

21.02

12/07/2012
C39

KEY INFLUENCES AND ISSUES

21.02-1

12/07/2012
C39

Key influences

The key influences in relation to the municipality are:

- Moderate population growth is expected in Swan Hill and Robinvale.
- The size of households has declined over time and is consistent with general national trends.
- The population is ageing and will require a diversified housing stock.
- Access to irrigation water is critical to the ongoing growth of the horticultural sector. Proposals by the Murray Darling Basin Authority to reduce agricultural water entitlements and divert it to the environment could stifle long term horticultural growth.

21.02-2

12/07/2012
C39

Key issues

The key issues facing Swan Hill are focused around six strategic themes:

Settlement and housing

- The maintenance of Swan Hill as the major regional centre which most other towns rely on for services and facilities.
- The role of Robinvale in supporting the smaller settlements in the northern part of the municipality.
- The co-ordination of residential growth in Swan Hill so that infrastructure is provided equitably between the developer and the community.
- The facilitation of residential growth in smaller towns.
- The provision of an alternative to Tower Hill in Swan Hill as a new residential development front.
- The provision of highway commercial development in Swan Hill on the basis that infrastructure and access issues are addressed and it does not compete with the role of the Swan Hill CBD.
- The provision of rural residential development within planned estates.

Environment

- The protection of the environmental values of the Murray River corridor.
- The river and its wetlands provide significant habitat values for flora and fauna.
- Flooding is a significant environmental risk, particularly along the Murray River.

Natural resource management

- The continued growth of the horticulture industry.
- The protection of horticultural land for agriculture.
- The need to support dry land agriculture.
- The significant potential for adding value to agricultural product including horticulture.

Built environment and heritage

- The protection of Aboriginal and European heritage is critical to the growth in tourism and sense of place.

Economic development

- The importance of manufacturing industries as a component of the Swan Hill economy.
- The need to facilitate the growth of the mineral sands and solar industries.

- Significant tourism opportunities in Swan Hill with the redevelopment of the riverside precinct and linking it to the CBD, the Pioneer Settlement and the new Murray River bridge crossing.
- The significant potential for tourism along the Murray River corridor, including the Riverside precinct in Robinvale.

Infrastructure and transport

- The need for a coordinated, efficient and equitable approach to the provision of infrastructure and community facilities.
- The need to ensure that urban development is connected to reticulated services.
- The importance of considering stormwater management for urban development.
- The potential for the Swan Hill airport to cater for growth and provide for passenger and freight services.
- The need for a replacement interstate bridge at Swan Hill.
- The need for inter-modal freight facilities.
- The importance of the provision of reticulated gas for value adding industries and reducing the community's carbon footprint.
- The uptake of improved irrigation practices via projects such as the Northern Victorian Irrigation Renewal Project (NVIRP).

21.02-3

12/07/2012
C39

Land use themes

The objectives, strategies and implementation, including policy guidelines, scheme implementation and further strategic work, for the key land use themes identified above are outlined in Clauses 21.04-21.09 as follows:

Clause 21.04: Settlement and housing

Clause 21.05: Environment

Clause 21.06: Natural resource management

Clause 21.07: Built environment and heritage

Clause 21.08: Economic development

Clause 21.09: Infrastructure and transport