LOCAL AREAS

A general land use strategy plan has been prepared for Beaufort, Avoca and each of the smaller townships and settlements within the Shire.

The strategies have been prepared having regard to the preferred role and function of each township/settlement and their potential (or lack of potential) for growth. The strategies also respond to the planning opportunities and constraints applicable to each township/settlement and address the various issues relating to each.

The strategies for each settlement follow, and include an accompanying strategy plan.

Beaufort

Overview

Beaufort is the largest town and headquarters of Pyrenees Shire. In 2011 the town had a population of approximately 983 people, having declined over the years due to loss of industry and services.

Beaufort functions as a service and community centre to the surrounding rural area and offers an excellent range of services and facilities to residents including retail, education, health, recreation and other community services. Its influence (particularly as a retail centre) is tempered however by its proximity to the nearby regional centre of Ballarat.

Beaufort also functions as a highway service centre, due to its location on the Western Highway. This role is expected to become more important in the future now that the Western Highway by-passes Ballarat.

Farming and timber are the main enterprises in the district surrounding Beaufort. The area also contains exceptional areas of natural bushland and environmentally attractive areas (particularly in the foothills of the Pyrenees Ranges) attracting significant numbers of visitors.

Key issues

- The town has many strengths and opportunities, including:
  - An excellent range of community services and facilities and excellent accessibility via the Western Highway to Ballarat and Melbourne.
  - A potential to accommodate more substantial residential development, ranging from conventional sized lots in the town itself, to low-density and rural residential lots on the periphery.
  - A potential to accommodate further retail and related community facilities within the existing commercial precinct, together with an opportunity to increase its role as a highway service centre now that the Western Highway by-passes Ballarat.
  - Scope within the industrial zoned areas for further industrial development.
  - Sewerage and water supply systems which have the capacity to service substantial urban development.

- Constraints to the further development of the town include:
  - Camp Hill to the north, the steep land to the south-east of the town and the low lying nature of land to the north-east and north-west which are constraints to the town’s expansion.
  - The desirability of maintaining a 300 metre buffer around the sewerage treatment plant represents a constraint to development of the town in an easterly direction.
  - The desirability of maintaining a rural character along the eastern (Western Highway) approach to the township.
  - Conventional sized residential lots are limited to the gravitational catchment of the sewerage pump station.
- Widespread flooding and drainage problems occur in low-lying sections of the town extending down the shallow-valley from Beaufort Reservoir.

- The main planning challenges are:
  - How to capture the passing highway trade to ensure that the benefits are retained within the town.
  - The fact that the previous zoning arrangements provided excessive opportunities for rural residential development around the town’s periphery - and need to be rationalised in order to maintain a compact and efficient pattern of settlement.

**Objective 1**
To maintain Beaufort’s existing function as the Shire’s principal town for urban development.

**Strategies**

**Strategy 1.1**
Direct residential development to residential areas that have the potential to accommodate significant infill development.

**Strategy 1.2**
Make the areas to the south of the town between Skipton Road and the railway (including the former rifle range site) available for rural residential development, together with the areas on the south side of the Western Highway to the east of the Forest Reserve.

**Strategy 1.3**
Encourage the sparsely developed residential area to the north west of the town along Wills Street and Back Raglan Road to develop as a low density residential area.

**Strategy 1.4**
Encourage the continued operation of the sawmill and timber treatment plant in the area bounded by Racecourse Road, Victoria Street and the railway.

**Strategy 1.5**
Seek to achieve a more compact urban form.

**Objective 2**
To develop the town’s role as a highway service centre.

**Strategies**

**Strategy 2.1**
Confine commercial development (other than highway service facilities) to the existing commercial precinct.

**Strategy 2.2**
Encourage highway service facilities to locate within the town itself - with the appropriate location for these facilities being along both sides of the Western Highway to the west of the central area.

**Objective 3**
To retain Beaufort’s character and sense of place.

**Strategies**

**Strategy 3.1**
Retain the rural character and the amenity of the Western Highway on the eastern approach to the township by introducing development controls to control the location of housing on the high ground (ridgeline) to the north of the Highway.

**Objective 4**
To manage environmental risks and land use conflicts.

**Strategies**

**Strategy 4.1**
Apply special overlay planning controls to areas which are known or suspected to be subject to flooding or drainage difficulty, so that new development can be appropriately regulated.

**Strategy 4.2**
Discourage the expansion of the built up area of Beaufort north of the railway due to the isolation of the area from community facilities and services; and the low-lying nature of land in the area.

**Strategy 4.3**
Discourage residential development within 300 metres of the Sewage Treatment Plant.

**Strategy 4.4**
Avoid conflicts between residential and industrial uses by making the strip of undeveloped land in High Street, south-east of Racecourse Road available for industrial development.

**Strategy 4.5**
Discourage development beyond the gravitational catchment of the sewage pump station to minimise the cost of future infrastructure.
Implementation

- Applying the Commercial 1 Zone to the existing business centre.
- Applying the General Residential Zone to established residential areas.
- Applying the Industrial 1 Zone to industrial areas including the sawmill and timber treatment plant in the area bounded by Racecourse Road, Victoria Street and the railway.
- Applying the Farming Zone to the following areas:
  - The areas immediately west of the developed township, between the railway and the Western Highway.
  - The area on the northern side of the Beaufort-Lexton Road, east of the existing residential zone.
- Applying a Special Use Zone to the golf course on the southern edge of the town.
- Applying the Restructure Overlay to various areas around the township, to areas inappropriately subdivided.
- Applying the Low Density Residential Zone to areas on the periphery of the township.

Note: See Figure 1 at 21.06-1 - Beaufort Environs Strategy Plan and Figure 2 at 21.06-1 - Beaufort Strategy Plan.
Figure 1 at 21.06-1: Beaufort environs strategy plan
Figure 2 at 21.06-1: Beaufort strategy plan
Avoca

Overview

Avoca is located at the junction of the Sunraysia and Pyrenees Highways and is the second largest town in the Shire with a population of approximately 945 people in 2011. It is a compact settlement, located on undulating land adjacent to the Avoca River with an attractive back drop of timbered more elevated land to the east. Due mainly to its origins during the mid-nineteenth century Gold Rush, the town contains a number of significant buildings which are of heritage value.

The town provides community services to the surrounding rural area (eg school, churches, recreation and other community services) and previously fulfilled an important role as a service centre for the surrounding farming community. However these services are now largely met by nearby regional centres such as Maryborough (only 24 kilometres away). This has caused the role of the commercial precinct to become limited to that of a convenience retailing centre.

The town’s role is changing to meet the needs of tourism associated with the developing Pyrenees wineries.

Key issues

- The town’s opportunities include:
  - An attractive environment (wide main street etc.) and accessibility to surrounding regional centres due to its location at the junction of the Sunraysia and Pyrenees Highways.
  - Its wide range of community services and facilities.
  - Its close proximity to the Pyrenees Range vineyards and wineries.
  - Its potential to accommodate more substantial residential development ranging from conventional residential lots within the town itself, to low-density and rural-residential lots on the periphery.
  - Scope for industrial zoned areas to accommodate further development.
  - Heritage values of its buildings and places.
  - The future provision of sewerage.

- The main constraints to the town’s development include:
  - Low-lying areas adjacent to the Avoca River and Rutherford’s Creek area known or suspected to be subject to flooding threat. These areas represent a major constraint to development, and they effectively bisect the town.
  - The lack of retail services which would normally be expected in a town of this size due to its proximity to Maryborough.
  - Conventional sized residential lots need to be limited to the gravitational catchment of the sewerage pump station and maximum service level constraints of the water supply system.

Objective 1

To maintain the town’s existing function as an important community and services centre for the surrounding farming community.

Strategies

Strategy 1.1 Confine commercial development to the existing commercial precinct. Priority should be given to the establishment of improved food and convenience goods retailing facilities (supermarket or co-op store).

Objective 2

To pursue opportunities for sustainable residential and economic growth
Strategies

Strategy 2.1  Direct residential development to the existing residential areas within the township which have the potential to accommodate significant infill development and to which water and sewerage services can be provided.

Strategy 2.2  Provide opportunities for rural residential living to the west of the town and on the small rural lots on the high ground to the east of the township extending to the edge of the State Forest.

Strategy 2.3  Promote the town’s tourism role associated with the development of the Pyrenees wine industry.

Strategy 2.4  Restructure other rural land around the township.

Strategy 2.5  Recognise the flood prone nature of land included in the defined 1 in 100 year flood plain.

Strategy 2.6  Recognise the residential development that has occurred along the east side of the Sunraysia Highway at the northern end of the town.

Strategy 2.7  Promote the town’s tourism role associated with the development of the Pyrenees wine industry.

Implementation

- Applying the Commercial 1 Zone to the existing business centre.
- Applying the General Residential Zone to established residential areas.
- Applying the Industrial 1 Zone to existing industrial areas.
- Applying the Low Density Residential Zone along the eastern side of the Sunraysia Highway at the northern end of the town.
- Applying the Rural Living Zone to an area east of the township (south of the Pyrenees Highway).
- Applying the Design and Development Overlay to land included in the defined 1 in 100 year floodway.

Note: See Figure 1 at 21.06-2 - Avoca Strategy Plan.
Figure 1 at 21.06-2: Avoca strategy plan
Amphitheatre

Overview

Amphitheatre is a small township (approximate population of 150) which has developed along the upper reaches of the Avoca River (known as Amphitheatre Creek at this point) at the junction of the Pyrenees Highway and the Beaufort-Amphitheatre Road. The township provides a focus for the surrounding farming community and contains a number of community facilities including churches, public hall, shop, hotel, school and recreation reserve.

Key issues

- Amphitheatre is not expected to experience any significant growth and it is intended that the township’s existing role and function should remain unchanged.
- The further development of Amphitheatre is constrained by a number of factors including:
  - The environmental hazards associated with steep ground in the Palaeozoic II land system (high potential for sheet erosion on the steeper slopes and for gully erosion) which dictate that development should not extend further on the north side of the Amphitheatre creek.
  - The potential for flooding.
  - The railway line which is a barrier to southward extension of the township.
  - The despoiled area on both sides of the Beaufort-Amphitheatre Road to the south of the railway.
  - The lack of sewerage.
- The previous zoning arrangements included the whole of the original Crown Township in a residential zone. This had no relationship to the existing development in the township and also included areas which were patently unsuitable for development.

Objective 1

To provide a focus for the surrounding farming community.

Strategies

Strategy 1.1 Recognise the core township area comprising the existing development along the Highway, together with the five residential lots on the north side of the creek.

Strategy 1.2 Make available the larger lots immediately to the east and west of the existing developed area for future township expansion.

Strategy 1.3 Adopt the Avoca River, Amphitheatre Creek and the railway line as the limits to township expansion.

Strategy 1.4 Apply restructuring controls to the surrounding rural land (including the former Crown Township) to encourage consolidation of lots into larger holdings.

Strategy 1.5 Consider the potential for flooding and possible implications on development when assessing applications for development and use.

Implementation

- Applying the Township Zone to the areas designated for existing and future development.
- Applying the Rural Conservation Zone to residual areas of the former Crown Township area, north of the central township area.
- Applying the Farming Zone to residual areas of the former Crown Township area, south of the central township area.
- Applying the Restructure Overlay to various areas around the new Township Zone.

Note: See Figure 1 at Clause 21.06-3 - Amphitheatre Strategy Plan.
Figure 1 at 21.06-3: Amphitheatre strategy plan
Crowlands

Overview

Crowlands is a very small low-density/rural-residential settlement (former Crown Township) located on the Eversley-Crowlands Road, 15 kilometres approximately to the west of Elmhurst (which is located just outside the Shire’s boundaries in the Rural City of Ararat).

Key issues

- The prospects for the further growth of Crowlands are minimal.
- Further development is constrained by the township’s location within the flood-plain of the Wimmera River and the lack of sewerage.

Objective 1

To function as a low density/rural residential settlement in a rural area.

Strategies

Strategy 1.1  Pursue the previous containment policy for the settlement by designating a core township area over that area which is substantially committed to development.

Strategy 1.2  Retain the residual areas of small lot subdivision both within the Crown Township, and to the north and west in rural use and restructure them into larger holdings where possible.

Strategy 1.3  Consider the potential for flooding and possible implications on development when assessing applications for development and use.

Implementation

- Applying the Township Zone to the areas designated for existing and future development.
- Applying the Restructure Overlay to the area surrounding the new Township Zone.
- Applying the Rural Conservation Zone to outlying areas of former Crown Township.

Note:  See Figure 1 at 21.06-4 – Crowlands Strategy Plan.
Figure 1 at 21.06-4: Crowlands strategy plan
Evansford

Overview

Evansford is a small settlement located on the basalt plains approximately 12 kilometres to the north-east of Lexton. It comprises a collection of houses and a community centre which has developed around the junction of the Lexton-Evansford Road, Stud Road (which runs south to join with the Sunraysia Highway) and the Waubra-Talbot Road. The township and its environs are almost entirely contained in the Proclaimed Catchment of the Talbot Reservoir.

Key Issues

- Most of the Evansford settlement falls within the catchment of the Talbot Reservoir which is located to the north-east of the settlement.
- As with Amphitheatre and Lexton, the previous zoning arrangements included the whole of the original Crown township in a residential zone, even though this had no relationship to the physical form of the settlement.

Objective 1

To function as a low density/rural residential settlement in a rural area.

Strategies

Strategy 1.1 Recognise the core of the settlement (being those lots either side of the Waubra-Talbot Road between McDonalds Road and the Lexton-Evansford Road) as low density residential, within which new development will be permitted on lots of sufficient size to enable disposal of household wastewater and effluent.

Strategy 1.2 Permit the portion of the Crown Township west of the residential strip to develop for rural residential purposes.

Strategy 1.3 Apply restructuring provisions to those lots in the immediate environs of the Talbot Reservoir (i.e. south of Clunes Road and east of the Waubra-Talbot Road).

Objective 2

To protect water quality in water supply catchments.

Strategies

Strategy 2.1 Retain vegetated areas within the township environs.

Strategy 2.2 Introduce special controls over those areas within the proclaimed water supply catchments to protect water quality.

Implementation

- Applying the Township Zone to the areas designated for existing and future development.
- Applying the Public Use Zone to the Talbot Reservoir and environs.
- Applying the Rural Living Zone to the areas to the west of the township.
- Applying the Farming Zone to the residual area of the former Crown Township.
- Applying the Restructure Overlay to areas south of the existing township.

Note: See Figure 1 at 21.06-5 – Evansford Strategy Plan.
Figure 1 at 21.06-5: Evansford strategy plan

Figure 10  Evansford Strategy Plan
Landsborough Overview

Landsborough is a small township with associated rural-residential development on the western side of the Pyrenees Range. The township, which sits on a narrow spur dividing Malakoff Creek from Native Creek, contains a substantial range of services and facilities including a school, police station, hotel, two general stores, post office, community swimming pool, public hall and a recreation reserve.

Key issues

- Landsborough’s opportunities include:
  - Its attractive setting at the base of the Pyrenees Range.
  - The wide range of community services and facilities within the township.
  - Its potential to benefit from the wine industry.
  - That it is large enough to maintain a sense of urban community.

- Constraints to Landsborough’s development include:
  - The potential for flooding - the extent of which is to be confirmed by the relevant floodplain management authority.
  - The lack of sewerage.
  - The steep land to the east and west of the township.

Objective 1

To provide for growth of the township and adjacent rural residential areas.

Strategies

- Strategy 1.1 Promote consolidation of the developed urban area.
- Strategy 1.2 Recognise areas of low density residential development at the northern end of the township.
- Strategy 1.3 Recognise the suitability of areas to the east and west of the township for rural residential development, with the exception of those lots at the western extremity which comprise steep land in the Metamorphics Land System.
- Strategy 1.4 Consider the potential for flooding and possible implications on development when assessing applications for development and use.

Objective 2

To achieve consolidation of rural lots surrounding the township.

Strategies

- Strategy 2.1 Apply restructuring controls to the surrounding rural land to encourage consolidation of lots into larger holdings.

Implementation

- Applying the Township Zone to the areas designated for existing and future development.
- Applying the Rural Living Zone to an extensive area to the south-west of the township and also to an area north-east of the township.
- Applying the Restructure Overlay to surrounding rural land.
- Applying the Low Density Residential Zone to residual areas of the former Crown Township.

Note: See Figure 1 at 21.06-6 – Landsborough Strategy Plan.
Figure 1 at 21.06-6: Landsborough strategy plan
Lexton

Overview

Lexton is a small township located on the Sunraysia Highway at the intersection of the Avoca, Beaufort and Talbot Roads. Avoca is about 25 kilometres to the north-west and Beaufort a similar distance to the south-west.

The township is at the centre of a small farming community which specialises in the production of fine and medium wool. It contains a range of services and facilities including a general store, hotel, garage, community centre, public hall, primary school, sporting facilities and churches. The subdivided area of the Township is extensive however, and is dissected by Burnbank Creek. As a consequence, development is dispersed and there is a lack of cohesion in terms of urban form.

Key issues

- The dispersed nature of development and the dissection of the township by Burnbank Creek represent significant constraints to development and pose local flooding problems.
- The unstable hill country to the east and west of the township also represents a constraint to development.
- As is the case with Amphitheatre and Evansford, the whole of the original Crown Township was included in a Residential zone under the previous zoning arrangements. This had no relationship to the existing development in the township or its realistic development prospects.

Objective 1

To function as a small local service centre for the surrounding farming community.

Strategies

Strategy 1.1 Recognise the core of the township comprising the developed land along both sides of the Sunraysia Highway.

Strategy 1.2 Set aside sparsely developed residential areas on either side of the main township area and along either side of the Highway to the north of the Township, for low density residential development with lot sizes large enough to contain waste water from future residential development.

Strategy 1.3 Apply special overlay planning controls to limit development along watercourses that bisect the township and thus reduce the risks associated with localised flooding.

Strategy 1.4 Set aside the remaining area of the former Crown Township for rural use and restructuring where possible.

Strategy 1.5 Apply restructuring controls to the environmentally hazardous hilly land to the east and west of the township to encourage consolidation of lots into larger holdings.

Implementation

- Applying the Township Zone to the areas designated for existing and future development.
- Applying the Low Density Residential Zone to residual areas of former Crown township and to extensive areas surrounding the Township.
- Applying the Rural Conservation Zone to designated areas east of the township.

Note: See Figure 1 at 21.06-7 – Lexton Strategy Plan.
Figure 1 at 21.06-7: Lexton strategy plan
Moonambel

Overview

Moonambel is a small township (population of approximately 150) located about 17 kilometres north-west of Avoca, which is at the centre of a significant wine growing area. The local wineries comprise Summerfield, Warrenmang, Mountain Creek, Chateau Remy and further to the west, Taltarni and Dalwhinnie. Facilities in the township include a primary school, several churches, a public hall, an hotel and accommodation.

Key issues

- Moonambel is a relatively compact township, which includes a range of densities and development opportunities around the core “strip”.
- Recent commitments to rural residential development on the north side of Mountain Creek create a potential for the township to become fragmented.
- Further development of Moonambel is constrained by the following factors:
  - The steep and environmentally sensitive land to the north and south of the township.
  - The divisive effect of Mountain Creek and the potential for flooding.
  - The lack of sewerage.

Objective 1

To function as a small local service centre for the surrounding farming community.

Strategies

<table>
<thead>
<tr>
<th>Strategy</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1</td>
<td>Consolidate the township by designating the large lots at the southern and eastern extremities of the Crown Township for low density residential development.</td>
</tr>
<tr>
<td>1.2</td>
<td>Recognise existing rural residential development but without provision for future expansion.</td>
</tr>
<tr>
<td>1.3</td>
<td>Apply restructuring controls to the surrounding rural areas to encourage consolidation of lots into larger holdings.</td>
</tr>
</tbody>
</table>

Implementation

- Applying the Township Zone to the areas designated for existing and future development.
- Applying the Low Density Residential Zone to residual areas of former Crown township.
- Applying the Rural Living Zone to designated areas east and west of the Township Zone.

Note: See Figure 21.06-8 – Moonambel Strategy Plan.
Figure 1 at 21.06-8: Moonambel strategy plan
Raglan

Overview

Raglan is located on the alluvial flats of Fiery Creek to the north of Beaufort and consists of very dispersed housing which is more in the nature of a rural residential settlement than a township. The closure of the local primary school removed any focus which the town may have had.

Key issues

- Raglan will continue to function as a low density/rural and dispersed residential settlement. Its proximity to Beaufort and the availability of lots for housing will ensure that further growth will continue. It is important that this growth be more concentrated so that the settlement eventually develops more of a focus.

- Further development will be constrained by the following:
  - The settlement is divided into east and west by Fiery Creek.
  - The high ground to the north and east.
  - The old gold workings to the east and south.

Objective 1

To continue to function as a low density, rural and dispersed residential settlement.

Strategies

Strategy 1.1 Designate the core area of the settlement for low density residential development, on lots of sufficient size to enable disposal of household wastewater and effluent.

Strategy 1.2 Ensure that surrounding rural land (including the balance of the area which was included in a Township Zone under the previous planning arrangements) should continue in rural use. With the exception of the area of large lot rural holdings to the south-west of the core area of the settlement (i.e. the area to the west of Leitches Road), restructuring controls should be applied to these areas to encourage consolidation of lots into larger holdings.

Implementation

- Applying the Low Density Residential Zone to the areas designated for existing and future development (including part of the former Crown township).

- Applying the Farming Zone to the designated area east and south of the new Low Density Residential Zone.

- Applying the Restructure Overlay to surrounding rural areas (as designated).

Note: See Figure 1 at 21.06-9 - Raglan Strategy Plan.
Figure 1 at 21.06-9: Raglan strategy plan

[Map of Raglan strategy plan with various planning areas and labels such as "Rural No Restructure", "Primary School New Closed", "Old Gold Workings", "High Ground", and "Flinders Park".]
Redbank

Overview

Redbank is a small township (approximate population of 170) located at the headwater of Redbank Creek in a narrow valley of approximately 2.5 kilometres length, which is bounded to the north and south by the steep mountainous bushland comprised in the Kara Kara National Park and associated State Forest. The township was an important local service centre during the nineteenth century gold mining era. It is now focussed on tourism, rural residential settlement and the wine industry (Redbank winery being 2.5 kilometres to the south east).

Key issues

- Redbank is expected to experience some limited further growth due to its secluded setting at the base of the National Park and State Forest and its attraction for “bush block” settlement.

- Further development will be constrained by the following:
  - The steep and environmentally sensitive land to the north-west of the township and the proximity of the State Forest (which has similar physical characteristics) to the south.
  - The flood prone nature of Redbank Creek on the north side of the township and of the other smaller creeks which pass through the township and its environs.
  - The “Grumbler Gully” area (a sludge channel which joins with Redbank Creek) which effectively delineates the western extent of the township.
  - The old gold workings which are scattered around the periphery of the township area.

Objective 1

To continue to function as a local service centre with provision for limited growth.

Strategies

Strategy 1.1 Restrict the area available for township development to the area west of High Street.
Strategy 1.2 Set aside areas east of High Street and behind the lots fronting the north side of Navarre (Main) Street for low density residential use (minimum lot size for houses of 0.4 hectares).
Strategy 1.3 Set aside extensively committed lots to the east of High Street and north of Durrants Road for low density residential use.
Strategy 1.4 Rationalise opportunities for rural residential development around the township by confining such development to the east of the Grumbler Gully area and to the west of the Sunraysia Highway.
Strategy 1.5 Retain the Grumbler Gully area and areas to the west in rural use and restructure wherever possible.
Strategy 1.6 Apply restructuring controls to the surrounding rural land to encourage consolidation of lots into larger holdings.

Implementation

- Applying the Township Zone to the areas designated for existing and future development.
- Applying the Low Density Residential Zone to designated areas surrounding the Township Zone.
- Applying the Rural Living Zone to the designated area south of the township.
- Applying the Restructure Overlay to designated areas surrounding the township.

Note: See Figure 1 at Clause 21.06-10 – Redbank Strategy Plan.
Figure 1 at 21.06-10: Redbank strategy plan

Figure 15  Redbank Strategy Plan
Snake Valley

Overview

Snake Valley is essentially a residential dormitory for Ballarat which is only approximately 27 kilometres to the north-east.

The main town centre is well defined and reasonably compact and radiates outwards from the junction of the Carngham-Linton, Chepstowe-Snake Valley and Smythesdale-Snake Valley Roads. It comprises a general store, public hall, school and several churches.

Most of the development at Snake Valley however, is low density rural-residential in nature and extends into the attractive hilly treed land to the south-west of the township.

Key issues

- Snake Valley and its environs will continue to experience significant growth due to its proximity to Ballarat and the attractive nature of its rural residential areas.

- The previous zoning arrangements (under the Ripon Planning Scheme) made an overly generous provision for future expansion of the township and for future rural residential development, particularly to the north of Murray Lane and the Chepstowe-Snake Valley Road. The adopted strategies for Snake Valley provide for a rationalisation of these opportunities.

- Further development will be constrained to some extent by the various creeks and drainage lines which pass through the township and its environs.

Objective 1

To provide for a more consolidated township in which community facilities and services are reasonably accessible to residents.

Strategies

<table>
<thead>
<tr>
<th>Strategy 1.1</th>
<th>Reduce the area designated for township development to include only the existing development (and potential for infill) along the roads radiating out from the main junction and the undeveloped area to the west of Nunns Road.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strategy 1.2</td>
<td>Prevent individual development of small lots along the west side of the Snake Valley-Carngham Road north of the Snake Valley-Chepstowe Road.</td>
</tr>
<tr>
<td>Strategy 1.3</td>
<td>Allow the development of the areas to the south of the Mortchup-Snake Valley Road and Nunns Road for rural residential purposes (one house per existing lot). This is in recognition of the extensive commitment which already exists for rural-residential use in the area, and the suitability of the area for further development (because of its more undulating topography, bushland/woodland character and relatively high degree of visual enclosure).</td>
</tr>
<tr>
<td>Strategy 1.4</td>
<td>Retain the areas to the north, east and west of the Township in rural use. Restructuring of these areas should also be encouraged wherever possible.</td>
</tr>
</tbody>
</table>

Implementation

- Applying the Township Zone to the areas designated for existing and future development.

- Applying the Farming Zone to the designated residual areas of the former Crown township.

- Applying the Rural Living Zone to designated areas south-west and south-east of the existing township.

- Applying the Restructure Overlay to designated areas.

*Note: See Figure 1 at 21.06-11 – Snake Valley Environs Strategy Plan and Figure 2 at 21.06-11 – Snake Valley Strategy Plan.*
Figure 1 at 21.06-11: Snake Valley environs strategy plan
Figure 2 at 21.06-11: Snake Valley strategy plan
Waubra

Overview

Situated in the north-east of the Shire on the Sunraysia Highway, Waubra is a small rural community with strong links to Ballarat which is only 35 kilometres to the east. There is a well established rural residential estate on elevated land, located at the western edge of the township. Most of the township’s development is confined to the south-western side of the Highway. The area to the north is lower-lying, and falls within the catchment of the Evansford and Talbot Reservoirs.

Key issues

- The planning strategies for Waubra anticipate that there will continue to be a demand for conventional and rural residential lots due to its strong links to Ballarat and the existence of a well-planned rural residential subdivision to the west of the township.
- The high ground to the south of the rural residential estate and the lack of sewerage are constraints to further development of the township.

Objective 1

To act as a service centre for the rural community.

Strategies

Strategy 1.1 Recognise the core areas of urban development along the Sunraysia Highway.
Strategy 1.2 Recognise the rural-residential subdivision to the west of the township. No expansion of this area should be permitted however, because of the steeply-sloping topography and its visual sensitivity.
Strategy 1.3 Make land on the north side of the township available for long-term development - subject to the preparation of an outline development plan providing for the comprehensive development of the whole of this area and subject also to the provision of sewerage.
Strategy 1.4 Identify land to the south of the core township area and adjacent to Beaufort Road as an area for long-term low density residential development.

Implementation

- Applying the Township Zone to the areas designated for existing and future development.
- Applying the Rural Living Zone to the designated areas south-west of the Sunraysia Highway.
- Applying the Farming Zone to the designated area north of the new Township Zone.

Note: See Figure 1 at 21.06-12 – Waubra Strategy Plan.
Figure 1 at 21.06-12: Waubra strategy plan