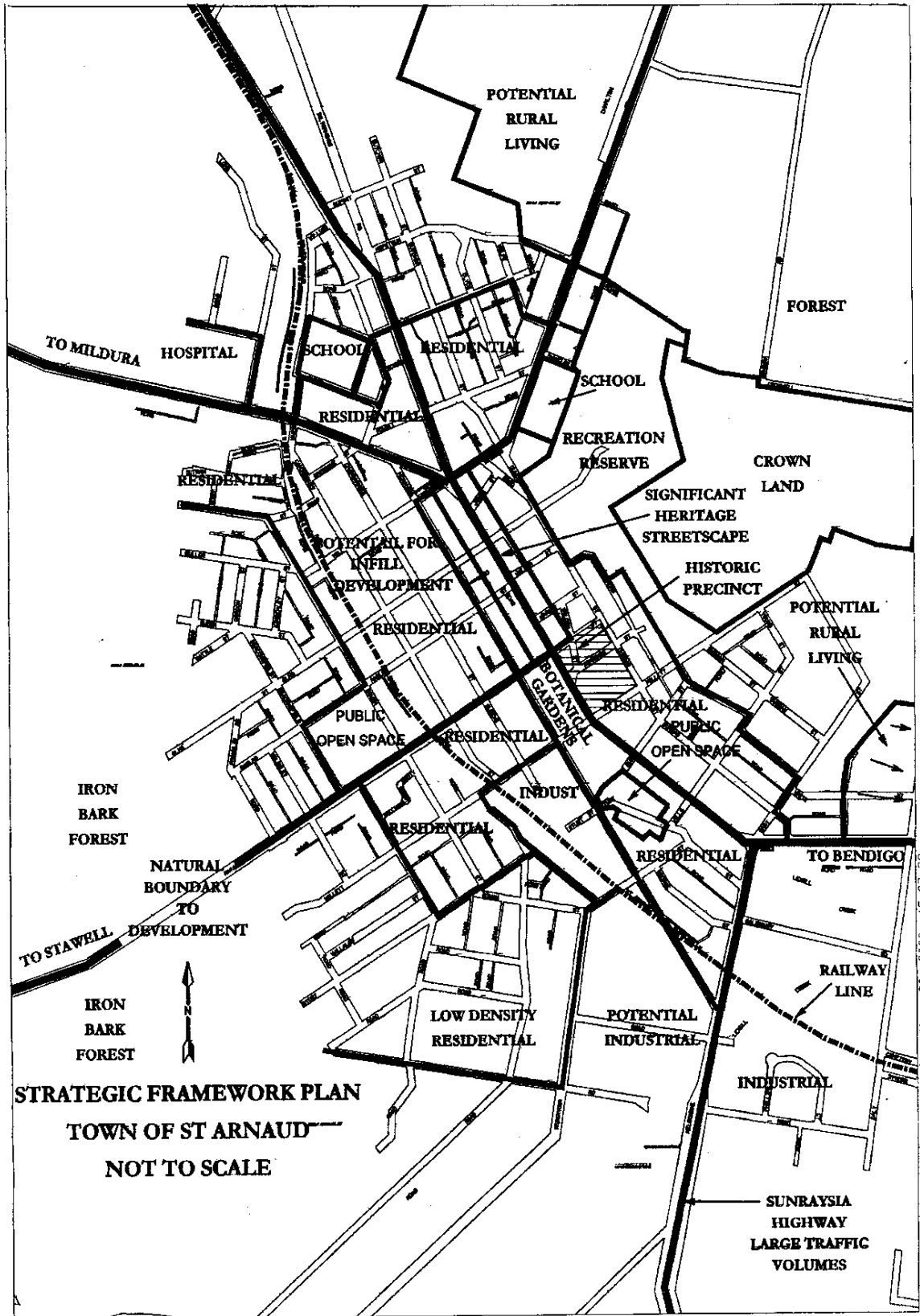
***Economic development***

- Promote and facilitate the growth of St Arnaud as a major sub-regional centre for rural service industries, machinery and processing plants.
- Support industrial development that offers services and goods for rural industry.
- Investigate opportunities for greater utilisation of industrial land in St Arnaud.
- Reinforce the main street of St Arnaud as a vibrant commercial centre.

***Infrastructure and community development***

- Encourage the development of Pioneer Park (designed by Edna Walling) and Lord Nelson Park as an active recreational and social centre.

Figure 2 St Arnaud Strategic Framework Plan





**21.07-3****Halls Gap/Lake Bellfield**06/04/2017  
C54**Overview**

The Halls Gap/Lake Bellfield area is the main focus for development activities associated with the Grampians National Park. Halls Gap is a unique township located in the heart of the Grampians National Park. The township is located in a river valley with steep, densely vegetated slopes either side posing severe development constraints. Halls Gap has the ability to accommodate 10,000 persons in peak periods in a range of accommodation styles.

The township and the immediate area contain business, residential, rural and public land and it serves an important social, economic, tourist and landscape role in the local community.

**Key issues**

- Protecting the character and charm of Halls Gap as a small township from inappropriate development.
- Ensuring development responds to environmental risks of landslide, flood risk and bushfire.
- Encouraging sensitive urban design in new development that responds to the township's location.
- Providing infrastructure which respects the environmental setting that makes the township attractive.
- Providing for tourism in a friendly country environment in a natural setting.
- Maintaining the character of the valley floor.
- Protecting vistas of and from the nationally and internationally significant Grampians National Park.

**Local area implementation**

- Ensure that any proposed use and development within the Halls Gap/Bellfield is generally in accordance with Figure 3: Halls Gap Strategic Framework Plan.

***Settlement, housing, built environment and heritage***

- Encourage consolidation of urban development in and around the existing subdivided areas in Halls Gap compatible with the land's capability.
- Facilitate infill residential development to make best use of land and infrastructure.
- Strongly discourage industrial uses on land zoned for rural or business purposes.
- Reinforce a high level of service, safety and amenity in the commercial centre.
- Maintain and enhance the road and walking track networks.
- Improve access to the open space network through integrating new community and other facilities
- Ensure the central village area of Halls Gap is focal point of the town.
- Discourage the expansion of township boundaries through ribbon development to reduce impacts on village characteristics and main street activation.
- Ensure all new development has regard to the site characteristics and the features of the surrounding locality.

- Ensure that development on the valley floor does not adversely impact on the character of the village and vistas to and from the Grampians National Park.
- Encourage larger lot sizes with heavily treed boundaries (rather than fences) to maintain the village character of the town unless treed boundaries would be adverse to the safety of the premises.
- Ensure development is of a high quality, designed and landscaped with respect to its sensitive context.
- Ensure environmental character and features have been incorporated into the design of any development

***Environmental risk and landscape values***

- Ensure land is appropriately zoned to protect the environmental values and respond to the risk and vulnerabilities of the land.
- Ensure that all development has regard to building in an area of high fire risk.
- Ensure that residential development has regard to the slope of the land and site constraints.
- Ensure use and development on land identified as susceptible to landslides and erosion is designed to avoid risks.
- Recognise the natural attributes of the Grampians National Park and ensure any development complements such attributes.
- Ensure new development in the Halls Gap and Lake Bellfield area is responsive to its natural setting, maintains a bush setting and minimises visual intrusion.
- Ensure development and built form design is not detrimental to the natural attributes of the Grampians National Park, Halls Gap and Lake Bellfield area.

***Economic development***

- Consolidate retail and commercial development within the commercial precinct of the Halls Gap Village area.
- Encourage agriculture and other rural activities in areas away from Halls Gap and Lake Bellfield.
- Discourage commercial development other than around the existing Halls Gap town centre.

**Reference documents**

A Land Use Planning Framework for the Halls Gap Lake Bellfield Area (1990)

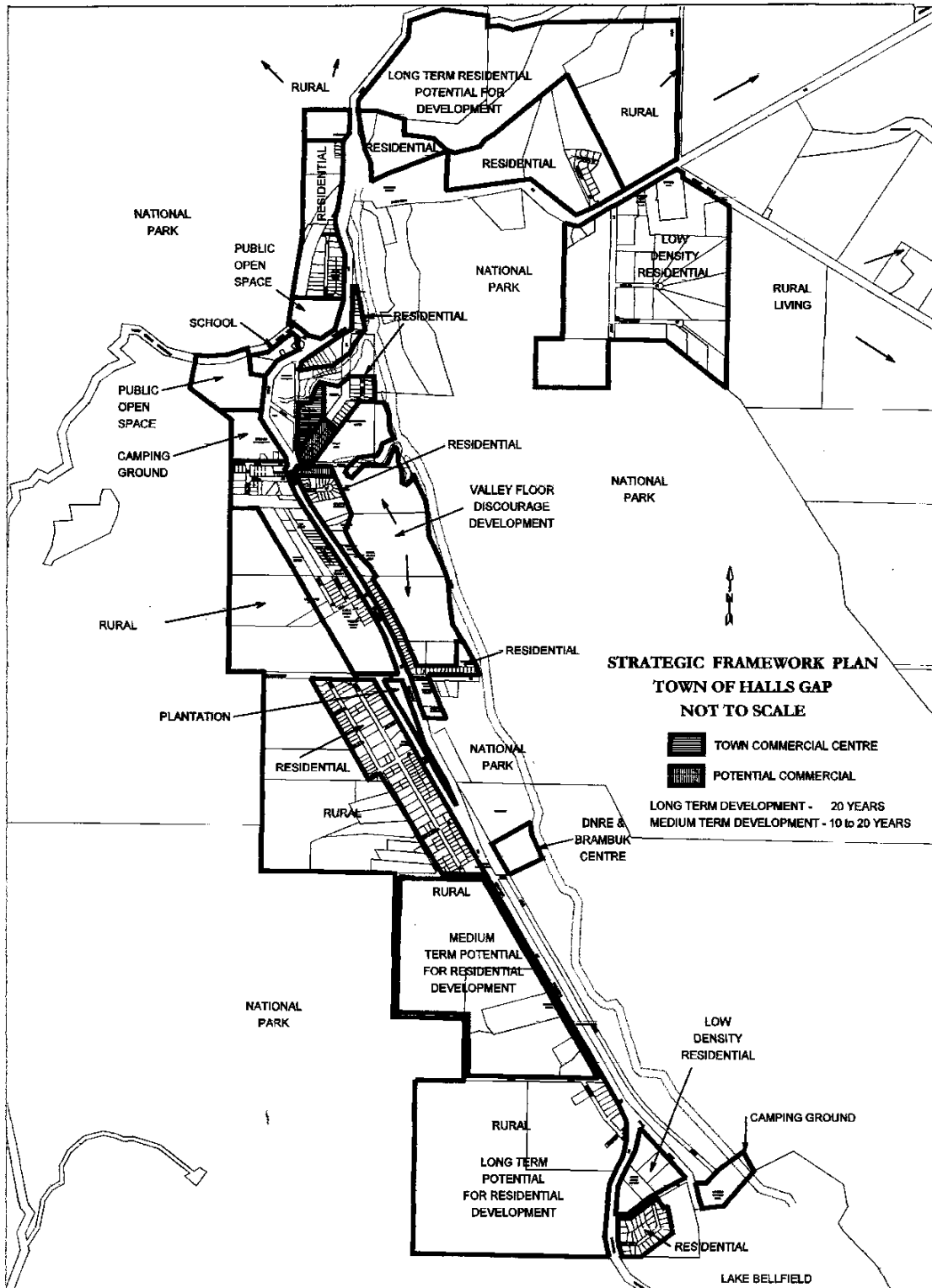
Ararat – Stawell- Halls Gap Triangle Rural Zone Review, Final Report (August 2012)

Grampians Surrounds Strategy, 1991

Halls Gap Townscape Plan (1999)

Halls Gap Township Urban Design Framework, A Pride of Place Project, 2001

Figure 3: Halls Gap Strategic Framework Plan



**21.07-4**  
06/04/2017  
C54

## **Great Western**

### **Overview**

Great Western is a small town located on the Western Highway, midway between Stawell and Ararat. The town, with a history of grape growing and wine making, has a strong viticulture identity and rural village character. In recent years expansion of the Seppelt and Best Wineries operations has seen this role within the town consolidated. The town is bisected by the Western Highway and the main Melbourne-Adelaide rail link.

### **Key issues**

- Retaining the rural village character.
- Constraining ribbon development.
- Providing a balanced mix of industrial and residential land uses.
- Providing a range of housing options, including heritage cottages and houses and low density rural lots.
- Flood prone areas to the north of the town.
- Sewer infrastructure covers only part of the township.
- Poor, rocky soils, that is not suitable for on- site treatment of effluent disposal.
- Encouraging the expansion of industrial land uses to complement the wineries.
- The opportunity for infill development on larger lots with multiple road access within the town.

### **Local area implementation**

- Ensure that any proposed use and development within the Great Western township is generally in accordance with Figure 4: Great Western Strategic Framework Plan.

#### ***Settlement, housing, built environment and heritage***

- Support residential development in locations that contribute to and enhance the village environment.
- Encourage residential development within the township centre in the short and medium term to both retain the current village characteristics and utilise sewer infrastructure.
- Provide a range of housing options, including heritage cottages and houses and low density rural lots.
- Encourage residential development including the uptake of existing vacant lots and well-planned subdivisions within the centre of Great Western that take advantage of existing services and utilities.
- To retain and enhance the village and vineyard features, character and design attributes of Great Western.
- Encourage the retention of older buildings that contribute to the local character and heritage of the township.
- Reinforce key gateway locations at Seppelt's Winery to the east and Bests Winery to the west, through appropriate development which emphasises the importance of their town entry locations and their roles as local landmarks.
- Discourage the expansion of township boundaries through ribbon development to reduce impacts on village characteristics.

- Ensure subdivision retains the existing character of the village and vineyard heritage with wide street frontages and lot sizes that respect the prevailing density.
- Ensure that new buildings and structures respond positively to the existing character of the town.
- Ensure development does not overwhelm or detract from the vineyard heritage/village character of the town.
- Encourage new buildings to match prevailing setbacks with preferences for built form that addresses the street and visually contributes to the streetscape character.
- Maintain the predominant front boundary and side setback patterns through the town centre.
- Encourage the retention of existing canopy trees.
- Ensure that landscaping is integrated with the design of new development and complements the vegetation of the wider area and local 'wine village' character.
- Reinforce the rural and rustic character of the town centre when designing and developing new infrastructure (e.g. no kerb and channel).
- Minimise the visual impact of car parking areas on the main street.
- Rationalise and improve signage throughout the town centre.

#### ***Economic Development***

- Support the unique and strong tourism and economic activity within Great Western with a focus on heritage and winemaking as key differentiators.
- Ensure retail uses are largely concentrated in the existing commercial area of town.
- Encourage viticulture and wine production industries, together with boutique and gourmet food production and sales.
- Ensure the location, siting, and design of industrial development respects adjoining and adjacent residential and commercial uses.

#### ***Infrastructure and community development***

- Support sustainable wastewater management and drainage practices with waste water collection and treatment systems, appropriate lot sizes to accommodate on-site treatments and best management practice for on-site stormwater management.

#### ***Transport***

- Ensure all development with frontage to the Western Highway will have regard to the importance of the highway as a national road.
- Ensure all development and urban design has regard to the duplication of the Western Highway Bypass.

#### **Reference document**

Great Western Future Plan 2014-2024

Figure 4: Great Western Strategic Framework Plan

