

21.0819/01/2006
VC37**KEY ISSUES ADDRESSED IN THE PLANNING SCHEME**

The land use and development vision (Clause 21.04), the goals of the Corporate Plan (Clause 21.05), and the objectives for a planned sustainable future (Clause 21.07) will be achieved so far as is relevant through the planning scheme by the strategies and actions set out in the following clauses.

21.08-119/01/2006
VC37**Settlement**

The settlement pattern of Yarriambiack Shire is characterised by a number of small towns, each with its own identity. Factors contributing to the character of these townships include unique rural settings, built heritage, and a rich community culture. The uniqueness and quality of life offered in each township is of great importance to the people of the Shire.

Some of the towns have lost the threshold population size to attract and to maintain the necessary services and facilities to provide a quality of life to residents and the surrounding farming district. Given the preferred land use and development vision based on population thresholds and factors of location, environment, and entrepreneurial initiative to rejuvenate towns, the settlement strategy is to consolidate development, and to provide infrastructure within towns in order of highest potential as follows:

- Warracknabeal
- Murtoa
- Hopetoun
- Minyip
- Rupanyup
- Beulah
- Woomelang

Other settlements including Patchewollock, Brim, Yaaapeet, Tempe, Speed, and Lascelles will continue to be supported.

Strategies

- Encourage consolidation of development and growth to take place within the identified townships with potential so as to:
 - maximise utilisation of existing infrastructure investment;
 - support infrastructure improvement;
 - improve and extend the range of goods, services, and amenities for both urban and rural communities;
 - increase job opportunities;
 - facilitate further industrial and commercial development; and
 - avoid development conflicts within agricultural areas for non-agricultural purposes.
- The Shire, in partnership with the community, must ensure equitable access to minimal provision of service delivery by government and private sectors to maintain a safe living environment.
- Encourage development and provide incentives for development in townships.
- Protect existing residential amenity and provision of housing choice.
- Encourage uses of vacant housing stock, which do not compromise residential amenity.
- Ensure that recreational facilities are maintained especially those with sensitive environments and the historic buildings and items throughout the Shire.

Implementation

- Through the planning scheme, by appropriate application of zones and overlays and the application of the policies in this scheme by the responsible authority in administering the planning scheme.
- In administering the planning scheme, the responsible authority will take account of the general strategies, and the strategies relating to particular settlements, in making decisions on proposals to use and develop land.
- By defining the edge between the urban and rural land uses around the towns and containing all development within townships.
- Conduct an inventory of threshold populations needed to support government and private services and facilities to monitor various service provision to townships.
- Direct future provision of private and government services and physical infrastructure to townships identified as having highest potential to maintain population base.

The above principles will be applied in particular settlements as follows:

Warracknabeal

Warracknabeal has a district centre role. It is the largest centre of the Shire with the smallest rate of population decline between 1981 and 1991. It is a strong retail, administrative and industrial centre, well serviced with educational, medical and community services. It is located on important transport routes and has potential for critical mass to support and sustain large industries. Warracknabeal is the second largest grain receival terminal after Murtoa. VicGrain's maintenance workshop is located in Warracknabeal.

Strategies

- Reinforce Warracknabeal as the main urban centre within Yarriambiack Shire, especially in terms of provision of community services and facilities, retail and business opportunities, recreational and social activities and the co-ordination of administrative and government functions.
- Encourage the development of a variety of housing types to cater for different needs of households, especially medium density housing and accommodation for elderly people, and at the same time ensure that the character of the residential areas is maintained.
- Increase the economic base of the town by encouraging the establishment of new businesses and commercial developments. Fully serviced industrial land should be readily available.
- Ensure residential areas are planned so that there are no detrimental effects on the environment, especially from waste disposal.
- Provide a comprehensive range of services (eg. health, education, entertainment, recreation etc.) to residential areas which meet the needs of all age groups.
- Encourage infill development to consolidate existing urban areas and maximise infrastructure efficiency.

Implementation

- Appropriate application of business, industrial, residential and other relevant zones in the planning scheme.
- Develop an open space strategy linking areas of open space, the Yarriambiack Creek environs to community facilities, commercial centres and residential areas which incorporate the restoration of the Yarriambiack frontage, biodiversity conservation and environmental values.
- Develop an attractive and vibrant commercial centre in Warracknabeal, with services and facilities which reinforce the role of the township.

- Improve all the entries to town and the streetscape of the commercial centre of town, and along the main highways through coordinated and planned landscaping and tree planting.
- Provide for a comprehensive range of community services and facilities to residential areas which meet the needs of all age groups.

Murtoa

Murtoa is a subdistrict centre and plays an important role in the handling and transportation of grain. It has potential to continue to be a dormitory town for Horsham. It needs to maintain local service centre functions to cater to the needs of township residents and surrounding rural farming community. Attractive housing stock, the built heritage, and recreational facilities contribute to residential lifestyle with a rural ambience.

Strategies

- Ensure the continuation of the role of the Murtoa as a grain receival terminal.
- Maintain the existing streetscapes and town character.
- Maintain the quality of housing stock and the character of the residential areas.
- Encourage the installation of a reticulated sewerage system to reduce environmental risk from untreated effluent.

Implementation

- Apply flexible zoning controls to facilitate appropriate development within the township without compromising the amenity of the locality.

Hopetoun

Hopetoun performs a subdistrict role with a number of successful businesses and potential for tourism associated with proximity to Wyperfeld National Park and Lake Lascelles. Its facilities include a hospital, a secondary college, a chemist, retail services, and a shire office. There is potential for value adding industries associated with the agriculture to be located in Hopetoun.

Strategies

- Maintain the heritage character of the township.
- Encourage the installation of a reticulated sewerage system to reduce environmental risk from untreated effluent.

Implementation

- Apply flexible zoning controls to facilitate appropriate development within the township without compromising the amenity of the locality.
- Apply Heritage Overlay as appropriate.
- Conduct a feasibility study into the development of the Hopetoun airport as a centre for aircraft maintenance and outfitting.

21.08-2

19/01/2006
VC37

Sustainable Land Management and Productivity

The importance of grain production in the Shire cannot be underestimated, both for the region and for the State. A major employer, the annual value of agricultural production in the Shire is \$165m. Agricultural productivity has generally increased in the Shire due to improvements in techniques. Current agricultural land use is broad acre cropping. Soils in the Shire are threatened by soil structure decline, soil sodicity and soil acidification. Pest plants and animals are a concern in the municipality.

Although soil salinity is not yet a major issue it is of increasing concern to landholders. Groundwater in the region is saline and rising and dryland salinity is a key land management issue, particularly around the Hopetoun and Patchewollock area. The Southern Mallee has areas of high local and regional watertables. Wind erosion can greatly impact on sustainable land management, particularly for the northern areas of the Shire.

As well as encouraging best practice cropping regimes, there are opportunities for diversification of agriculture and viable sustainable alternatives need to be supported.

Significant initiatives at a local (eg. Landcare) and regional levels are needed to avoid future damage to the economic, environmental and social assets of the Shire and region.

Strategies

- Protect agricultural land as an economic resource.
- Discourage non-agricultural uses and developments in areas of high quality agricultural land.
- Discourage subdividing areas of high quality agricultural land.
- Establish appropriate buffer distances for intensive activities such as waste water facilities, piggeries, poultry farms, feedlots and ensure appropriate siting and operation of these activities so as to prevent impacts both on-site and off-site.
- Encourage farm management practices and land use activities which have the capacity to be sustained and reflect the optimal use of land.
- Reduce land degradation and encourage sustainable agricultural practices.
- Encourage agricultural diversity and promote opportunities for new farming enterprises.
- Assist in the development of value adding enterprises based on grain production.
- Establish and/or implement development guidelines for the appropriate siting and operation of intensive animal industries.
- Support community initiatives such as Landcare, Farmsmart, Land for Wildlife.
- Control and eliminate the silver-leaf nightshade which is a regionally prohibited plant.

Implementation

- Apply appropriate zoning and overlay controls.
- In administering the planning scheme, the responsible authority will take account of the relevant strategies, in making decisions on proposals to use and develop land.

21.08-3

19/01/2006
VC37

Environment

Sustainable agriculture and the management of the natural environment are inextricably linked. Given the value of agriculture production to the Shire, the health of the environment directly impinges on the economy of the Shire.

The Shire is located in the catchments of the Wimmera, Avon, and Richardson Rivers. Only Murtoa and Warracknabeal are seweraged, and the remaining towns rely on septic tanks which discharge effluent into the sub soil. Some of the wastes are not satisfactorily disposed of on site and are entering the town drainage and eventually the river system.

The Southern Mallee is a subsurface catchment with groundwater flows trending in a NW direction towards the Murray River. It contains a significant terminal lakes system and valued biodiversity.

The rivers and creeks play a vital role in the community and have historical significance. Issues relating to waterways include flooding, levee banks, erosion, deterioration of water quality and quantity, the protection of riparian vegetation and public access. Stable and high-quality waterway environments are important. They provide multiple benefits in protecting flora and fauna values, protecting water quality and enhancing landscape values.

If managed properly the natural environment can sustain the economic development of the Shire since it forms the basis of every landuse. Proper management is vitally important for habitats, remnant vegetation and water catchments. The degradation of the environment affects both agriculture and tourism alike, with resulting flow on effects to the economy and people who reside in the Shire.

The road verges throughout the Shire are significant for their visual quality against a flat and treeless agricultural cropping landscape. Due to this cropping heritage the environmental value of roadside remnant roadside vegetation is high. It is necessary to preserve the overall rural character and to maintain and increase the existing habitat linkages.

Strategies

- Ensure that land use planning and development support catchment strategies and sustainable natural resource management practices, specifically to Wimmera and Mallee Regional Catchment Strategies.
- Protect and enhance indigenous roadside vegetation through effective management of road reserves, railway lines and other public land.
- Encourage landcare, whole farm planning and land use activities that have the capacity to be sustained and reflect the optimal and the ecologically sustainable use of land.
- In consultation with industry, community, farming, government and Landcare groups develop incentives for activities that reduce soil erosion, salinity, nutrient pollution, vegetation loss, water quality deterioration and other resource degradation problems.
- Manage and protect natural resources to ensure that the quality of the Shire's land use and water resources are improved through better land management and environmental management practice by:
 - minimising damage to the Shire's water catchments and watercourses to prevent damage;
 - recognising the importance of the Yarriambiack Creek catchment to the Shire;
 - rectifying salinity, soil erosion and vegetation loss by adopting the goals and objectives expressed in the Wimmera and Mallee Catchment Strategies;
 - protecting remnant riparian vegetation from further loss; and
 - rectifying previous and existing land use problems at the earliest opportunity to improve the environment and development options.
- Promote the protection and enhancement of the environment through community education initiatives.
- New use and development must ensure no net increase or decrease of runoff (this does not apply to salinity, effluent, etc.), salinity recharge after runoff, soil degradation, salinity levels or effluent release to watercourses.
- Contribute to an integrated waterway management program.
- Remnant vegetation must be protected from clearing.
- Promote the protection of the Pine Buloke woodlands which are a highly significant and threatened vegetation community.
- Reduce grazing along riparian areas as this poses a great threat to remnant vegetation.
- Promote the protection of the corridor and habitat value of roadsides and riparian vegetation.
- Investigate the use and regard for regional catchment strategies, salinity management plans, regional vegetation plans and information such as the DNRE Selected Biodiversity Components.

Implementation

- Apply appropriate zoning and overlay controls.
- In administering the planning scheme, the responsible authority will take account of the relevant strategies, in making decisions on proposals to use and develop land.
- Protect the environment by enforcing appropriate setbacks and buffers, by encouraging landowners to maintain existing vegetation and encouraging the replanting of indigenous vegetation.
- Ensure that acceptable water quality standards and the natural condition of watercourses are considered in the assessment of land use proposals.
- Promote effective pest plant and animal control throughout the Shire and the region, and ensure Shire works do not contribute to the spread of environmental and agricultural weeds. An incentives program could be implemented for land where conservation values are recognised.
- Require detailed site analysis to assess environmental impacts and land capability as part of applications for planning permits.
- Investigate options for waste water and stormwater for re-use and recycling.

21.08-4

19/01/2006
VC37

Flora and Fauna Conservation and Biodiversity

The vegetation of the Mallee region within the Shire of Yarriambiack is varied, containing the following vegetation communities:

- Mallee Eucalyptus,
- Grasslands,
- Pine Buloke Woodland,
- Mallee Heath,
- Blackbox Woodland,
- River Red Gum,
- Lake Bed Herb Field,
- Rare Saltbush, and
- Broombrush Mallee.

Of particular conservation significance are Pine Buloke Woodlands and Grasslands.

Action Statements have been prepared under the *Flora and Fauna Guarantee Act 1988*, and these will be taken into account by the responsible authority in making decisions. Action Statements relevant to Yarriambiack Shire are set out in Table 1.

Table 1. Action Statements Prepared Under the Flora and Fauna Guarantee Act 1988, that are relevant to the Yarriambiack Shire.

Flora and Fauna	Scientific Name	Action Statement Numbers
The Use of Lead cartridges for hunting waterfowl.		AS No 32
Grey-crowned Babbler.	<i>Pomatostomus temporalis</i>	As No 34
Predation of Native Wildlife by the Introduced Red Fox.		As No 44
Mallee Fowl.	<i>Leipoa ocellata</i>	As No 59
White-bellied Sea Eagle.	<i>Haliaeetus leucogaster</i>	As No 60

Flora and Fauna	Scientific Name	Action Statement Numbers
Plains-wanderer.	<i>Pedionomus torquatus</i>	As No 66
Hairy-pod Wattle.	<i>Acacia glandulicarpa</i>	As No 73

21.08-519/01/2006
VC37**Heritage**

The Shire of Yarriambiack has Yarriambiack Creek and the now part closed Patchewollock railway line forming a north-south spine along which settlement has been founded. The processes of settlement which impart cultural values to the Shire include the evidence of Aboriginal and pastoral occupation, and importantly, closer settlement, commencing in the southern areas of the Shire during the mid-Victorian period and progressing with the expansion of the railway network to the north as far as Patchewollock during the inter-war period. The establishment of primary industries, notably grazing and cropping, secondary industries including flour milling and freezing and services including, local government, education, transport, and other public services, has been associated with the formation and in many instances, the decline of urban centres, leaving a remote but rich and exceptionally intact built heritage.

The Shire's heritage assets are significant in their contribution to the character of the landscape and the townships. The cultural heritage needs to be recognised as important in its own right, a reminder of the community's past and an economic asset.

Strategies

- Ensure the protection, maintenance and enhancement of heritage areas and features in private and public ownership.

Implementation

- Apply Heritage Overlay where appropriate.
- In administering the planning scheme, the responsible authority will take account of the relevant strategies, in making decisions on proposals to use and develop land, where those proposals have the potential to affect heritage assets.
- Enhance and protect natural and heritage areas and features through their identification, recording of significance, and implementation of controls.
- Develop and implement guidelines for the restoration and maintenance of heritage areas and features.

21.08-619/01/2006
VC37**Economic Development**

The Strategic Land Use Development in the Shire needs to recognise the complementary economic strategies identified in the draft *Economic Profile and Prospects for the Yarriambiack Shire Council* (1997). The report recognises the following issues concerning the economic development potential of the Shire:

- retaining a population base and workforce levels which are critical to economic development;
- the lack of major concerns with the present planning process;
- flexibility in the new planning controls to encourage development;
- opportunities for industrial development;
- the lack of a comprehensive database on existing and potential industrial and commercial properties in the Shire;
- retail properties in smaller towns have neglected retail areas with empty shops, dirty windows, poor signage and widespread need of painting and streetscape improvement; and

- highway development in Warracknabeal needs to be maximised but developed with care to so that entry to town remains presentable.

Strategies

- Protect rural areas for sustainable and productive agricultural, mining, and other primary industries.
- Support potential value adding industries and provision of services which support agriculture.
- Improve the presentation of the whole Shire, including strengthening the role, function, and presentation of streetscapes and facilities in the Shire's townships.
- Promote sustainable and appropriate economic developments, including appropriate commercial, industrial, and quality tourism developments in preferred locations.
- Coordinate the provision of essential infrastructure to support urban settlements and economic development.

Implementation

- Appropriate application of zones and overlays in the planning scheme.
- In administering the planning scheme, the responsible authority will take account of the relevant strategies, in making decisions on proposals to use and develop land.
- Develop a comprehensive data base on existing and potential industrial and commercial properties in the Shire.

21.08-7

19/01/2006
VC37

Industry

Increased opportunities and diversity in industrial developments in the Shire are critical to the creation of employment opportunities. Traditional industries that support the agricultural sector such as repairs and servicing of agricultural machinery should be strengthened. New initiatives involving processing of raw materials or by-products of the agricultural sector need to be encouraged.

Access to infrastructure, availability of cheap and developed land, incentives, raw materials and markets are key considerations for the establishment and operation of successful industrial development.

Strategies

- Ensure an adequate supply of serviced industrial land is available in the Shire at locations with good road access, drainage and reticulated services.
- Promote the Shire with the aim of attracting new industries.
- Encourage industrial development which is ecologically sustainable.
- Ensure industrial development does not have any negative impact both on-site and off-site.
- Encourage small scale industrial development in suitable locations in townships.
- Encourage well designed industrial development which is attractive and well landscaped.
- Encourage the expansion of extractive industries, including gypsum.

Implementation

- In administering the planning scheme, the responsible authority will take account of the relevant strategies, in making decisions on proposals to use and develop land.
- Facilitate the development of value adding enterprises involved in processing local products at the source of agriculture production, subject to appropriate requirements including:
 - provision of services such as power, water, and disposal of wastes;

- maintaining the condition of rural infrastructure such as roads;
 - nutrient management;
 - design and siting of the buildings; and
 - protecting the amenity of adjacent land uses.
- Incentives for industrial development must be actively pursued by the Council.
 - Continued identification of new industries and suitable land available for the location of new development must be actively pursued.

21.08-8

19/01/2006
VC37

Commercial Development

It is of great importance for the prosperity of the Shire that the commercial and retail centres are vibrant, attractive and commercially successful. Such centres will attract residents, visitors and investors. A strong activity centre provides focus and creates a sense of community. Warracknabeal is recognised as the main service centre of the Shire and should be perceived as a competitive shopping centre with a lively and pleasant environment. Civic design is crucial in these centres to provide for a functional centre with a conducive amenity to shop and visit.

Strategies

- Encourage the development of commercial centres along the following hierarchy:
 - Warracknabeal - district centre servicing the urban area and the rural hinterland.
 - Murtoa and Hopetoun - subdistrict level centre servicing surrounding district.
 - Minyip, Rupanyup, Beulah Woomelang Patchewollock, Brim, Yaapeet, Tempe, Speed, and Lascelles - local centres providing convenience shopping for the town and immediate surrounding area.
- Improve the visual and physical presentation of the townscapes.

Implementation

- In administering the planning scheme, the responsible authority will take account of the relevant strategies, in making decisions on proposals to use and develop land.
- Consolidate and strengthen commercial centres by defining boundaries.

21.08-9

19/01/2006
VC37

Tourism

The *Yarriambiack Shire Tourism Study* (Mouritz, 1995) recognises that Yarriambiack Shire does not lack a wide range of attractions nor active volunteer community groups and keen operators. However, promotion needs to be professionally planned and executed to keep the momentum.

Although lead times will be long, opportunities avail for the promotion of the Mallee and the settlement heritage and museums which could be developed into a promotable story that would pull distant visitors.

Effort by the Shire should be aimed at those already coming to the area to visit friends and relations so they can better appreciate the inherent attractions, and at lifting the satisfaction and volume of the free and independent travellers. Destination attraction traffic is built slowly and steadily through better signage, information/interpretation, operation and attraction development and generic promotion which needs staff and cash inputs, cooperation of other Municipalities, State, and Commonwealth Governments.

Strategies

- Facilitate quality tourist uses and development which are related to the productive base of the Shire, the agricultural economy and tradition, the natural environment and conservation of natural features.
- Actively promote tourism as a significant component of the Shire's economy.
- Continuously identify and facilitate emerging and potential tourism opportunities, whilst consolidating existing tourism strengths.
- Encourage tourist use and development which do not impact on the environment nor detract from the character of the towns and districts and which are based on the inherent features of the Shire.
- Protect the natural and physical features which contribute to the 'tourism experience' including the natural environment, heritage elements, landscape features and cultural activities.
- Encourage the expansion and diversification of accommodation to facilitate and promote tourism.
- Facilitate the provision of information to rural landholders on establishing and managing rural tourism operations.

Implementation

- The responsible authority will facilitate tourist development projects which are consistent with other Scheme objectives, and take account of the potential of other forms of use and development to affect tourism.
- Promote and market the Shire based on the recognised generic theme and specific attractions.
- Promote a diverse range of tourism products including items and features of the built heritage, rural and cultural landscapes, the natural environment, scenic drives, events and culinary products derived from local agricultural products and industries.
- In association with tourism boards, Council's Tourism Officer and the community, prepare and promote tourism strategies for townships and districts.
- In consultation with VicRoads and other State agencies, improve visitor signage and interpretive information on roads and at tourist destinations.

21.08-10

19/01/2006
VC37

Infrastructure Provision

Urban Water Supply and Sewerage

The provision of urban water supply and sewerage is the responsibility of the Grampians Water Authority. Towns for which water supply is not treated include Brim, Lascelles, Minyip, Murtoa, Patchewollock, Rupanyup, Speed, and Woomelang. The towns for which chlorinated water supplies are available include Beulah, Hopetoun, and Warracknabeal. The water quality and supply is variable between towns. Except for Murtoa and Warracknabeal, all the towns in Yarriambiack treat their wastes through on-site septic tanks. The levels of effectiveness of these septic tanks are also variable between townships.

Community consultations have revealed issues of environmental concerns with unsatisfactory on-site effluent waste disposal having offsite effects, and poor supply and quality of township water. Grampians Water Authority is presently undertaking studies to determine the needs and priorities of the townships.

Strategies

- The provision of infrastructure to townships must complement the Shire's vision for sustainable development and direction.

- The reason for monitoring septic performance is the protection of water quality and the natural environment from nutrients and disease in untreated effluent.
- Areas subject to waterlogging or high water tables are not appropriate for disposal of effluent by absorption.

Implementation

- In administering the planning scheme, the responsible authority will take account of the relevant strategies, in making decisions on proposals to use and develop land.
- Ensure that septic tanks are appropriately installed and monitored for their performance.

Rural Water Supply

Wimmera Mallee Water Authority supplies Grampians Water Authority and the farm properties with stock and domestic water using open channels. Discussions with the Authority reveal concerns with developments on higher ground and in close proximity to the channels, which will affect water quality.

Soil erosion and regional groundwater seepage into channels can have major impacts on water quality and the effectiveness of water supply. Open channels can also influence land management, particularly in regard to pest plants, pest animals, cropping and stock movement. Easements and reserves along channels and the corridor and habitat value of these areas are greatly important.

Strategies

- The network of open channels traversing the Shire must be protected from undesirable impacts arising from developments.
- Consideration needs to be given to the piping of main channel to reduce water losses and contamination risks.

Implementation

- Consult with the appropriate water authority applications for use or development which has the potential to impact on water supply infrastructure.
- In administering the planning scheme, the responsible authority will take account of the relevant strategies, in making decisions on proposals to use and develop land.
- Identify the impact of channel seepage on infrastructure such as roads, culverts and buildings.

Power Supply

Powercor supplies electricity to the Shire. Public consultations reveal that the lack of satisfactory power supply has hampered efforts to attract industry to certain towns.

Strategies

- Improve the supply of electricity to townships to assist industrial and economic development.

Implementation

- Consultation with Powercor on achieving the strategic planning and economic initiatives of the Shire.

Drainage

Consultations reveal drainage problems in some towns. This problem is worsened where there is off-site discharge from septic tanks. Earthen drains exist in some parts of townships.

There are potential impacts of urban drainage on surface water quality. Proposed drainage schemes need to consider environmental impacts.

A strategic direction is needed to look at re-use of drainage water and/or disposal to sources other than natural water courses and in terms of conflict between roadside vegetation and large machinery.

Strategies

- Drainage schemes for townships should be prepared systematically on the basis of priority and potential of townships to maintain threshold population.

Implementation

- In administering the planning scheme, the responsible authority will take account of the relevant strategies, in making decisions on proposals to use and develop land.

Telecommunications

Both Telstra and Optus supply telecommunications throughout the Shire. Whilst mobile phone service in the Shire is generally poor, digital mobile phone reception is satisfactory in Warracknabeal.

Strategies

- Support establishment of a good standard of telecommunications infrastructure in the Shire.

Implementation

- In administering the planning scheme, the responsible authority will take account of the relevant strategies, in making decisions on proposals to use and develop land.
- Monitor investigations being conducted to develop a mobile service in the area.

Transport

The Shire is serviced by air, rail, and road. Excellent sealed and lit aerodromes operate at Warracknabeal and Hopetoun which provide for private landings at any time. However, no regular services are available.

Rail is central to the agricultural industry. Murtoa is the strategic grain receipt point in Victoria and grain is transported to either Portland or Geelong for export. There is however no passenger rail service to the Shire despite the Melbourne-Adelaide rail line traversing the southwest part of the Shire.

The Shire is well serviced by bus services which operate between various urban centres in the Shire and regional centres. These services should be maintained to provide access.

The Henty Highway and the Borung Highway provide the Shire with a north-south link and an east-west link respectively. Warracknabeal is well served by the both highways. The Borung Highway joins the Western Highway at Dimboola providing direct access to Adelaide and Melbourne. The Shire has adopted a hierarchy of roads for the local road network that classifies roads in accordance with their functional use and prescribes desirable standards for construction.

Strategies

- The aerodromes located at Hopetoun and Warracknabeal should be operated as important and convenient access points for residents, visitors, and investors to the Shire.
- The railway link to Murtoa must be recognised as an important infrastructure support to the grain growing industry and decisions concerning the future of Murtoa and this link must have regard to its importance to the economy of the Shire.
- The network of roads in the Shire must be satisfactorily maintained to provide access for the farming community.
- The Henty Highway, Borung Highway, and the Western Highway are important road linkages to other cities and regional centres. Their impacts on Warracknabeal and Hopetoun must be considered in any future decisions on those highways.

YARRIAMBIACK PLANNING SCHEME

- Maintaining road access for the farming community in terms of conflict between roadside vegetation and large machinery.
- Linkage of rural access roads developed a network of roads.
- Rural access roads.
- Access to facilities utilised by the general public, designated industrial or commercial enterprises.
- Access to shops and offices in urban centres.
- Linkage of urban roads.
- Urban roads and streets.

Implementation

- Apply appropriate zoning and overlays to roads and to land adjoining roads.

In administering the planning scheme, the responsible authority will take account of the relevant strategies, in making decisions on proposals to use and develop land.