LOCAL AREAS

This Clause focuses on local area implementation of the objectives and strategies set out earlier in the Alpine Planning Scheme. Each section relates to a particular township, village or identified rural precinct within the Shire and should be read in conjunction with the rest of the Municipal Strategic Statement.

The sections are organised under the following Local Area headings:

21.07-1 - Bright
21.07-2 - Myrtleford
21.07-3 - Mt Beauty / Tawonga South
21.07-4 - Harrietville
21.07-5 - Porepunkah
21.07-6 - Tawonga
21.07-7 - Wandiligong
21.07-8 - Dederang
21.07-9 - Dinner Plain
21.07-10 - Bogong
21.07-11 - Rural Precincts

21.07-1

Bright

Key issues and influences

- Bright is the 2nd largest town within the Alpine Shire and plays a significant role in the housing and servicing of the Shire’s residents.

- It lies on the major route to Victoria’s snowfields within the Alpine National Park. Mount Buffalo National Park is also nearby.

- Bright has evolved from the influences of gold mining, forestry and agriculture to that of a tourism oriented town attracting almost all sectors of the tourism market and employing around 30% of the town’s population in the industry.

- A significant number of dwellings provide for holiday accommodation and consequently infrastructure and service facilities in the two townships must also provide for the peak visitor population.

- Bright also services the surrounding small towns and hamlets of the Upper Ovens Valley including Harrietville, Smoko, Freeburgh, Germantown, Porepunkah and Wandiligong.

- A signature characteristic of Bright is the dominant deciduous European alpine and avenue plantings including significant avenues in Delany Avenue, Cobden Street, and Wood Street which create strong linear spaces within the public realm.

- The pedestrian scale of Bright is also a fortunate legacy of the township’s settlement in the mid 1800’s. Today, a network of dedicated and shared paths provide safe access for pedestrians and cyclists across much of the township.

- The town is dissected by the Great Alpine Road running east-west along the northern boundary of Bright’s town centre and surrounded by the Ovens River, Morses Creek and Bakers Gully Creek and their associated public open spaces.

- The valley in this location is narrow and the surrounding hills, with their pine plantations, enclose the town including Apex Hill to the north and Mystic Hill to the south.
Opportunity for industrial development in Bright is currently limited to the industrial zoned land in Churchill Avenue.

Objectives

- Recognise Bright as a hub for tourist activities in the region and a vibrant place to live.
- Maintain and enhance the character of Bright as a vibrant tourist town in a rural setting that is well served by parklands and waterways surrounding the town centre and is predominantly pedestrian in scale.

Strategies

- Restrict development to be within the determined town boundaries and maintain the “green buffer” between Bright and Porepunkah and Wandiligong.
- Ensure commercial development, including motels and tourist accommodation, is of high quality design and does not dominate the streetscape.
- Direct medium density development into identified precincts.
- Maintain the open landscape aspect and predominance of exotic vegetation within the town, between and amongst the buildings.
- Encourage the provision of sufficient site area in new development to accommodate mature tree plantings.
- Maintain view corridors from public and private places.
- Requiring new housing development to take account of the scale, mass, form, roof pitch, height, materials, colour, landscape features and view lines of the local environs.
- Ensure minimum lots sizes for residential subdivision are appropriate to the area and have regard to the existing lot size and density of development in the neighbourhood.
- Subject to the necessary site investigations and consultation with relevant authorities focus new development within identified urban growth areas.
- Maintain building separation and the rhythm of building setback and form in established streetscapes.
- Ensure development is located to minimise the obstruction of flood waters particularly overland flooding associated with Morses Creek, Stackey Gully Creek and Bakers Gully Creek.
- Ensure future development takes into account risk of bushfire and provides reasonable levels of safety through the accessibility to roads, water, telecommunications and other reasonable infrastructure.
- Work with relevant authorities to ensure future development mitigates bushfire risk.

Implementation

- These strategies will be implemented by ensuring that any proposed use or development within the Bright Township is generally consistent with the Bright Structure Plan (Figure 1) as well as appropriate recommendations of the Bright Future: Urban Design Framework (2003) and Bright Framework Plan (2009).
- Use the Alpine Shire Rural Land Strategy, Alpine Shire Council, 2015 to protect, guide and facilitate the use and development of rural land and rural precincts around Bright.

Future strategic work

- Undertake a detailed assessment of the industrial/service needs of Bright.
- Consider application of the Design and Development Overlay.
- Identify significant trees on private land across the township and apply the Vegetation Protection Overlay.
- Introduce the Flood Overlay and Land Subject to Inundation Overlay over areas identified as subject to flood risk.
Figure 1: Bright Structure Plan
Myrtleford

Key issues and influences

- Myrtleford is the largest town within the Shire accommodating around 21% of the Shire’s population.
- The township is located 28 km to the north-west of Bright in the foothills of Mount Buffalo.
- Myrtleford is characterized by the broad open Ovens Valley which is accentuated by the magnificent views to nearby Mount Buffalo and the forested hill rising to the immediate north and east.
- Adjacent to the township area are the Ovens River, Happy Valley Creek and Barwidgee Creek floodplains.
- Myrtleford is well serviced and generally supports the Upper Ovens Valley communities with regard to access to goods and services.
- The town also plays an important service role to surrounding agricultural based land uses and enterprises. As a consequence the township has also shared in the impacts of the legacy of the tobacco industry on the surrounding district.
- The township primarily runs east – west along the valley floor with some residential areas as well as the urban centre prone to flooding from the Ovens River and Happy Valley Creek.
- The primary commercial / retail area is located centrally adjacent to the Great Alpine Road and is abutted by residential area. An industrial area is located at the towns’ west edge and another larger industrial area is located on the northern edge / Myrtleford-Yackandandah Road.
- The town is predominantly residential in nature with the main residential areas of the town being located to the north east of the Great Alpine Road on undulating hillsides. The residential areas of Myrtleford are also predominantly single dwellings on lots generally greater than 600sqm.
- The recreational areas to the south of the Great Alpine Road are subject to flood inundation.
- Timber processing is an important industry for the township with the Carter Holt factory situated on the Myrtleford-Yackandandah Road.
- The architectural style of buildings in the town centre is diversified and there are very few historical buildings. There is no unifying or predominant architectural or design style.
- Building alignments are however consistent with continuous buildings along street frontages and from side boundary to side boundary. Verandahs are also a prominent and practical feature in Clyde and Standish Streets.
- Revitalisation and renewal of the Myrtleford commercial area is required to stimulate commercial investment.

Objectives

- Recognise Myrtleford’s rich cultural, heritage and natural resources.
- Maintain and enhance Myrtleford’s access to a diverse range of lifestyle opportunities and quality visitor experience supported by local trade and industry.

Strategies

- Ensure development is located to minimise the obstruction of flood waters.
- Encourage high quality building design to provide visual cohesion within the town centre.
- Encourage commercial/retail development around Clyde and Myrtle Streets between Standish Street and Elgin Street.
- Support highway oriented, lower density retail and commercial activities to the east and west of the main commercial centre and within existing business zoned land.

- Maintain a visually and physically continuous facade of buildings in the commercial centre of town.

- Ensure all new development provides an active street frontage.

- Requiring new housing development to take account of the scale, mass, form, roof pitch, height, materials, colour, landscape features and view lines of the local environs.

- Ensure minimum lots sizes for residential subdivision are appropriate to the area and have regard to the existing lot size and density of development in the neighbourhood.

- Ensure that redevelopment of land between Clyde Street and the Great Alpine Road addresses both streets but maintains the key retail focus in Clyde Street.

- Support residential growth in areas already zoned for residential development.

- Discourage new residential development and especially increased residential densities in areas affected by flooding.

- Promote large, heavy, offensive or dangerous industrial development to the north of the township on land currently zoned for this purpose.

- Encourage light industrial development in the McGeehan Crescent industrial estate with application of appropriate buffers to surrounding properties.

- Provide appropriate buffers between the urban residential areas in town and the industrial precinct on the Myrtleford-Yackandandah Road.

- Ensure future development takes into account risk of bushfire and provides reasonable levels of safety through the accessibility to roads, water, telecommunications and other reasonable infrastructure.

- Work with relevant authorities to ensure future development mitigates bushfire risk.

**Implementation**

- These strategies will be implemented by ensuring that any proposed use or development within the Myrtleford township is generally consistent with the Myrtleford Structure Plan (Figure 2) as well as appropriate recommendations of the Myrtleford Master Plan Study and any subsequent master plans.

- Use the *Alpine Shire Rural Land Strategy*, Alpine Shire Council, 2015 to protect, guide and facilitate the use and development of rural land and rural precincts around Myrtleford.

**Future strategic work**

- Implement the adopted recommendations of the Myrtleford Flood Study.

- Review and implement the recommendations of the Myrtleford Master Plan Study and any subsequent master plans.

- Investigate application of the Development Plan Overlay over larger undeveloped areas of the township.
Figure 2: Myrtleford Structure Plan
Mount Beauty - Tawonga South

Key issues and influences

- The townships of Mount Beauty and Tawonga South are located approximately 19km to the north east of Bright and 90km to the south of Albury / Wodonga.
- Although distinct townships with individual history and character, Mount Beauty and Tawonga South are physically and economically linked.
- Mount Beauty was originally established as a State Electricity Commission town and retains much of this development history and building fabric in the older section of the town.
- The combined towns support the agriculture, tourism and power generation industries of the Upper Kiewa Valley.
- Mount Beauty and Tawonga South also service the surrounding rural community as well as nearby Tawonga and Falls Creek.
- These two settlements are located in the foothills of the Alpine National Park in the upper Kiewa Valley.
- The respective township areas are surrounded by a highly scenic and National Trust classified landscape that includes the distant and immediate backdrop of the Alpine National Park and Mount Bogong and views across the agricultural fields of the Kiewa Valley.
- Together these settlements form the gateway to the alpine recreation areas of Falls Creek Alpine Resort and the Bogong High Plains.
- Integral with the urban fabric are the scenic assets of the Kiewa River and the hydro power generation regulating pond at Mt Beauty.
- A significant number of dwellings provide for holiday accommodation and consequently infrastructure and service facilities in the two townships must also provide for the peak visitor population.
- The Mount Beauty Airfield is situated approximately one kilometre north of Mount Beauty, immediately north of the hydro power station regulating pondage. It services general aviation as well as smaller aircraft including ultralights, microlights and sailplane gliders (winch and air-tow launching). It also accommodates seasonal firebombing and aerial ambulance.
- The Mount Beauty Aerodrome is rated as an Aeroplane Landing Area (ALA), where it is the pilot’s responsibility to ensure that the ALA can be used safely for the type of operation envisaged.
- The Mount Beauty Aerodrome environs provide significant opportunities for a runway extension to service larger emergency aircraft as well as development of ancillary air park facilities capitalising on the sub-alpine location as well as excellent conditions for gliding.

Objectives

- Maintain and enhance the significant environmental, landscape and recreational qualities of Mount Beauty and Tawonga South.
- Ensure that future development within the township areas respects the town’s heritage, is integrated with the existing open space network and protects the environment.
- To ensure that the operations of the Mount Beauty Airport are not impacted by inappropriate use, development or subdivisions within or around the airport site.

Strategies

- Maintain the rural land use and development pattern on the eastern (river) side of the Kiewa Valley Highway between Mount Beauty and Tawonga South.
- Maintain the scenic landscape throughout the valley and significant sightlines from the Kiewa Valley Highway to Mount Bogong across the valley.

- Prevent ribbon development along the Kiewa Valley Highway.

- Maintain the respective rural ‘green buffers’ between Mt Beauty / Tawonga / Tawonga South to protect township character and identity.

- Require new housing development to take account of the scale, mass, form, roof pitch, height, materials, colour, landscape features and view lines of the local environs.

- Ensure minimum lots sizes for residential subdivision are appropriate to the area and have regard to the existing lot size and density of development in the neighbourhood.

- Improve pedestrian and cycle access within and between Mount Beauty and Tawonga South to encourage more people to walk and cycle more often.

- Subject to the necessary site investigations and consultation with relevant authorities focus new development within identified urban growth areas.

- Facilitate public riverside access along a network of paths and trails.

- Facilitate the runway extension and development consistent with Mount Beauty Aerodrome master plans.

- Ensure future development takes into account risk of bushfire and provides reasonable levels of safety through the accessibility to roads, water, telecommunications and other reasonable infrastructure.

- Work with relevant authorities to ensure future development mitigates bushfire risk.

**Implementation**

- These strategies will be implemented by ensuring that any proposed use or development within the Mount Beauty and Tawonga South area is generally consistent with the Mount Beauty - Tawonga South Structure Plan (Figure 3) and relevant recommendations of the Mount Beauty Master Plan 2003 and Mount Beauty /Tawonga South Master Plan 1998.

- Use the *Alpine Shire Rural Land Strategy*, Alpine Shire Council, 2015 to protect, guide and facilitate the use and development of rural land and rural precincts around Mount Beauty – Tawonga South.

**Future strategic work**

- Review and implement the recommendations of the Mount Beauty Master Plan and the Mount Beauty and Tawonga South Framework Plan including any subsequent amendments to the plans.

- Finalise the implementation of the Tawonga South Pride of Place project.

- Develop urban design/landscape guidelines for the Mount Beauty commercial centre and residential areas and the Tawonga South mixed use strip.

- Investigate and apply an appropriate zone to land that performs the desired “green buffers” on the eastern or river side of the Kiewa Valley Highway and between Tawonga South and Tawonga to give due recognition to the national significance of the landscape and scenic values and to ensure that these important areas are protected from development that may compromise the rural-urban interface.

- Investigate application of the Design and Development Overlay to the older and relatively intact areas of Mount Beauty.
Figure 3: Mount Beauty - Tawonga South Structure Plan
Harrietville

Key issues and influences

- Harrietville is a small sub-alpine village situated around 20km south east of Bright and stretching along the valley floor of the upper Ovens River Valley.
- The town is flanked to the east by eucalypt-forested slopes of the Alpine National Park which features Mt Feathertop immediately above the town. To the west is Crown land comprising forested slopes.
- Harrietville is the last settlement before accessing Mt Hotham and Dinner Plain and is valued by residents and visitors for its proximity to outdoor activities and environmental assets.
- Areas of Harrietville are subject to risk of flooding.
- The village relies on Bright for provision of goods and services.
- Key elements of the town’s character result from its development history and general lack of commercialisation, the broader landscape setting, the extensive areas of public open space within the township area and its historic character and mining heritage.
- Services include two hotels, bus depot and ski hire facilities and a number of tourist accommodation facilities. There is also a primary school as well as a private outdoor educational centre.
- One of the town’s greatest assets (and greatest management challenges) is the number, size and diversity of its public open spaces elements including an oval, picnic areas, swimming holes and walking trails.
- Many residents work in Bright or the nearby ski fields at Mt Hotham.
- There is a lack of definition to the town centre and the potential for inappropriate development to occur in key locations.
- Harrietville has an adequate supply of lots to accommodate short to medium term housing demand.
- Investigate the development of a Domestic Wastewater Management Plan to assist in assessing the servicing of towns with reticulated sewerage.
- Future residential and tourism growth is also likely to attract new commercial facilities and services to the town.

Objectives

- Recognise the existing low scale and historic character of Harrietville.
- Ensure that future development within the township respects the town’s heritage, is integrated with the existing open space network and protects the environment.

Strategies

- Encourage in-fill residential development to promote township consolidation.
- Investigate the development of a Domestic Wastewater Management Plan to assist in assessing the servicing of towns with reticulated sewerage. Improve intersection of the Great Alpine Road and Mill Road.
- Encourage rehabilitation of dredged areas to improve and enhance the ecological integrity and aesthetic quality of these areas.
- Promote commercial development between Pioneer Park and Bon Accord Track through application of a Design Development Overlay and development of a Streetscape Strategy.
- Ensure buildings are appropriately sited so as not to interfere with or preclude future development opportunities in the event of reticulated services becoming available.
• Require Land Capability Assessments to ensure the ability of a site to adequately contain and
treat any on-site effluent in accordance with the requirements of the relevant Environment
Protection Authority “Code of Practice – Onsite Wastewater Management”.
• Ensure future development takes into account risk of bushfire and provides reasonable levels
of safety through the accessibility to roads, water, telecommunications and other reasonable
infrastructure.
• Work with relevant authorities to ensure future development mitigates bushfire risk.

Implementation

• These strategies will be implemented by ensuring that any proposed use or development within
the Harrietville area is generally consistent with Harrietville Structure Plan (Figure 4) and
• Use the Alpine Shire Rural Land Strategy, Alpine Shire Council, 2015 to protect, guide and
facilitate the use and development of rural land and rural precincts around Harrietville.

Future strategic work

• Review and implement the recommendations of the Harrietville Town Framework Plan.
• Identify an area to encourage appropriate light industrial development within the village.
• Investigate and implement the use of alternative effluent treatment systems to septic tanks.
• Consult with VicRoads as to the future use of the authority’s depot and the treatment of the
intersection of the Great Alpine Road and Mill Road.
• Investigate application of a Development Plan Overlay over vacant areas within the village
with identified development potential.
• Investigate further the implications for development of the old tip site.
• Introduce the Flood Overlay and Land Subject to Inundation Overlay over areas identified as
subject to flood risk.
Harrietville Town Plan

Figure 4: Harrietville Town Plan
Porepunkah

Key issues and influences

- Porepunkah is a small residential village situated around 5km northwest of Bright.
- With a focus on relaxed and affordable rural living, the local community values the residential nature of the town, compared to the perceived tourism focus of nearby Bright.
- Porepunkah currently offers limited services of a general store and a hotel. There is also a recreation reserve and community hall adjacent to the primary school.
- There are significant views of Mount Buffalo from within the village area.
- Open space is a key feature of the town, particularly the popular riverside park, the golf course on Back Porepunkah Road and walking and cycling trails. The Murray to the Mountains Rail Trail passes through Porepunkah, connecting the town with Myrtleford and Wangaratta to the northwest and Bright to the southeast.
- Minor service type industrial uses are also located in the town.
- The Porepunkah Airfield is located in the Buckland Valley 2 km south of the township on the east side of Mount Buffalo National Park. It services general aviation, ultralight and micro-light aircraft, hang gliders, paragliders, aero-tow sailplanes and radio controlled model aircraft.
- Porepunkah has significant potential for residential expansion.
- Growth in Porepunkah will be affected by reticulated service provision and constraints on development in Bright including land prices and lack of available land for residential development.
- Issues associated with stormwater drainage.

Objectives

- Recognise the existing rural town character and separate identity of Porepunkah.
- Ensure future development within the town leads to improved levels of infrastructure within the township while respecting the town’s rural look and feel, recreation and open space values.

Strategies

- Encourage residential development within the township boundaries.
- Prepare guidelines for future residential subdivisions and developments to support neighbourhood character and promote appropriate design and connectivity.
- Encourage the scale and bulk of new and redeveloped buildings to reflect that of existing development.
- Ensure minimum lots sizes for residential subdivision are appropriate to the area and have regard to the existing lot size and density of development in the neighbourhood.
- Encourage service and light industrial development in the vicinity of the former railway goods yard.
- Ensure that service and light industrial development is of a scale and use that is consistent and respectful of the surrounding residential uses.
- Promote commercial development around the existing centre and discourage it along Station Street.

Implementation

- These strategies will be implemented by ensuring that any proposed use or development within the Porepunkah area is generally consistent with Porepunkah Structure Plan (Figure 5) and relevant recommendations of the Porepunkah Framework Plan (2009).
- Use the *Alpine Shire Rural Land Strategy*, Alpine Shire Council, 2015 to protect, guide and facilitate the use and development of rural land and rural precincts around Porepunkah.

**Future strategic work**

- Review and implement the recommendations of the Porepunkah Town Framework Plan.
- Investigate the rezoning of the village area from Township to General Residential, Commercial 1 and Industrial 1 as appropriate.
Figure 5: Porepunkah Town Plan
Tawonga

Key issues and influences
- Situated 7km to the north of Mount Beauty, Tawonga is the oldest settlement in the upper end of the Kiewa valley, dating back to the 1850’s.
- The town is located on the Alpine approach to Falls Creek and functions as an outlying residential area to Mount Beauty / Tawonga South. The town character is dominated by its semi-rural setting.
- To the east are significant views to Mount Bogong and north and south views along the Kiewa valley, while to the west forested hills skirt the town.
- There is no reticulated sewer. Other urban services are limited.
- Development is dispersed along the Kiewa Valley Highway with two distinct hubs, being:
  - a commercial precinct comprising a hotel, motel accommodation and restaurant at the intersection of the Kiewa Valley Highway and Mountain Creek Rd; and
  - a predominately residential living area to the north of the town which also includes local community services such as the community hall, primary school, Country Fire Authority Brigade, general store, mechanical repairs shop and scout hall.
- A recreation reserve is located opposite the general store which includes tennis courts, public toilets, picnic facilities and play area.

Objectives
- Recognise the high visual quality of the landscape setting of Tawonga.
- Maintain and enhance retain Tawonga’s character while managing its existing range of facilities and services that can cater for local needs and those of passing visitors.
- Investigate the development of a Domestic Wastewater Management Plan to assist in assessing the servicing of towns with reticulated sewerage.

Strategies
- Support consolidation of commercial and community uses between the two hub areas to avoid the risk that such development extending outside these areas.
- Facilitating the opportunity for residential development on the western side of Kiewa Valley Highway.
- Ensure residential subdivision and development supports township character and promotes appropriate design and connectivity outcomes.
- Ensure future development takes into account risk of bushfire and provides reasonable levels of safety through the accessibility to roads, water, telecommunications and other reasonable infrastructure.
- Work with relevant authorities to ensure future development mitigates bushfire risk.
- Investigate the development of a Domestic Wastewater Management Plan to assist in assessing the servicing of towns with reticulated sewerage.

Implementation
- These strategies will be implemented by ensuring that any proposed use or development within the Tawonga area is generally consistent with Tawonga Structure Plan (Figure 6) and relevant recommendations of the Tawonga Town Framework Plan (2009).
- Use the Alpine Shire Rural Land Strategy, Alpine Shire Council, 2015 to protect, guide and facilitate the use and development of rural land and rural precincts around Tawonga.
Future strategic work

- Review and implement the recommendations of the Tawonga Town Framework Plan.
Figure 6: Tawonga Town Plan
Wandiligong

Key issues and influences

- The township of Wandiligong is located approximately 4km to the south east of Bright.
- It was founded in the 1850’s as a mining settlement that stretched along the valleys of Morses and Growlers Creek and today is notable for its high landscape value that is enhanced by buildings dating from the late 1800’s.
- Despite its close proximity to Bright, Wandiligong has developed its own distinctive character; based on its irregular lot layouts and sizes capitalising on its location to the Morses and Growlers creeks and building on its heritage.
- Other important elements of the town’s historic character include the semi-rural valley setting that presents an interesting mosaic of patterns, forms and colours, the extensive areas of open space, and the lack of a defined commercial core with commercial and tourist services being dispersed through the village.
- Areas of open space along the creeks have been developed to provide community facilities including an historic oval, picnic areas and walking trails.
- The older buildings are generally simple and unpretentious and sit amongst exotic trees such as willows, oaks, chestnuts, elms and poplars.
- There is no reticulated sewer. Other urban services are limited.
- There is pressure for expansion of the township particularly around Centenary Ave.

Objectives

- Recognise and protect the distinct landscape setting and heritage attributes of Wandiligong.
- Ensure future development within the town leads to improved levels of infrastructure within the township while respecting the town’s historic semi-rural look and feel, recreation and open space values.

Strategies

- Maintain the rural ‘green belt’ between Bright and Wandiligong.
- Apply Heritage controls over individual buildings and neighbourhood character controls over Wandiligong in general.
- Maintain the relationship of historic buildings with the landscape.
- Ensure development, specifically housing and subdivision, is sympathetic to the natural, historical and cultural landscape and maintains the historical density of development.
- Ensure future subdivision provides for a variety of lot size and lot layout patterns on land capable of disposing of waste water and effluent on site.
- Encourage the scale and bulk of new and redeveloped buildings to reflect that of existing development.
- Ensure future development takes into account risk of bushfire and provides reasonable levels of safety through the accessibility to roads, water, telecommunications and other reasonable infrastructure.
- Work with relevant authorities to ensure future development mitigates bushfire risk.

Implementation

- These strategies will be implemented by ensuring that any proposed use or development within the Wandiligong area is generally consistent with Wandiligong Structure Plan (Figure 7) and relevant recommendations of the Wandiligong Framework Plan (2009).
Use the *Alpine Shire Rural Land Strategy*, Alpine Shire Council, 2015 to protect, guide and facilitate the use and development of rural land and rural precincts around Wandiligong.

**Future strategic work**

- Review and implement the recommendations of the Wandiligong Town Framework Plan.
- Investigate rezoning of land to the west of Morses Creek (Centenary Avenue) from Farming Zone to a more appropriate zone outcome.
Wandiligong Town Plan

Figure 7: Wandiligong Town Plan
Dederang

Key issues and influences

- Dederang is located on the Kiewa Valley Highway, some 36 km north of Mount Beauty and 50 km to the south of Wodonga serving rural communities of the northern part of the Shire.
- It is spread over 2-3 kilometres along the Kiewa Valley Highway without a defined town centre. Services include a primary school, police station, Country Fire Authority brigade, hotel, general store, churches and recreational facilities.
- Residences are spread along the highway with a cluster of subdivided lots also located just to the north of the recreation reserve.
- Overall the town retains a strong rural character with farming properties extending to, and continuing within the town boundaries.
- There are three distinct nodes of activity within the town, namely area near the hotel and primary school, the recreation reserve and the area near the general store.
- The recreation reserve in particular is seen as a key asset in the town, comprising two ovals, community hall, racecourse, golf course, lawn bowls, camping/caravan facilities and a number of related buildings.

Objectives

- Recognise the role of Dederang as a rural service centre with access to high quality community facilities and services.
- Maintain and enhance Dederang’s rural character while managing its existing range of facilities and services that can cater for local needs and those of passing visitors.

Strategies

- Facilitate better connectivity with pedestrian and scenic links, bringing together the separate activity nodes in Dederang.
- Encourage any additional commercial development to locate adjacent to existing commercial use.
- Maintain the ‘green belt’ between activity nodes.
- Protect the scenic quality of the valley.
- Promote the ongoing rural use of land within the village area.

Implementation

- These strategies will be implemented by ensuring that any proposed use or development within the Dederang area is generally consistent with Dederang Structure Plan (Figure 8) and relevant recommendations of the Dederang Town Framework Plan (2009).
- Use the Alpine Shire Rural Land Strategy, Alpine Shire Council, 2015 to protect, guide and facilitate the use and development of rural land and rural precincts around Dederang.

Future strategic work

- Review and implement the recommendations of the Dederang Town Framework Plan.
Figure 8: Dederang Town Plan
Dinner Plain

Key issues and influences

- Dinner Plain is a freehold alpine village resort located approximately 10 km south east of the Mount Hotham Alpine Resort. The village is approximately 231 hectares in area and is completely surrounded by the Alpine National Park.

- The village comprises approximately 4,000 beds within a mixture of commercial lodges, apartments and individual houses.

- The character of the Dinner Plain village has been achieved through careful planning and consistently applied building controls and design standards to create buildings that are both imaginative and sympathetic to the natural environment of the area.

- Some recent developments have varied from the original style leading to support for more specific planning and design controls to protect the special local architectural and environmental characteristics.

Objectives

- Recognise Dinner Plain as the pre-eminent freehold alpine settlement in Australia.

- Enhance and maintain the high architectural standard of development within this significant alpine landscape setting.

Strategies

- Provide for the use and development of a quality integrated alpine tourist village with appropriate ancillary services.

- Ensure that the design, scale, intensity, bulk and character of any development maintains the special local character of the village and its natural setting.

- Encourage year round use of the village by facilitating a range of tourist and recreational facilities that complement the village character and setting.

- Facilitate the development of land adjacent to the village for ancillary infrastructure, support and recreational facilities and for educational and accommodation facilities that are sympathetic and complimentary to the alpine environment but due to their scale or nature would not be appropriate in the village.

- Maintain and protect areas identified as being of high conservation significance.

- Ensure future development takes into account risk of bushfire and provides reasonable levels of safety through the accessibility to roads, water, telecommunications and other reasonable infrastructure.

- Work with relevant authorities to ensure future development mitigates bushfire risk.

Implementation

- These strategies will be implemented by ensuring that any proposed use or development within the Dinner Plain area is generally consistent with Dinner Plain Structure Plan (Figure 9) and relevant recommendations of the Dinner Plain Development Code and Dinner Plain Master Plan 2008.

Future strategic work

- Review and implement the recommendations of the Dinner Plain Master Plan 2008.
Dinner Plain Structure Plan

Figure 9: Dinner Plain Master Plan 2008
Bogong

Key issues and influences

- Situated in the foothills of the Australian Alps midway between Mt Beauty and Falls Creek, Bogong Village is a leasehold settlement surrounded by the Alpine National Park.

- After the original camp to house men working on the Kiewa Hydro Scheme was destroyed by bushfires in 1939 the State Electricity Commission commenced construction of a more permanent settlement.

- By 1940 there were 26 single men’s huts. Soon after a store, post office and a primary school were built.

- By 1950 it had grown to 40 homes with a population of around 200.

- In 1968 the Victorian Department of Education acquired four buildings and established the Bogong Outdoor Education Centre.

- Today AGL Hydro is the head leaseholder and Bogong Outdoor Education Centre and Bogong Alpine Village each having sub-leases of the village area.

- The majority of the residences located within the Village are used as holiday homes and tourist accommodation. A licensed café is also located within the village.

- There are significant opportunities to capitalise on nature based tourism.

Objectives

- Recognise the history and existing low scale of development of the small sub-alpine settlement of Bogong.

- Maintain and enhance the existing character of development within this significant landscape setting.

Strategies

- To contain future development within the existing leasehold area.

- Ensure that development maintains the character and scale of the village and its natural setting.

- Provide for a range of tourist and recreational facilities that complement the special character of the village and the surrounding natural environment and encourage year round use of the village.

- Ensure future development takes into account risk of bushfire and provides reasonable levels of safety through the accessibility to roads, water, telecommunications and other reasonable infrastructure.

- Work with relevant authorities to ensure future development mitigates bushfire risk.

Implementation

- These strategies will be implemented by applying the Special Use Zone and the Design and Development Overlay to the existing developed area of Bogong Village.

Future strategic work

- Develop and implement a Comprehensive Outline Development Plan and an Urban Design Framework Plan to guide future land use decisions.
Rural precincts

It is acknowledged within the Alpine Rural Land Strategy that the rural areas of the Alpine Shire are varied and face differing constraints and opportunities. To assist in recognising and responding to these variances the rural areas of the Alpine Shire will be analysed in precincts and specific local area strategies will be applied.

These precincts as indicated at Figure 10 are identified as:

1. Bright to Harrietville
2. Bright to Myrtleford
3. Wandiligong Valley
4. Buffalo River to Gapsted
5. Buckland Valley
6. Happy Valley to Mudgegonga
7. Kiewa Valley
8. High Country and remote areas

Implementation

The respective local area strategies for the nominated Rural Precincts will be implemented by:

- Applying the Farming Zone Rural Activity Zone and the Rural Conservation Zone where appropriate;
- Ensuring that any proposed use or development within a Rural Precinct area is generally consistent with relevant recommendations of the Alpine Rural Land Strategy (2015); and
- Use the Alpine Shire Rural Land Strategy, Alpine Shire Council, 2015 to protect, guide and facilitate the use and development of rural land and rural precincts.
Rural Precincts

Figure 10: Alpine Shire Rural Precincts