

02.0310/09/2020
C32cgoI**02.03-1**10/09/2020
C32cgoI**STRATEGIC DIRECTIONS****Settlement**

The shire's settlement hierarchy comprises urban centres and townships each with a role defined by levels of population, services and physical characteristics that provide the centre with its identity as follows:

Settlement hierarchy

Urban centre	Classification	Role and identity
Maryborough	Sub-regional centre	Major centre for employment, retailing, services and administration. Identity defined by forest setting, heritage and compact central area
Dunolly	District centre	Provides limited retail, business and community services for town and district population. Identity defined by strong heritage character
Carisbrook	Local community centre	Satellite town to Maryborough with town centre services providing day to day shopping needs. Deep Creek setting is a major feature
Talbot	Local community centre	Provides mainly day to day convenience shopping. Identity defined by town's heritage character, particularly Scandinavian Crescent and Camp Street
Majorca	Hamlet	Small settlement with minescape features
Timor	Hamlet	Small settlement with several heritage features
Bealiba	Hamlet	Small heritage gold town
Moliagul	Hamlet	Historic village and 'Welcome Stranger' site

Maryborough is expected to experience small but steady (Victoria in Future, State Government of Victoria, 2019) population growth over the next ten years. Maryborough performs an important regional function as a centre for retail and commerce, employment and community services.

Rural living and rural residential developments are located around Dunolly, Carisbrook, Alma, Daisy Hill, Havelock, Majorca, Timor and Bealiba.

Council seeks to support its established townships and settlements by:

- Primarily directing development to Maryborough as a sub-regional centre.
- Encouraging medium density housing in the vicinity of the Maryborough Central Business Area.

- Maintaining the network of smaller urban centres to ensure reasonable access to jobs and services and lifestyle choices.
- Directing development to infill lots that are suitable for development in the smaller townships of Dunolly, Carisbrook, Bealiba, Talbot and Majorca.
- Limiting low density residential development at the periphery of Maryborough, Carisbrook, Dunolly, Majorca and Timor to locations that can be economically and efficiently provided with water, electricity and suitable road access.
- Encouraging a more compact urban form for Carisbrook, Dunolly and Talbot.

02.03-2

10/09/2020
C32cgo1

Environmental and landscape values

Central Goldfields Shire is located within the heart of the Box-Ironbark ecosystem, with Box Ironbark forests surrounding much of Maryborough. This ecosystem provides essential habitat for a wide diversity of flora and fauna, many of which are unique to this area.

Box-Ironbark vegetation communities are a vastly depleted natural resource in the shire and have been identified as a priority for protection.

Protecting remnant vegetation and encouraging revegetation of state forests will conserve habitats and significantly reduce the threat of extinction of plants and animals.

Threatened flora species include Buloke, Small Milk-wort, Clover Glycine and Scented Bush-pea. Threatened fauna species include Swift Parrot, Powerful Owl, Brush-tailed Phascogale and Striped Legless Lizard.

There is potential for land use conflict that needs to be managed at the interface between forested public land and urban areas.

Several creeks including the Bet Bet, Emu, Timor, Tullaroop and McCallums Creeks, traverse the Shire and the Avoca River forms part of its western boundary with the Pyrenees and Northern Grampians shires.

Prominent features of the natural landscape include Paddy's Ranges State Park, Mt Bealiba Range, Moolort Plains and Talbot's volcanic rises.

Council seeks to protect environmental and landscape values by:

- Protecting and enhancing remnant vegetation and wildlife corridors.
- Encouraging the establishment of buffer areas and setbacks on freehold land to protect significant vegetation.
- Protecting the water quality of the Loddon and Avoca Rivers and Bet Bet Creek waterway systems.
- Protecting the Talbot district volcanic rises as a significant landscape.

02.03-3

10/09/2020
C32cgo1

Environmental risks and amenity

Natural environmental hazards including bushfire, land degradation and flooding present risks and constraints for land use and settlement in Central Goldfields Shire.

Industry (manufacturing) is the major employment sector in the shire. However, residents also value the quality of lifestyle offered by the Shire's urban centres. There is the potential for conflict between industry and residential uses that needs a balanced approach to manage the needs of both.

Council seeks to address environmental risks and amenity by:

- Minimising the potential impact of development on water pollution, land degradation, and risk of salinity and erosion.
- Ensuring land capability supports land use and development, particularly in environmental risk areas.

- Minimising the risk of flooding and bushfire to property and life.
- Protecting the amenity of residential areas in Maryborough that are located adjacent to industrial areas.

02.03-4

10/09/2020
C32cgo1

Natural resource management

Agriculture is an important industry in Central Goldfields Shire and is of major economic significance to the Loddon dryland catchment, the wider region and Victoria. Productive agricultural land in the shire is a resource that needs to be protected.

Cropping is a significant industry in the shire, along with beef and sheep raising. Productive irrigated agricultural enterprises with water supplied from the Loddon River are located to the north of the shire.

The shire has also seen growth in olives, essential oils, viticulture, wine making and horticultural industries. A small but important honey industry is focused on the Box Ironbark forests.

The future of the agricultural industry is dependent on sustainable agricultural practices. Sustainable management of land and water resources that address issues such as soil salinity, erosion and maintaining the quality and quantity of water will contribute to increased productivity as well as a healthy catchment.

Land use conflict can occur between agriculture and residential land use with potential to reduce the productive capacity of agricultural farm units.

Intensive agriculture industries have the potential to cause effluent disposal problems and affect the amenity of adjacent land uses.

The Central Goldfields Shire is situated in the Loddon dry land catchment and is part of the wider Avoca Loddon-Campaspe catchment.

With a significant area of the shire situated in the catchment of the Tullaroop and Laanecoorie Reservoirs, and Lake Cairn Curran, there is a need for sustainable land management in water supply catchment areas.

Protection of water quality and maintaining water supply are a priority. Poor land use planning decisions and land management can influence both water quality and quantity in the catchments.

Council aims to protect the viability of natural resources by:

- Discouraging the subdivision of land or conversion to land uses that take the land out of productive use.
- Promoting alternative cropping, intensive agriculture and value added enterprises.
- Minimising conflicts between agriculture and dwellings to ensure the productive capacity of agriculture is not reduced.
- Protecting the environs and water catchments of Tullaroop and Laanecoorie Reservoirs and Lake Cairn Curran.

02.03-5

10/09/2020
C32cgo1

Built environment and heritage

Heritage and townscape character are strong built form elements of towns in the shire.

The Shire's goldfields heritage includes historic centres of Maryborough, Dunolly and Talbot. Maryborough's nineteenth century civic precinct, Princes Park and the magnificent late victorian railway station are outstanding examples of Maryborough's built heritage. The main streets of Dunolly and Talbot are among the most intact heritage streetscapes in the Goldfields region.

Conservation, protection and maintenance of this heritage are of community, economic and cultural significance to the shire.

Significant aboriginal heritage sites are located in the shire (middens, scarred trees aboriginal rock wells and ceremonial sites).

Deep lead mines located in proximity to former settlements are a significant part of the larger cultural landscape.

Many of the shire's industrial areas are situated at visually exposed locations. Improving the visual amenity of industrial areas is a major issue for Maryborough and other major towns.

Council seeks to protect heritage assets and promote built form improvements by:

- Protecting sites, places, buildings and features of heritage significance.
- Preserving and enhancing the visual amenity and character of Maryborough and the shire's townships.
- Enhancing the visual qualities and character of the major road entrances to Maryborough and townships in the shire.
- Maintaining and enhancing the character and qualities of the Maryborough Central Business Area by retaining its compact urban form, pedestrian scale and heritage character.
- Encouraging industrial development to provide a high standard of visual amenity through landscaping and attractive entry treatments.

02.03-6

10/09/2020
C32cgoi

Housing

Affordable housing is an economic and lifestyle strength of Central Goldfields. The residential sector's energy, water and waste management future forms an important part of council's sustainability goals.

Council seeks to manage the development of housing in its townships and settlements by:

- Encouraging the provision of innovative residential housing that is energy efficient and affordable.

02.03-7

10/09/2020
C32cgoi

Economic development

Maryborough has an established retail sector. Maryborough's regional role is related to the services and opportunities it provides for employment, shopping, business and community services. Limited expansion of the Maryborough Central Business Area will be required in the future.

Employment opportunities in the shire's towns are very limited.

Industrial development is vital to the economic future of the shire. The shire's economy is reliant on a strong manufacturing base. The main areas of manufacturing activity are printing, publishing, meat and poultry products and a range of food processing including honey and confectionery. These industries include national and international companies and are export oriented.

All of Maryborough's industrial areas are fully serviced or able to be serviced. A range of industrial lot sizes and locations are available for new businesses/industries and expansion of existing industries.

Major industries are limited in the townships, although a chaff and feed enterprise and a large quarry operation are located in and around Carisbrook. Major grain silos are located at Dunolly.

Gold mining has again become very active in the shire and general region, including substantial new exploration activity.

Local tourism is an important and growing industry for the shire and is based around the heritage of the gold period associated with the historic townships.

Eco-tourism opportunities in the shire include quartz mountain, aboriginal heritage, Box-Ironbark forests, flora and fauna parks and reserves, vineyards and the nearby Pyrenees Mountains.

Council seeks to promote economic development by:

- Promoting Maryborough Central Business Area as a sub-regional centre for retail, business and community services.
- Encouraging the supply of serviced industrial land for expansion of existing industries.
- Encouraging gold mining, exploration activities and operation of existing quarries.
- Facilitating the development of the Shire's cultural tourism industry related to small gold towns, goldfields and mining heritage and genealogy.
- Encouraging tourism development that preserves heritage and landscape character.

02.03-8

10/09/2020
C32cgo1

Transport

Central Goldfields is well served by road including the Pyrenees Highway that provides important links to the Calder and Sunraysia Highways.

Public transport provides vital links to the wider region including to Castlemaine, Ballarat and Melbourne.

Rail lines bisect the shire and provide an important economic function by carrying large tonnages of freight mainly wheat, oats and other bulk seed crops, fertilisers, bulk fuel and general parcel freight.

Maryborough aerodrome provides recreational and commercial opportunities.

This transport network provides significant social and economic benefits for settlement, business and tourism.

Transport planning in Central Goldfields Shire will:

- Support the continued delivery of transport infrastructure and services to meet the needs of the community.
- Support the viable operation of Maryborough aerodrome.

02.03-9

10/09/2020
C32cgo1

Infrastructure

New development in Central Goldfield's requires the provision of infrastructure to service and support future development.

Some townships are unsewered which can inhibit physical growth and contribute to regional water quality problems.

Council aims to support the efficient delivery of infrastructure by:

- Ensuring development can be provided with an adequate level of infrastructure.