



# Development Plan Report

## Euroa & Avenel Rural Residential Development

April 2010  
Prepared by CPG



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## Executive Summary

Rural residential development within the Strathbogie Shire is one of the most significant issues requiring a strategic response by the Council. The 2004 Rural Residential Study provided the initial review and broad strategy, identifying priority areas for targeted growth. The 10 investigation areas centred around the towns of Euroa and Avenel were selected for closer review to determine the potential for development, and to prepare development plans for inclusion in the planning scheme.

The 'ad-hoc' supply of land for rural residential purposes has historically been met by existing small lots located in the farming areas of the municipality. This practise has significant negative impacts documented with in the 2004 Strategy. Recent changes from the Rural Zone to the Farming Zone have resulted in a stronger emphasis on housing only being permitted for agricultural purposes unless an allotment is 40hectares or greater in size.

There is evidence that the supply of land for lifestyle properties is still being met by the rural areas with proportionally a higher number of larger properties now being purchased due to the zone change.

The supply of smaller lifestyle lots near urban centres appears to have been exhausted. New planned rural residential areas need to be identified and opened up for development to relieve the pressure of the 'ad-hoc' supply of farming land for this purpose. Using farming zone land for rural residential development is contrary to the established State and local planning policies.

Each of the 10 investigation areas presented opportunities and constraints which were considered in the context of their potential to be readily available for rural residential development. This resulted in four areas being selected for detailed development plans. The recommended future of each of the ten investigation areas have been discussed under Section 9.1 of the report.

There is an estimated need for a supply of 250 rural residential lots and a further 170 large residential lots to be created over the next 10years. The areas chosen need to be distributed across the municipality based on need and proximity to urban centres. Euroa and Avenel will need to provide for 65% of the supply.

The four investigation areas identified for development plan work are:

- Euroa Investigation Area 3
- Euroa Investigation Area 4
- Avenel Investigation Area 1
- Avenel Investigation Area 4

Some Rural Living rezoning will also be permitted in Avenel investigation area 2. Euroa investigation areas 1, 5 and 6 to the north of Euroa have potential to be considered as



part of the Farming Zone Review to allow for subdivision of lots less than 40hectares in area. Euroa investigation area 2 and Avenel investigation area 3 should be protected for the future development of residential expansion of each town, rather than be used for rural residential development.



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## **I Introduction**

The popularity of the north east of Victoria as a lifestyle destination has been rapidly increasing over the last 10 years in line with the changing demographics of an aging population. Correspondingly a number of people have been seeking a “tree change” lifestyle shift to regional areas. Strathbogie, with its rugged granite hills and plateaus, wine producing areas, rivers and small villages and towns has become a popular destination. The areas proximity to Melbourne and regional centre of Shepparton has resulted in growth through the peri-urban influence for the larger population centres.

Rural Residential development has been occurring within the Strathbogie Shire municipal area for many years. The supply of land has been largely unplanned. This report and the amendments to the Planning Scheme within the report provide the justification for a change to a planned supply of land for Rural Residential development based on the recommendations of the Strathbogie Shire Rural Residential Strategy 2004.

Avenel and Euroa have been chosen as the two priority areas for the initial implementation of the strategy, both on the Hume corridor where the greatest need is apparent. A total of ten study areas for Euroa (refer to Figure I-1) and Avenel (refer to Figure I-2) were identified for further investigation for rural residential development. All ten study areas were investigated with two areas from both Euroa and Avenel selected for rezoning and for the preparation of Development Plans.

The introduction of development plans for each area approved as part of the statutory controls within the Strathbogie Planning Scheme will assist in controlling development of the area in the future.

### **I.1 Report Structure**

The report has been structured in two parts, each able to be considered as a separate documents. The two parts are;

- Development Plan Report
- Euroa & Avenel Development Plans
  - Development Plan 1 Lovers Hill
  - Development Plan 2 North Avenel
  - Development Plan 3 Eastern Gateway Euroa
  - Development Plan 4 Wilkinsons Lane Euroa



Figure I-1: Euroa Study Area

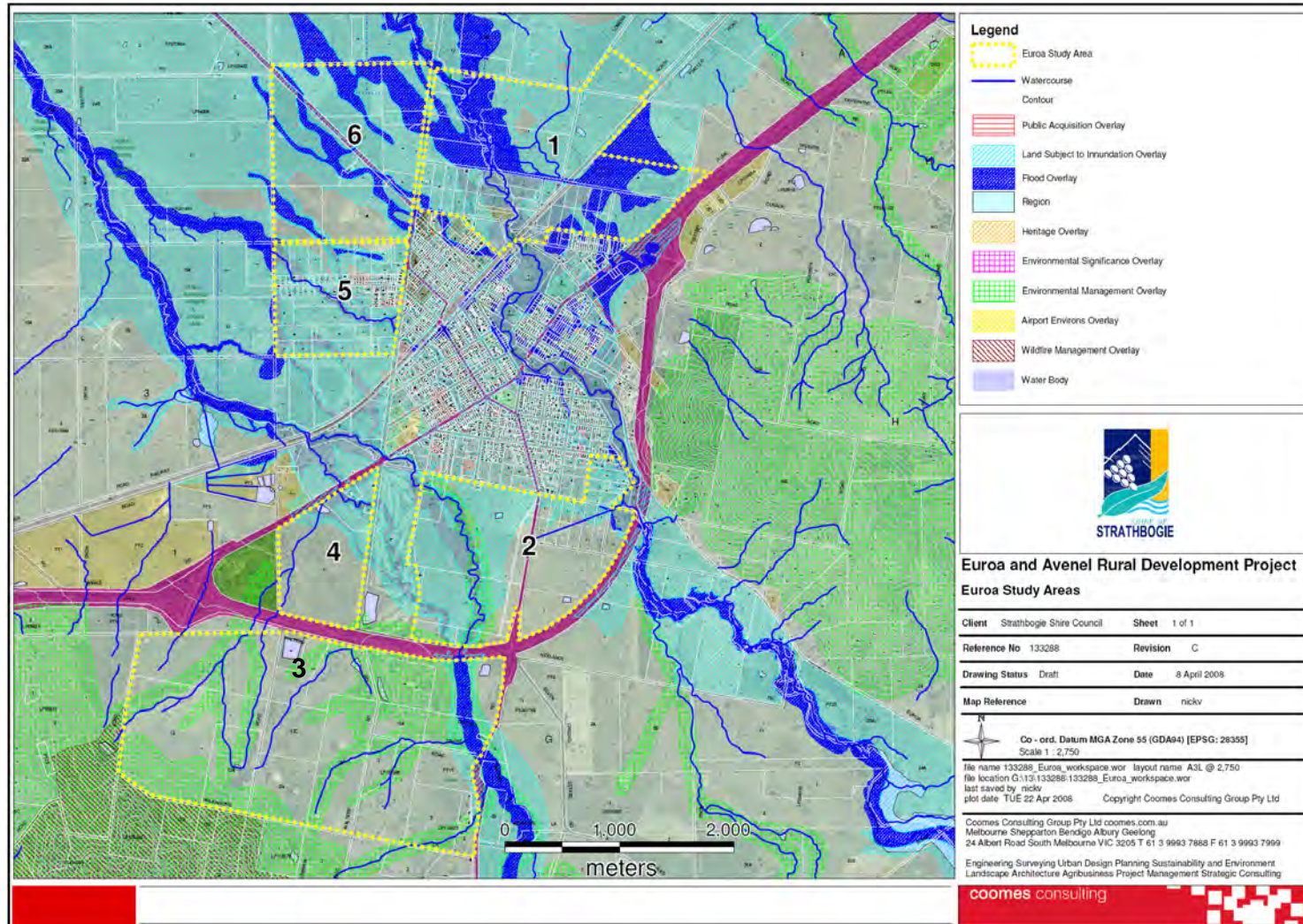
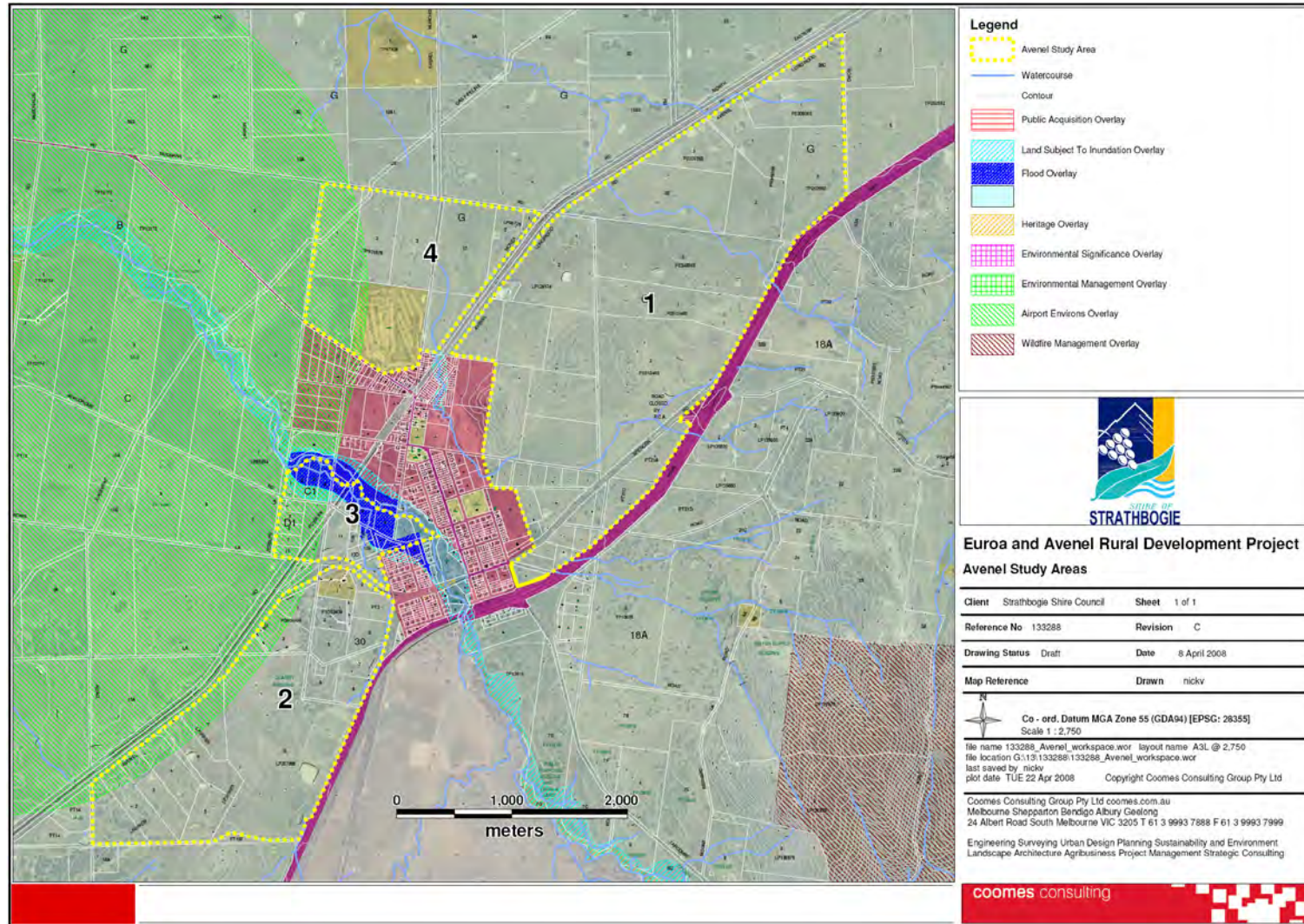


Figure I-2: Avenel Study Areas

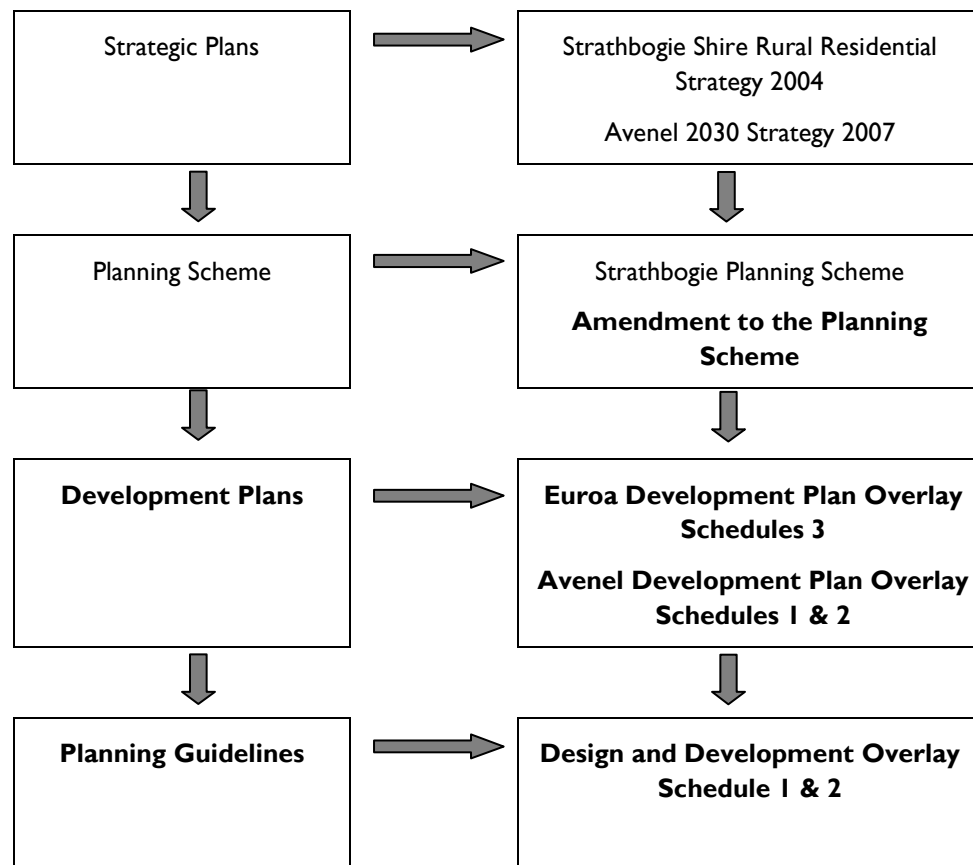




## 2 Planning Context

### 2.1 Overview of Plan Hierarchy

The planning hierarchy applicable to the report is illustrated below.



The new documents, to be prepared as part of the implementation process, are highlighted.

The strategy has been well defined. To provide for the statutory implementation for the plans changes will be required to the planning scheme with areas of land being rezoned and included within the Residential, Low Density, Rural Living, and Rural Conservation Zone.

### 2.2 Strategic Plan: Strathbogie Shire Rural Residential Strategy

The Strathbogie Shire Rural Residential Strategy provides for a planned approach to respond to increasing pressure for rural residential properties. The Municipality is an attractive as destination with most demand being generated by its proximity to Melbourne and Shepparton.



The strategy is a proactive initiative by the Strathbogie Shire Council to avoid the problems with continuing “ad hoc” approach to the development pressure and achieving the benefits growth can bring to the community when well planned.

The key strategic issues confronting the strategy were identified as:

1. The **potential for conflict** between rural-residential and productive uses, including within the proposed Strathbogie Special Use Zone for Food and Logistics;
2. **Loss of landscape and rural amenity** through poorly managed rural development;
3. **Foreclosing future options for urban growth** due to lack of strategic rural planning around the key townships of Euroa, Nagambie, Violet Town and Avenel;
4. **Development drivers** that are difficult to predict and understand, and therefore difficult to accommodate within a Shire wide strategy;
5. **Level of planning control** that can be exercised on existing titles, developments and areas is potentially limited and may undermine the overall strategy.

The strategy also lists the potential impacts as:

- an increase in conflicts with rural production activities;
- foreclosure of the potential for future industry to locate at strategic locations near good access/markets/isolated areas;
- foreclosure of the most logical, environmentally sustainable or cost effective urban growth options by allowing rural residential as an interim land use;
- causing rural towns to decline due to scattered population;
- poor amenity for future residents if poorly located (e.g. too close to the Hume Freeway);
- remote locations leading to a lack of services and utilities (e.g. power).

The vision of the strategy is:

*“The Strathbogie rural area provides the best of rural ‘amenity’ lifestyle and agricultural business opportunities with well-serviced and sustainable communities.”*

The objectives are:

**Agriculture:** To protect the economic value of agricultural land, and the ability of agricultural businesses to continue to operate without hindrance from new rural lifestyle dwellers.

**Changing Economy:** To recognise and support economic need to diversify and develop new rural industries given the range of pressures facing the rural sector in Victoria.

**Rural Character:** To protect and where appropriate enhance the rural character and amenity of the Shire.

**Rural Housing:** To ensure that rural residential development within the Shire provides for a range of rural housing opportunities.

**Reinforcing Towns:** To ensure land uses within the Shire reinforce existing investment and development of local townships so that they remain sustainable.

The strategy has identified areas and provides for rezoning following the detailed assessment of the areas. It also discourages rural residential development investigation outside of the nominated priority areas.



Both Euroa and Avenel are high priority areas identified for strategic rezoning investigations. Euroa's importance is linked to its accessibility to regional attractions, while Avenel has access to additional regional employment markets.

It is recommended by the strategy that detailed assessment of both areas examine whether "down zoning" of some existing rural living areas is required as well as undertaking additional technical reports.

The report also emphasises the need for greater public consultation through the investigation and detailed rezoning process will need to occur.

### 2.3 **Avenel 2030 Strategy**

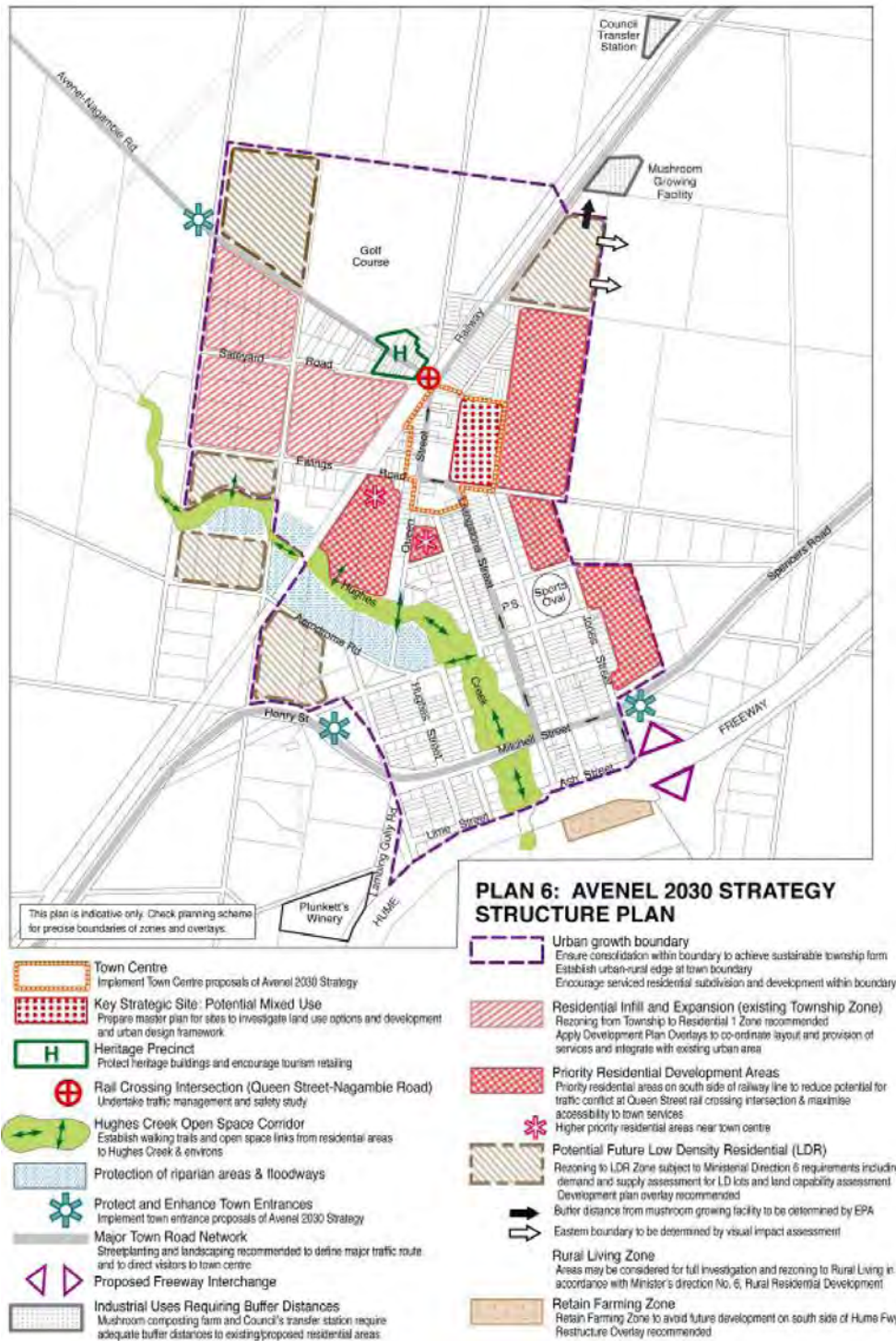
The Avenel 2030 Strategy has been developed as a long term strategic framework for the town and immediate surrounding land. The strategic directions within the plan have reviewed the findings of the Strathbogrie Rural Residential Strategy and provide specific recommendations for the location of rural living and low density residential areas.

The 2030 Strategy has been through a public process with some the submissions to the plan now being referred through to this planning amendment process. The 2030 Strategy study objectives were:

- *Establish a strategic framework for the future land use, development and urban design of the Avenel township and environs.*
- *Allow for the future expansion and diversification of the Avenel township, including the provision of a range of residential and rural living lifestyle options and developments.*
- *Consider land capability and the availability of services in the development of future strategies for land use and development in the Avenel township and environs.*
- *Assess, maintain and protect the role, characteristics and heritage of the Avenel township.*
- *Foster a liveable and environmentally sustainable community and township environment.*
- *Provide a framework to guide future community, Strathbogrie Shire Council and government decision making, works programs, budgeting and funding bids.*
- *Consider the need and make recommendations as appropriate for land to be rezoned to Low Density Residential and Rural Living in accordance with Minister's Direction No 6, Rural Residential Development.*
- *Provide the strategic justification for any changes to policy directions and planning controls in the Strathbogrie Planning Scheme in accordance with Minister's Direction No 11, Strategic Assessment of Amendments.*

As part of Avenel 2030 Strategy a new Structure Plan was prepared, refer to Figure 2-1. The Structure Plan identifies areas for low density residential, including Study Areas 1 and 4 for Avenel. The Structure Plan also identifies areas for rezoning from the Township Zone to the Residential 1 Zone. The Avenel 2030 Strategy acknowledges as the township growth there will be higher demand for new businesses and community services. The Structure Plan identifies a town centre precinct which will encourage commercial infill and town expansion.

Figure 2-1: Avenel 2030 Strategy Structure Plan



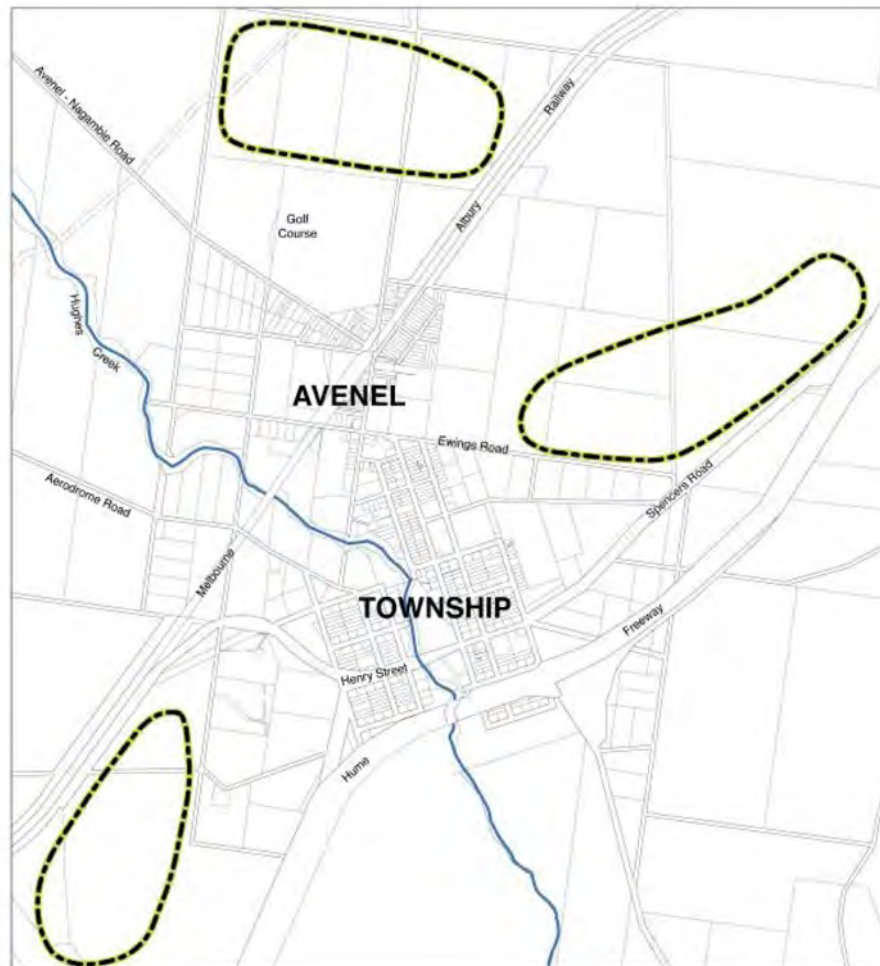
The following are recommendations from the 2030 Strategy in relation to the town centre:

- Queen Street (west side) south to Ewings Road has the potential to be main commercial strip in the longer term.
- Street plantings in Queen and Livingstone Streets and Ewings Road to physically define the town centre as well as provide shade and a sense of place.


- Development and urban design opportunities of vacant land in Queen Street and Bissett Street
- Mixed use potential of large site on north side of Ewings Road
- A tourism focus for the heritage precinct in Bank Street north of the railway line
- Use of BI Zone and potential use of the Mixed Use for the town centre precinct identified on Plan 8 to encourage complementary mix of retail/business uses and residential.

Plan 7 of the Avenel 2030 Strategy also identified three areas for rural living subject to further investigations, refer to Figure 2-2. The 2030 Strategy recommended Development Plans be prepared for areas as part of any future rezoning request for rural residential development.

**Figure 2-2: Avenel 2030 Strategy Rural Living Investigation Areas**



**PLAN 7: AVENEL 2030 STRATEGY**  
**Rural Living Investigation Areas**

 Rural Living Investigation Area  
Investigate potential for rural living zoning and development in accordance with Ministerial Direction No. 6, Rural Residential Development



## 2.4 Strathbogie Planning Scheme

The State Planning Policy Framework and the Local Planning Policy Framework within the planning scheme provide broad principles of planning policy relevant to the preparation of the development plans and development guidelines. These policies apply to all study areas and therefore it is relevant to discuss them in a more generic context.

### 2.4.1 State Planning Policy Framework

The key State Planning Policy objectives are outlined below.

#### Clause 11: Introduction, Goal and Principles

The objectives of planning in Victoria that must be taken into account by planning and responsible authorities are stated at Clause 11.03. These include:

- Clause 11.03-1 Settlement
- Clause 11.03-2 Environment
- Clause 11.03-3 Management of resources
- Clause 11.03-4 Infrastructure
- Clause 11.03-5 Economic well-being
- Clause 11.03-6 Social needs
- Clause 11.03-7 Regional co-operation

#### Clause 14: Settlement

The objectives of Clause 14, Settlement, are:

- *To ensure a sufficient supply of land is available for residential, commercial, industrial, recreational, institutional and other public uses.*
- *To facilitate the orderly development of urban areas.*

This Development Plan provides the planning framework for the next 10-15 years and aims to facilitate the orderly rural residential development of Euroa and Avenel.

#### Clause 15: Environment

Clause 15 identifies the need to enhance and protect natural and created environmental within the Shire. The most applicable environmental clauses have been further detailed below.

The objective of Clause 15.01, Protection of catchments, waterways and groundwater, is: *“To assist the protection and, where possible, restoration of catchments, waterways, water bodies, groundwater, and the marine environment.”*

The objectives of Clause 15.02, Floodplain management, are:

*“To assist the protection of:*

- *Life, property and community infrastructure from flood hazard.*
- *The natural flood carrying capacity of rivers, streams and floodways.*
- *The flood storage function of floodplains and waterways.*
- *Floodplain areas of environmental significance”.*



Clause 15.09, Conservation of native flora and fauna, looks to assist with the protection and conservation of biodiversity, including native vegetation retention and provision of habitats for native plants and animals and control of pest plants and animals.

Clause 15.11, Heritage, identifies the need to conserve and protect places or natural or cultural value. Of particular relevance to the Euroa and Avenel Development Plans are areas of Aboriginal cultural heritage significance.

Clause 15.12, Energy Efficiency, encourages *“land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions.”*

### **Clause 16: Housing**

Clause 16 seeks to ensure there is appropriate housing and efficient land supply to meet the community needs. Of particular relevance to the proposed Development Plans for Euroa and Avenue is Clause 16.03 Rural living and rural residential development. The objective of Clause 16.03 is:

*“To identify land suitable for rural living and rural residential development.”*

Clause 16.03 requires that Ministerial Direction No. 6 Rural Residential Development be addressed for the preparation of any planning scheme amendments allowing rural residential development.

### **Clause 17: Economic Development**

Clause 17.05, Agriculture, encourages the protection of highly productive agriculture land.

### **Clause 18: Infrastructure**

Given that Euroa and Avenel are in proximity to a number of highways and railways, Clause 18.01, Declared highways, railways and tramways, is of particular relevance to the proposed development plans.

Clause 18.02, Car parking and public transport access to development, also seeks to ensure that there is sufficient access to future developments and minimise the impact of the existing transport networks and amenity of the surrounding areas.

Clause 18.03, Bicycle transports, looks at integrate bicycle travel with land use and development planning, to encourage cycling as a mode of transport.

Clause 18.09, Water supply, sewerage and drainage, seeks to ensure there is sufficient services available to meet community needs and to protect the environment.

Clause 18.12, Developer contributions to infrastructure, seek to:

*“facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development contributions plans.”*

### **Clause 19: Particular Uses**

Of most relevance to the proposed Development Plans is Clause 19.01 Subdivision. The key objective of the Clause 19.01 is:

*“To ensure the design of subdivisions achieves attractive, livable and sustainable neighbourhoods.”*



Clause 19.03, Design and build form, seeks to achieve high quality urban design and architecture.

The preparation of these development plans assists in achieving the above objectives.

#### 2.4.2 Local Planning Policy Framework

The Local Planning Policy Framework provides a local and regional strategic policy context for a municipality and comprises of the Municipal Strategic Statements (MSS) and local planning policies.

Clause 21.01, Municipal Overview, provides an overview of settlement, environment and economic development being the key issues for the municipality. The settlement challenges lists rural living and rural residential development as a key issue to respond to.

Clause 21.03, Objectives – Strategies – Implementation, details the objectives, strategies and implementation for the three identified issues for the Municipality. This Clause also contains structure plans for both Euroa and Avenel along with the other major towns. The structure plans identify areas for infill residential development and areas to be investigated for Rural Living opportunities.

Clause 21.03-1, Settlement, identifies the unique problems for each of the four main towns included Euroa and Avenel. One of the key issues for Euroa is the “Extent of area covered by reticulated sewerage and water”. The key issues confronting Avenel is the “Need for additional land to the north and south of the existing township, in the context of growth constraints to the east (Hume Highway) and west (Airport Environs Overlay)”.

A clear directional statement is made under the heading of Rural living and low density residential development:

*“Rural living and low density residential opportunities need to be investigated, so that they can be provided in identified and appropriately zoned areas rather than being dispersed in an “ad hoc” manner throughout the Shire. This will support the protection of agricultural land for agricultural uses, avoid urban-rural conflicts and assist Council to facilitate efficient servicing which are vital for the Shire.”*

Under Housing and house lot excisions in the rural zones the MSS states:

*“The Shire continues to experience demand for the development of dwellings in attractive rural environments and this has been a significant component of the Shire’s recent population growth. This style of development is only appropriate when associated with investment in agricultural activities, and/or protection of the environment, so that it does not compromise the natural resource base and impact on existing agricultural operations. Land capability and the standard of existing and proposed infrastructure, particularly roads, must also be taken into consideration for this style of development.”*

Listed below is the relevant Settlement Strategies and Implementation:

- *“Encourage development away from areas affected by major constraints such as flooding and drainage, when they do not have the capacity to resolve or minimise the relevant restriction*
- *Identify required infrastructure standards for subdivision and development*





- *Investigate the provision of rural living and low density residential opportunities as identified in the Strathbogie Shire Rural Residential Strategy, 2004*
- *Support new housing in the Farming Zone only when it is in association with an agricultural use of the land*
- *After further investigation, apply the Rural Living Zone to areas identified as appropriate*
- *Investigate the use of the Design and Development Overlay or Development Plan Overlay to areas identified for future urban or rural residential development, where particular issues of design and development need to be resolved*
- *Investigate the use of a Development Plan Overlay or a Design and Development Overlay to areas identified for future urban use, where particular issues of design and development need to be managed in areas presently used for residential purposes and, where appropriate, to a selection of areas identified in the Strathbogie Shire Rural Residential Strategy, 2004*
- *Undertake further investigations for areas identified in the Strathbogie Shire Rural Residential Strategy, 2004 to determine the land capabilities and their suitability for rural residential development, commencing with the highest priority areas of Violet Town, Euroa, Nagambie North, Avenel and Strathbogie”*

Clause 21.03-7, Environmental Strategies, details strategies for the protection of the environment and assets within the Municipality. The key strategies are:

- *Ensure on-site treatment and disposal facilities demonstrate adequate structural integrity, capacity and capability to handle, treat and dispose of wastewater without adverse impacts on land, surface water and groundwater systems*
- *Ensure that developments in visually sensitive areas use muted tones to minimise visual impact*
- *Discourage development on visually sensitive hilltops and ridgelines*
- *Ensure all use and development of land in catchment areas accords with proper land management practices relating to revegetation, erosion control and management, vermin and weed eradication and management, salinity and flooding control*
- *Conserve and protect water catchment areas by discouraging uses and activities within catchment areas that have the potential to reduce water quantity, quality and aquatic biodiversity*
- *Discourage the clearing of native vegetation and unnecessary disturbance of topsoil*
- *Ensure that the natural drainage functions are retained, wherever possible, in the development of land for residential purposes*

An objective of Clause 22.01, Housing and house lot excisions in rural zones is to: “Limit new house development on high quality agricultural land.”

Clause 22.02, Effluent disposal and waste water management in unsewered areas policy, seeks to ensure that effluent disposal and water quality is monitored and is provided at an appropriate standard for new developments.

Clause 22.03, Natural Landscape Protection policy, looks to protect the natural landscape of the Shire from inappropriate use and development.



Clause 22.06, Development in rural areas requiring buffer distances policy, seeks to ensure appropriate both distances are provided to protect the amenity of adjoining or nearby properties and land uses.

Clause 22.07, Hume Freeway, Goulburn Valley Highway Environs policy, seeks to ensure land use and development does not prejudice the safety and amenity of the Hume Freeway and Goulburn Valley Highway and to minimise adverse affects of noise from traffic.

### 2.4.3 Exhibited Amendments

Only one amendment is currently listed on the DPCD website that has not been adopted and it affects the township of Nagambie.

Amendment C25 which amended the Municipal Strategic Statement (MSS) has recently been implemented into the Strathbogie Planning Scheme. This amendment directly relates to preparation of the development plans as the revised MSS establishes new strategic directions for rural residential development.

## 2.5 Draft Rural Land Use Strategy, Strathbogie Shire Council 2009

The Rural Land Use Strategy (RLUS) was developed to address the rural areas within the Shire based on the recognition that agriculture, tourism, agriculture and rural related industry, environment, landscape and rural living all play a role in the use of the Shire.

The Strathbogie RLUS provides for:

- Protection and maintenance of established farming areas;
- Protection and sustainable use of privately owned land that includes high value or significant vegetation and waterways;
- Recognition of rural industries within proximity of appropriate infrastructure that allow for a strategic clustered land use approach in a rural setting.

This strategy outlines that using the one Rural zone (Farming Zone) does not adequately address all rural areas of the municipality. Strathbogie Shire will remain fundamentally a rural Shire with an agricultural future but the strategy identifies the need for other rural zones to be considered and investigated namely, the Rural Conservation Zone, Rural Activity Zone, and the Rural Living Zone.

The new rural zones are based on planning goals that include, preventing a decline in productive agricultural land, containing urban sprawl, and protecting biodiversity and rural landscapes.

The strategy identifies farms within the Shire require larger areas of land to remain productive when compared with other regions that have access to irrigated water. These reforms need to ensure that farm businesses can maintain, expand and intensify their current operations without being affected by non farming uses in rural areas.

The RLUS outlines that there are both positive and negative impacts from lifestyle/hobby farms, some of the positive impacts can include diversity, greater rural population, increased land values and a focus on conservation outcomes. Conversely negative impacts can include land use conflicts, rapid turnover of properties, less land used for production and loss of amenity.



The RLUS emphasises that small, part time farms can not form the basis of an agricultural industry and that strength of policy is required to ensure that a process of 'death by thousand cuts' does not occur through ongoing development of unsustainable non agricultural development, and land fragmentation within the rural areas.

### **Rural Conservation Zone**

The Strathbogie Shire includes a diverse range of ecosystems, habitat and landscapes. These areas contribute to the character of Strathbogie and provide significant draw for investment. Fundamentally these areas are concentrated around three broad areas including:

- Box Ironbark forests,
- Riparian areas (Goulburn River, Seven Mile Creek and Hughes Creek),
- Areas of remnant vegetation associated with the Strathbogie Ranges.

The Strategy recommends the application of the Rural Conservation Zone within these areas to ensure sustainable land management and protection of assets.

### **Rural Activity Zone**

The application of the Rural Activity Zone encourages 'precincts' or consolidated areas of similar uses in a co-ordinated location. Such uses which are predominant in the Shire may be wine related tourism, equine activities or other relevant uses.

The Strategy recommends the application of the Rural Activity Zone in conjunction with tourism activities and the Goulburn River. It also suggests the consolidation of activities and recognition of the equine industry could be considered through the Rural Activity Zone.

### **Rural Living Zone**

The Rural Living Zone identifies the need for the protection of agricultural land, the loss of agricultural land through subdivision for rural residential use or minimum forms of agriculture (e.g. hobby farms) or housing development on agricultural land is a significant threat to the long term viability of agriculture within the Shire.

The application of the Rural Living Zone will be applied in rural areas where the predominant use is residential, yet the surrounding uses are agricultural and other rural uses.

## **2.6 Compliance with Strategic Assessment Guidelines for Amendments**

The Strategic Assessment Guidelines provide a consistent framework for preparing and evaluating a proposed planning scheme amendment and its outcomes.

The discussion below outlines the strategic planning assessment and justification for the amendment. A more detailed assessment of the project against the Strategic Assessment Guidelines as per Ministerial Direction No. 11 will be included in the Explanatory Report.

### **2.6.1 Is an Amendment required?**

An amendment to the Strathbogie Planning Scheme is required to facilitate the Rural Residential Development of the land as described in this report as the areas strategically identified for development areas are currently within the Farming Zone.



### **2.6.2 Strategic Justification**

The amendment has been justified through the preparation of a Shire wide Rural Residential Strategy and subsequent amendment to the MSS.

### **2.7 Ministerial Directions & Guidelines**

The Minister for Planning issues Directions to Planning Authorities about the preparation of planning schemes and amendments to planning schemes, and Planning Authorities must comply with relevant Ministerial Directions. A number of Ministerial Directions are applicable to the proposal, including:

- Direction No. 6 Rural Residential Development
- Direction No. 7(5) Form and Content of Planning Schemes
- Direction No. 11 Strategic Assessment of Amendments

An assessment and justification of the proposal against Ministerial Direction No. 6 and 11 is included in the Explanatory Report submitted with the amendment request.

All planning scheme amendment documentation submitted herein has been prepared in accordance with the requirements of Ministerial Direction Section 7(5).

### 3 Demographic Profile of Avenel and Euroa within Strathbogie Shire

This report summarises the broad demographic profile and analysis of population trends for Strathbogie Shire and the towns of Avenel and Euroa. Of particular interest in the study has been the analysis of the characteristics of population growth and change for the two towns, which give an insight into the drivers of demographic change. The data used has been compiled mainly from Australian Bureau of Statistics 2006 Census.

#### 3.1 Euroa and Avenel

Euroa and Avenel display quite different demographic characteristics. Euroa has a larger population (over 3,200), that has increased by more than 500 people in the past five years. Its key characteristics are:

- High proportion of people aged 65 years and over
- High proportion of people living alone
- Fewer families with children
- High number of adults not in the labour force (may be retired)
- High proportion of unskilled and skilled technical occupations

Avenel tends to have more family households containing school aged children between 5-14 years, and adults of working age (25-54 yrs) than Euroa. Its key characteristics are:

- High population growth
- Families with school aged children
- Higher migration from other areas of Victoria
- Higher percentage of unskilled and skilled technical occupations

Both towns are experiencing rapid population growth, higher than the overall population growth for Strathbogie Shire, which itself is higher than the Victorian average. There has been substantial migration to Avenel and Euroa from both within the Shire and from other parts of Victoria.

#### 3.2 Population Change

The towns of Avenel and Euroa have both experienced major population growth in the period 2001-2006 (compared to the previous period 1996-2001), with a net of 260 people moving to Avenel (9.42% growth per annum) and a net increase of 513 people in Euroa (3.79% growth per annum). These growth rates are higher than the average growth of 1.93% per annum for the Strathbogie Shire (refer to Table 3-1).

**Table 3-1: Population change from 1996-2006 and average annual population growth**

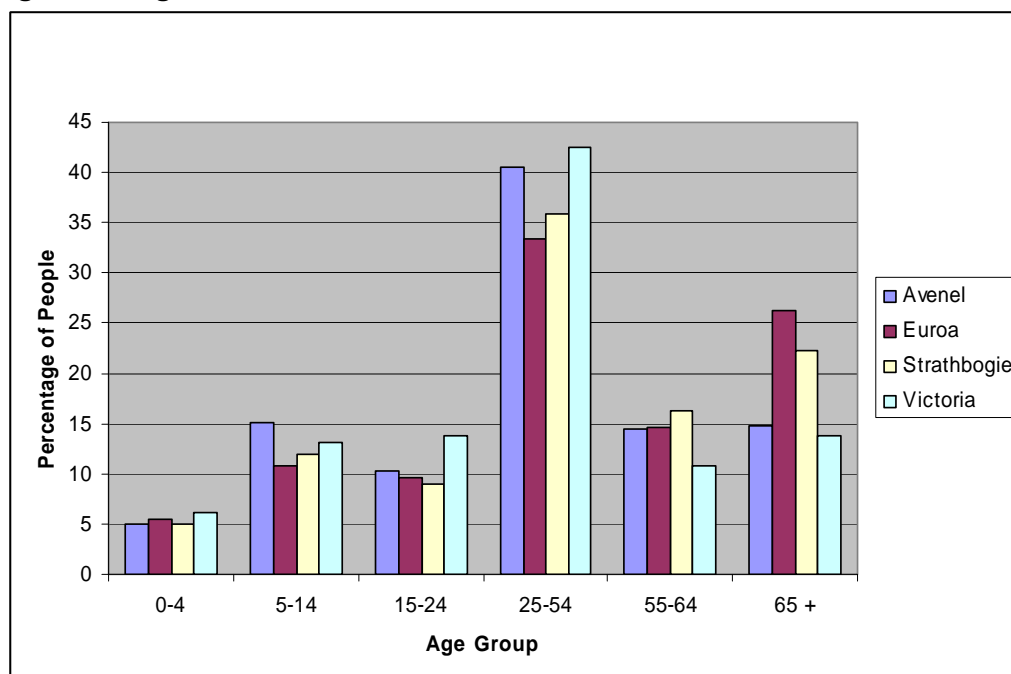
				Change 2001-2006	annum for 2001-2006
<b>Avenel</b>	<b>546</b>	<b>552</b>	<b>812</b>	<b>260</b>	<b>9.42</b>
<b>Euroa</b>	<b>2697</b>	<b>2710</b>	<b>3223</b>	<b>513</b>	<b>3.79</b>
<b>Strathbogie</b>	<b>9285</b>	<b>9,119</b>	<b>9295</b>	<b>176</b>	<b>1.93</b>
<b>Victoria</b>	<b>4,373,521</b>	<b>4,612,097</b>	<b>4,932,422</b>	<b>320325</b>	<b>1.39</b>

Source: ABS 2006 Census

### Age Structures

Figure 3-1 compares the age structure for Avenel and Euroa, the Shire of Strathbogie, and Victoria as a whole. Overall the town of Avenel has a younger age profile with more school aged children between the ages of 5-14 years (15.1%) than in Euroa (10.8%) and the average for Victoria (13.1%). There are also more adults of working age (25-54 yrs) in Avenel (40.5%) than in Euroa (33.3%). Both Avenel (10.3%) and Euroa (9.6%) have fewer young adults (15-24 yrs) than the Victorian average (13.7%), which is common to rural areas in Victoria. Both Avenel (14.4%) and Euroa (14.6%) have a higher percentage of people aged between 55-64 years than Victoria's average (10.8%). Euroa (26.2%) has a significantly greater proportion of people aged 65 and over than Avenel (14.8%) and Victoria (13.7%), suggesting the presence of a large retirement community.

Figure 3-1: Age Structures, 2006



Source: ABS 2006 Census

### 3.3 Household Types

In 2006, there were fewer family households in Euroa (62.4%) and slightly more in Avenel (69.7%) than the state average of 68.1%. Table 3-2 shows that there were significantly more single person households in Euroa (32.4%) than in Avenel (27.4%), but both are above the Victorian average of 23.3%. The large number of single persons in Euroa is consistent with the older age profile of the town and reinforces the conclusion that there is a significant retirement community there.

**Table 3-2: Percentage of Household Compositions, 2006**

Household Composition				
Family household	69.7	62.4	64.7	68.1
Lone person household	27.4	32.4	29.3	23.3
Group household	1.9	2.0	2.2	3.8

Source: ABS 2006 Census

### 3.4 Family Composition

At the 2006 Census there were significantly fewer families with children in Euroa (33.4%), than in Avenel (48.4%) and the average for Victoria (46.9%). Euroa also had a greater percentage of families that did not have children (51.2%) compared to Avenel (37.7%) and Victoria (35.9%). The following table highlights the differences in family compositions.

**Table 3-3: Percentage of Family Characteristics, 2006**

Family Characteristics				
Couple families with children	48.4	33.4	35.2	46.9
Couple families without children	37.7	51.2	51.0	35.9
One parent families	13.9	14.1	12.9	15.4
Other families	0.0	1.3	0.9	1.9

Source: ABS 2006 Census

The presence of fewer families with children in Euroa correlates with the greater percentage of people aged 65 and over, the greater percentage of lone person households and the lower percentage of family households in Euroa. Conversely, the higher percentage of family households in Avenel also reflects that there are more children age between 5-14 years and adults aged between 25 and 54 years in Avenel than in Euroa.

### 3.5 Employment and Labour Force Participation

The population in the labour force are those people aged 15 years and older who are employed or are seeking employment, including those who are unemployed. In 2006 Avenel (65.4%) was slightly higher than the participation rate for Victoria (64.4%). Euroa had a lower population in the workforce at 54.5%.

**Table 3-4: Labour Force Participation**

In Labour Force	401	65.4%	1,379	54.5%	4,251	58.5%	2,404,608	64.4%
Not in Labour Force	212	34.6%	1,153	45.5%	3,016	41.5%	1,330,368	35.6%

Source: ABS 2006 Census

Note: Total Labour Force includes employed and unemployed persons

Of those in the labour force, 60.1% in Avenel were employed full-time and 30.4% were employed part-time. In Euroa 57.2% were employed full time and 30.9% part-time. These figures are very close to the averages for Victoria. Avenel (2.7%), Euroa (3.9%) and Strathbogie (4.4%), all enjoyed lower unemployment than the overall rate for Victoria of 5.4%.

**Table 3-5: Employment Status**

Employed full-time	60.1	57.2	59.0	60.1
Employed part-time	30.4	30.9	29.1	28.4
Employed away from work	5.0	4.8	4.6	3.4
Employed hours not stated	1.7	3.2	3.0	2.7
Unemployed	2.7	3.9	4.4	5.4

Source: ABS 2006 Census

### 3.6

#### Occupations

The main occupations of people living in Avenel were labourers (17.7%), technicians and trades (17.4%), and managers (15.4%), with smaller numbers of professionals and clerical occupations. Euroa has a similar occupational profile with slightly higher percentages of clerical and sales related occupations. Of note, Strathbogie has a significantly higher percentage of managers (23.8%) in the workforce overall. In comparison with averages for the total Victorian labour force, both Avenel and Euroa has more significantly more unskilled workers and smaller proportions employed in professional occupations.

**Table 3-6: Occupations by category in 2006**

Occupation				
Managers	15.4	16.3	23.8	13.5
Labourers	17.7	18.9	17.0	9.9
Technicians and Trades	17.4	15.4	14.0	14.0
Professionals	15.1	12.6	12.3	20.8
Clerical and Administrative Workers	8.7	10.2	9.6	14.8
Community and Personal Service Workers	9.2	8.6	7.8	8.4
Machinery Operators and Drivers	9.7	8.0	7.0	6.6
Sales Workers	4.4	8.2	6.3	10.1

Source: ABS 2006 Census

### 3.7

#### Journey to Work

Due to changes in the way the ABS provides journey to work data there is very little information available at the local level on journey to work behaviour. The main data concerns mode of travel.



In regard to which mode of transport people take to work, the vast majority took the car, either as driver or passenger. In Avenel 274 people drove to work compared to 797 for Euroa and 2461 people in Strathbogie (see Table 3-7). Very few took public transport, i.e. 4 people in Avenel none in Euroa. However, a considerable number of people walked or cycled to work in Euroa (201 people), and a notable number of people worked at home, 23 in Avenel, 95 in Euroa, and 512 Strathbogie.

**Table 3-7: Mode of Transport taken to Work**

Mode of Transport			
Car	274	797	2461
Public Transport	4	0	22
Walk/Cycle	4	201	396
Worked at Home	23	95	512

Source ABS Census 2006

### 3.8

#### Migration

The pattern of migration is shown by the proportion of people living at the same address as last census (2001), and by the place of last residence. In 2006, 57% of Victorian's lived in the same place of usual residence as in 2001. More people lived in the same place in Euroa (61%), than in Avenel (56.7%). In Euroa, 18% of people moved residence within the same Statistical Local Area, whilst 10.1% of people in Avenel did so and 13.5% for Strathbogie. Avenel (21.4%) had the greatest proportion of migration from other areas within Victoria; nearly double that of Euroa (13%) and Strathbogie (13%). Table 3-8 below shows similar rates of migration from other states and territories for all areas.

**Table 3-8: Place of Usual Residence 5 years ago as compared to 2006**

Place								
Same usual address 5 years ago as in 2006	438	56.7%	1,853	61%	5,384	61%	2,631,776	57%
Moved within Same Statistical Local Area (SLA)	78	10.1%	543	18%	1,168	13%	469,220	10%
Victoria	165	21.4%	389	13%	1,389	16%	864,398	19%
Other States and Territories	30	3.9%	96	3%	315	4%	135,946	3%
Overseas	22	2.8%	13	0.4%	75	0.8%	209,420	4.5%
<b>Total</b>	<b>772</b>		<b>3,049</b>		<b>8,841</b>		<b>4,626,484</b>	

Source ABS Census 2006



### **3.9**

#### **Key Findings**

Avenel has strong characteristics of:

- High population growth
- Families with school aged children
- Higher migration from other areas of Victoria
- Higher percentage of unskilled and skilled technical occupations

Euroa has strong characteristics of:

- High population of persons aged 65 years and over
- People living alone
- Families that do not have children
- High number of adults not in the labour force (may be retired)
- High number of unskilled and clerical occupations

## 4 Rural Residential Housing Supply and Demand

Comprehensive research has been completed on the housing supply and demand across the municipality for the purposes of understanding the market and being able to justify the areas proposed to be rezoned and included within the development plans.

The research is particularly relevant when assessing size and lot yields for the areas to be released in the townships of Avenel and Euroa and whether Ministerial Direction No. 6 - *Rural Residential Development* has been satisfactorily met in regard to additional housing need.

This data has been sourced from Strathbogie Shire's Municipal Building records. The data has been analysed using MapInfo software to determine the spatial distribution of housing starts and information on the size of building allotments.

### 4.1 Land Supply

Strathbogie Shire Council was formed in 1994 inheriting planning and subdivision controls from a patchwork of older planning schemes of the pre amalgamation municipalities. Land supply for rural residential allotments was varied with some areas of the municipality allowing for planned subdivisions while other areas permitted dwellings to be located on lots in most rural areas.

The formation of a new uniform planning scheme did not identify and zone specific areas for rural residential development by using either the Rural Living or Low Density Residential zones. As a consequence, the land supply for rural residential demand in the past decade has largely been met by small lots located within the Rural Zone or Farming Zone in the municipality.

**Table 4-1: Number of Dwelling Approvals by Lot size 1996 to 2008**

	1996-2000	2001-2005	2006-2008	Total	1996-2000	2001-2005	2006-2008	Total
	dwelling	dwelling	dwelling	dwelling	ha	ha	ha	ha
0 to 0.1 ha	21	18.8	111	15.3	132	15.8		
0.1 to 0.4 ha	33	29.5	183	25.2	216	25.8		
0.4 to 1 ha	8	7.1	46	6.3	54	6.4		
1 to 8 ha	22	19.6	89	12.3	111	13.2		
8 to 40 ha	11	9.8	133	18.3	144	17.2		
> 40 ha	17	15.2	164	22.6	181	21.6		
	<b>112</b>	<b>100.0</b>	<b>726</b>	<b>100</b>	<b>838</b>	<b>100</b>		

In Table 4-1 above between 1996 and May 2008 there were 838 dwelling approvals issued within the municipality. Nearly 37 % of the dwellings were on lot sizes considered to be in the range equivalent to rural residential development (or lifestyle properties).

Most approvals were for new dwellings however over 13 % of all approvals were for relocated dwellings which is a high proportion. Relocating older dwellings provides an alternative way for people to achieve home ownership at a lower cost than building a new house. It is not an uncommon practice in rural communities. While 30 were located



within towns, 65 of the 112 relocated dwellings were on lifestyle properties in the Farming Zone. This is equivalent to 58 %.

A higher proportion of new dwellings constructed within a town area, 52 % with those on lifestyle sized lots in the farming zone totalling 30 % of the new dwelling approvals.

The supply of land for rural residential purposes has essentially been ad hoc across the municipality. There is a clear pattern of clusters around towns and villages with a scattering of house approvals across the municipality.

Table 4-2 outlines the number of lots that are zoned vacant rural residential lots. In total there is 106 lots, although it should be noted the rural residential lots in Euroa and Nagambie are all within the Residential 1 Zone, therefore likely to be subdivide into more standard residential allotments.

**Table 4-2: Number of Vacant Rural Residential Lots**

<b>Town</b>		
<b>Euroa</b>	Residential 1 Zone	14
<b>Avenel</b>	Township Zone	20
<b>Violet Town</b>	Township Zone	23
<b>Nagambie</b>	Residential 1 Zone	12
<b>Strathbogie</b>	Township Zone	18
<b>Longwood</b>	Township Zone	19
		<b>106</b>

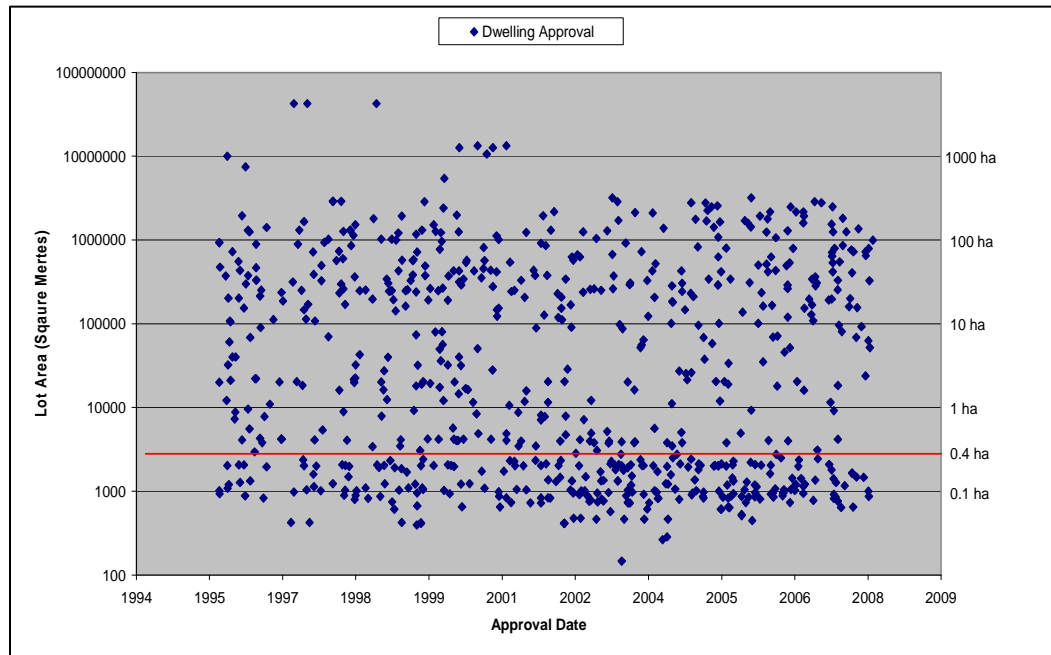
Note: Survey by aerial photography.

Most of the properties are not immediately available for purchase. The planning controls over the vacant lots allow for the construction of a single dwelling, as an as of right use. Therefore there is potential that over time the lots will be used for rural residential purposes, rather than be developed for residential. However, most of this land is not actually on the market (for sale) and therefore it is of little value in terms of assisting in meeting the forecast demand for rural residential lots near the towns.

## 4.2 Lot Size Supply

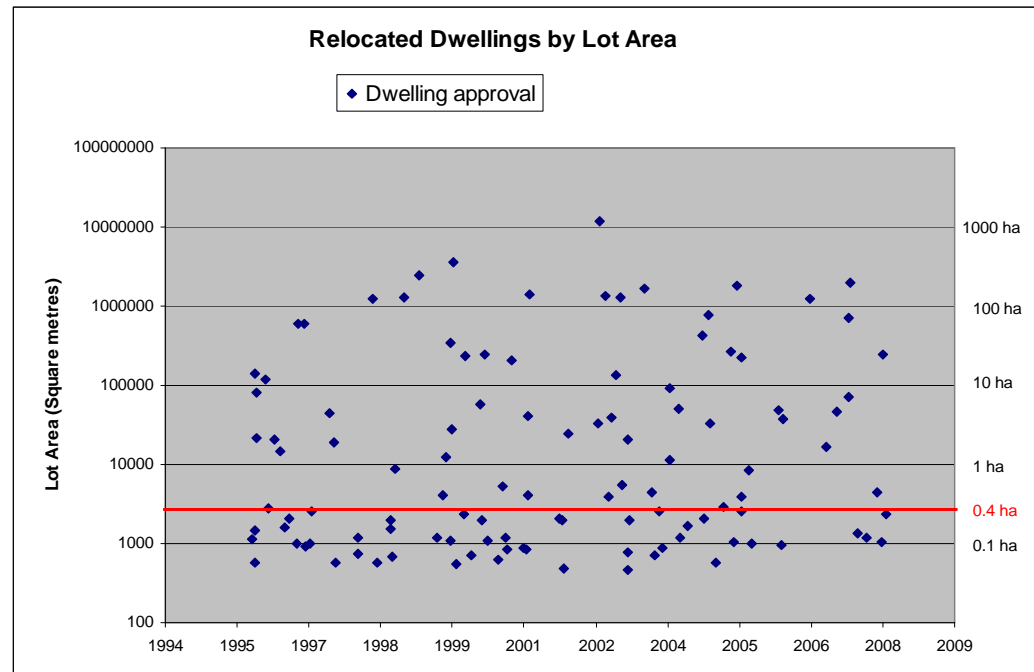
The size of lots chosen for dwellings over the 12 years has been graphed in Figure 4-1 and Figure 4-2 below. There has been a consistency of supply over much of the time period with smaller lots perhaps becoming less available in latter years.

**Figure 4-1: New Dwelling Lot Sizes**



The introduction of the Farming Zone in 2006 appears to have resulted in less houses on rural lifestyle sized lots (less than 10 ha) and more on lots over 40 ha. This would be expected with the greater emphasis in the new zone on having to prove a dwellings relationship to agricultural production on the land than under the previous rural Zone on lots under 40 ha. This significant change in planning policy is not likely to be truly reflected in the statistics until a period of two or three years has passed (being the validity period of permits issued before the policy change). It will inevitably result in a reduction in the supply of rural residential lots in the municipality unless specifically zoned areas are created to meet the gap in supply. If new planned subdivisions are not developed then it is highly likely that properties 40 ha and greater will become the new default supply of rural living land. This is not considered to be an appropriate planning response to the lifestyle property market.

**Figure 4-2: Relocated Dwelling Lot Sizes**



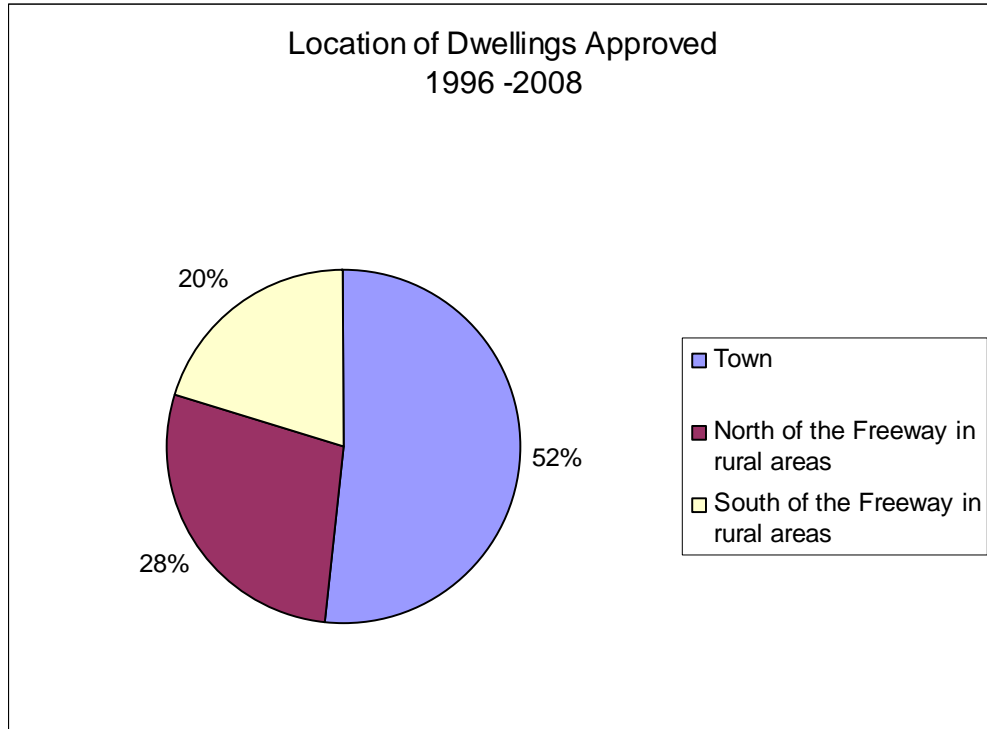
A higher proportion of the relocated dwellings were located on smaller lots (less than 0.4 ha (1 acre) in rural areas than new dwellings.

Figure 4-3 and Figure 4-4 below show the proportion of new dwellings approved within town centres and those to the north and south of the Hume Freeway. There is no distinct preference between the north and south sides of the freeway. However it should be noted that most of the towns are located on the north side of the freeway, resulting in a slightly higher percentage.

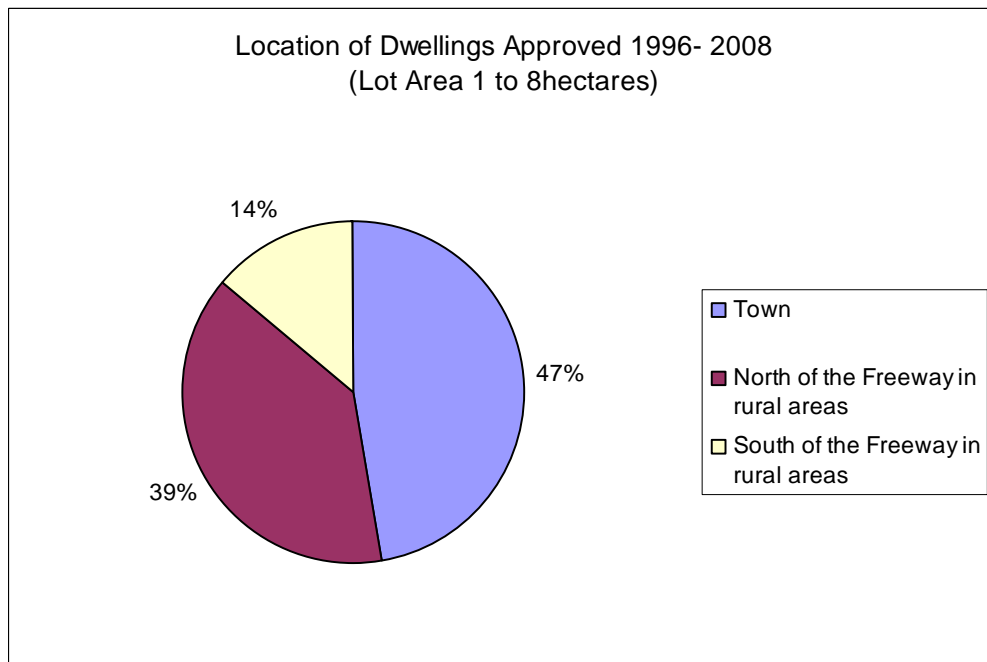
There has been a significant amount of smaller rural residential lots created around the fringe of the town areas, often associated with the use of old crown allotments historically created as smaller acreages for dairying etc. this can be seen in the second graph where 39% of the dwellings located on lots between 1 and 8ha were located north of the freeway where as only 14% were located south of the Hume Freeway.

The land mass south of the freeway is more constrained with a visually interesting landscape appealing the rural living market and has resulted in many lifestyle properties being located on areas less accessible to the service centres north of the freeway.

**Figure 4-3: Dwellings Approval North and South Side of the Freeway**



**Figure 4-4: Distribution of Dwellings on Lots Between 1ha & 8ha**



#### 4.3 Dwelling Approval Maps

Three sets of plans have been prepared to illustrate the location of all dwelling building approvals across Strathbogie Shire. The approvals have been categorised as new dwellings, relocated dwellings, unit developments and extensions and alterations to dwellings. The plans are listed below (refer to Attachment I for a full set of the plans):

Maps 1: Building Approvals by Category (1996-2008). This plan distinguishes between building approvals which have been issued for new dwellings, re-erected (or relocated) dwellings, multi dwellings and dwelling extensions/alterations. It demonstrates the level of all building activity over that time period

Map 2: Dwelling Building Approvals (Category 1) (1996-2008). A Category 1 building approval is classed as an entirely new dwelling. Subsequently, this plan shows only new dwellings which have been constructed throughout the Shire over the time period and not re-located dwellings, multi dwellings or dwelling extensions.

Map 3: Dwelling Building Approvals (Category 2) (1996-2008). A Category 2 building approval is classed as a relocated dwelling. Subsequently, this plan shows only relocated dwellings which have been shifted to a new location in the Shire within the time period and are not new dwellings, multi dwellings or dwelling extensions.

Map 4: New Dwelling Building Approvals (Category 1) (1996-2008) – Approvals by Hectare Range. This is probably the most significant map to represent the amount of dwellings which are being approved in the rural areas of Strathbogie Shire Council.

Map 5: Dwelling Building Approvals (Category 2) (1996-2008). – Approvals by Hectare Range. This map represents the amount of relocated dwellings which are being approved in the rural areas of Strathbogie Shire Council.

#### 4.4 Demand for Land Euroa and Avenel

In the context of Avenel and Euroa, the location of new and relocated dwelling approvals have been similar with a pattern of residential development distinguished by the majority of new dwellings being constructed in the townships with a smaller level of activity in the fringe of each town determined by the paucity of supply of suitable small rural residential allotments. Virtually all available smaller lots have been built on in proximity to the towns.

The demand for rural residential land is estimated to be 25 lots a year across the municipality. The rural living strategy prioritises four centres, Euroa and Avenel being the first two areas identified for rezoning. Table 4-3 below provides the projected number of lots that will be needed to meet a 10 year supply of land. The balance of the lots have been allocated to Nagambie and Violet Town being the next areas for investigation.



**Table 4-3: Projected 10 year Rural Residential land supply**

Urban Centre	of Market		ha	20+ ha	lots
Euroa	35	16	32	42	90
Avenel	30	14	29	37	80
Nagambie	20	9	18	23	50
Violet Town	15	5	11	14	30
	100	44	90	116	250

There have also been a significant number of houses constructed on large residential sized lots across the municipality. Identified within Table 4-1, 216 dwellings or 25.8% of the approvals fall into this category. The mapping of the lot locations has determined that the majority of these approvals have been on large lots between 100 square metres in and around towns. It is considered that capacity exists to cater for some of this demand within select areas where it is compatible to the overall development of the town.

A proportional break down of the lot numbers needed to achieve a 10 year supply is provided below in Table 4-4.

**Table 4-4: Projected 10 year (large residential lot) supply**

Urban Centre		1000m <sup>2</sup> to 4000m <sup>2</sup>
Euroa	40	68
Avenel	30	51
Nagambie	20	34
Violet Town	10	17
	100	170

An adjustment has been made to recognise that some of the past dwelling approvals on smaller lots would have been genuinely created for farming purposes. An additional 170 lots will be needed over the next 10 years.

#### 4.5 Key Findings

The study of building approvals through the Strathbogie Shire has found that dwelling growth has been steady through the study years of 1996 to 2008. An average of over 70 dwellings per year have been established in this period. The key findings are:

- There has also been a significant increase in renovations and improvements to the existing dwelling stock as property owners re-invest in their properties rather than ‘up-grading’ them. A total of 480 building approvals were noted over the 1996 to 2008 period. This is most likely due to the lack of land supply in the area.
- The high distribution of approvals in rural areas is influenced by the amenity value of the attractive landscapes and the proximity to urban centres. The study found that there has been an increasing reliance on rural land for the establishment of new dwellings.



- Locating dwellings near towns or villages is more popular when building on smaller lots as can be seen in Table 4-3. In addition, it was found that the Strathbogie Ranges have been more popular for dwellings on lots between 8 to 40 hectares which represented a total 47% compared with lots between 1 to 8 hectares located within or close to the townships which represented 14% of total approvals. It was also interesting to find that land on the plains and water bodies around small town centres were more popular than other areas. Proximity to urban services is therefore an important factor to consider in choosing new planned areas for rural residential development.
- There was a significant demand for residential land in the 1 to 8 hectare range close to or within town centres. At the current rate of dwelling approvals it is considered that more land in this parcel range needs to be made available to meet the requirements of local communities and to discontinue the current trend of establishing new dwellings in rural areas where agricultural uses are more beneficial.
- It is estimated that 250 new rural residential lots and 170 large residential lots will need to be created over the next 10 years across the four priority towns with a range of lot sizes based on the past supply patterns which have occurred as a “self selection” process.

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## **5 Infrastructure & Community Services Availability**

Discussions were held with all key public infrastructure agencies. The following sections summarises these discussions.

### **5.1 Euroa Investigation Areas**

#### **5.1.1 Euroa Water**

The water reticulation system servicing the Euroa township operates via a tank with a supply elevation of 209 metres which gravity feeds the town from the southeast.

As stipulated in Goulburn Valley Water Policy, all allotments less than 4 hectares in size require servicing via water reticulation system, therefore also attracting typical Goulburn Valley Water headworks charges. Given this, the existing water reticulation system will require extension to cater for all proposed sites as none are fully serviced by existing GVW assets.

The existing water supply is ample to cater for infill residential development within the township, and also beyond the town with an available capacity of 600 lots. In addition, Goulburn Valley Water are scheduling to increase the existing storage tank capacity by an additional 0.5ML within the next three years as part of their Capital Works Scheme. Supply heads are likely to be less than 20m at areas 1, 5 and 6, therefore requiring a booster to gain sufficient pressure.

The existing supply head limit is at 180 metres, this contour traverses east-west through areas 2 and 4 and rises further south, eliminating area 3. Area 1, 5 and 6 can be gravity fed however supply pressure would require further investigation as indicated previously.

Please note that the figures supplied are indicative at this stage and the official site requirements are subject to confirmation through detailed engineering design.

#### **5.1.2 Euroa Sewer**

The existing sewerage treatment plant is located beyond the southwest corner of the existing town by approximately 1km. The buffer zone presents no issue directly on the areas however the buffer does include a portion of Euroa Main Road that adjoins area 4.

The study areas are not entirely serviced by reticulated sewer, therefore extension of the existing system is required. Area 5 currently contains some established blocks and is therefore serviced by the Corporation's water & sewer system, however the existing assets will need upgrading and extension as per the alternative area options surrounding the Euroa township. Typical headworks charges would be imposed in line with these works also.

The sewerage treatment plant can currently cater for up to an additional 370 lots. Given the low elevation of areas 1, 5 and 6 it is highly likely that reticulated sewerage will require a pump station to deliver wastewater back to the centre of town. Areas 2, 3 and 4 are of a sufficient elevation to construct a gravity-fed system.

Please note that the figures supplied are indicative at this stage and the official site requirements are subject to confirmation through detailed engineering design.



### 5.1.3 Euroa Electricity

The area options under investigation are generally well serviced with a combination of three-phase and single-phase assets in close proximity to the development envelopes. As low density residential development is proposed amidst these options, single-phase power supply is considered sufficient therefore negating the requirements for any three-phase sources.

Euroa is a significant distance from the major transformation station at Benalla, therefore the maximum capacity available for load growth is 500 kW, which can be best utilised at Areas 2 and 4 due to the high concentration of three-phase assets nearby.

## 5.2 Avenel Investigation Areas

### 5.2.1 Avenel Water

The water reticulation system servicing the Avenel township operates via Seymour (supply elevation 178 metres), where a high level water tank southwest of Avenel gravity feeds the town.

As stipulated in Goulburn Valley Water Policy, all allotments less than 4 hectares in size require servicing via a water reticulation system, therefore also attracting typical Goulburn Valley Water headworks charges. At present there are no reticulation water mains available within the study areas. Given this, the existing water reticulation system will require extension to cater for all proposed areas.

The existing water supply is ample to cater for infill residential development within the township. Should further expansion occur beyond the current town limits, such as with the areas under investigation, it is likely that an upgrade to the existing storage system will be required, as the existing tank caters for emergency scenarios only (e.g. Fire).

It has been advised by Goulburn Valley Water that area 2 (of the 4 options) would not be approved as the site would need to directly feed from the existing transfer main. Furthermore, there is an existing supply head limit of 150 metres. Area 2 exceeds this elevation throughout and would therefore require boosting. The majority of area 1 and a small portion of area 4 also surpass the current supply head limit, therefore requiring a water storage tank and booster system to comply with the storage and head requirements respectively. Area 3 can be serviced on a gravity head basis due to the lower nature of the terrain and closer proximity to the centre of the Avenel township.

Please note that the figures supplied are indicative at this stage and the official site requirements are subject to confirmation through detailed engineering design.

### 5.2.2 Avenel Sewer

The existing sewerage treatment plant is located approximately 2 km north of the Avenel township. Given the location of the study areas, buffer distances from the treatment plant are no issue.

The four study areas are not serviced by reticulated sewer and any development of the study areas would require an extension of the existing system. Typical headworks charges would be imposed inline with this.



The sewerage treatment plant can currently cater for up to an additional 300 lots. Most of the terrain within the areas allow the gravitation of sewer reticulation systems back towards the centre of town and can then be pumped to the treatment plant, however the capacity of the existing pump station and sewer rising main is yet to be determined and may require upgrading as a result.

Given the proximity of area 1 to the centre of town, it may be desirable (and more economically viable) to construct an independent pump station and sewer rising main between the site and treatment plant.

Please note that the figures supplied are indicative at this stage and the official site requirements are subject to confirmation through detailed engineering design.

### 5.2.3 Avenel Electricity

The area options under investigation are generally well serviced with a combination of three-phase and single-phase assets in close proximity to the development envelopes. As low density residential development is proposed amidst these options, single-phase power supply is considered sufficient, therefore negating the requirements for any three-phase sources.

Avenel is a significant distance from the major transformation station at Seymour, therefore the maximum capacity available for load growth is 1000 kW, which can be best utilised at areas 1 and 2 due to the high concentration of three-phase assets nearby.

### 5.3 Community and Social Services

There are a number of community and social services located within Euroa and Avenel which are listed in the Table 5-1 below. It is considered that these services will be able to sustain the proposed development. It should be noted that the time frame for development is for 10 years and beyond, during this time it is assumed other services would expect to be established in the towns to compliment the existing services when the need arises.

Furthermore it is worth noting throughout the Strathbogie municipality a number of key community and social services that are not available, of these most predominantly is a major hospital. However these services including a hospital have not essentially been required due to Strathbogie's convenient and strategic location to larger community centres of Seymour, Shepparton, Benalla and in some cases Wangaratta. These towns provide the services currently not available within the Strathbogie municipality.

As outlined in Table 5-1 below Avenel is currently limited in the way of community and social services; however Seymour is only approximately 20 kilometres from Avenel. Accordingly a list of services available in Seymour has been provided. It is generally considered the majority of residents within Avenel use the community and social services available in Seymour. The rail link to Melbourne from Seymour runs a shuttle service every weekday from 05:35 to 21:20 with 20 shuttles throughout the day.

**Table 5-1: Community and Social Services**

<b>Euroa</b>		
<i>Commercial /Business Facilities</i>	<i>Commercial /Business Facilities</i>	<i>Commercial /Business Facilities</i>
<ul style="list-style-type: none"> <li>- Tarcombe Street 24 hr Petrol Station</li> <li>- Tarcombe Street Cafes &amp; Restaurants</li> <li>- Binney Street shopping Centre</li> </ul>	<ul style="list-style-type: none"> <li>- Imperial Hotel</li> <li>- Livingston Street Convenience Store</li> <li>- Jones Street 24 hr service station</li> </ul>	<ul style="list-style-type: none"> <li>- Railway Club Hotel</li> <li>- Royal Hotel</li> <li>- Prince of Wales Hotel</li> <li>- Coles &amp; IGA Supermarkets</li> <li>- Australia Post</li> <li>- Safeway Liquor</li> <li>- Seymour Club</li> <li>- Westpac &amp; Commonwealth Bank Branches</li> <li>- Old Post Office Seymour (restaurant)</li> <li>- McDonalds</li> </ul>
<i>Education</i>	<i>Education</i>	<i>Education</i>
<ul style="list-style-type: none"> <li>- Euroa Kindergarten</li> <li>- Euroa Primary School</li> <li>- St John's Catholic Primary School</li> <li>- Euroa Secondary College</li> <li>- Euroa Community Education Centre</li> </ul>	<ul style="list-style-type: none"> <li>- Avenel Primary School</li> <li>- Avenel Kindergarten</li> </ul>	<ul style="list-style-type: none"> <li>- Seymour Primary School</li> <li>- Seymour East Primary School</li> <li>- Seymour Technical High School</li> <li>- St Marys College</li> <li>- Seymour Special School</li> </ul>
<i>Health</i>	<i>Health</i>	<i>Health</i>
<ul style="list-style-type: none"> <li>- Euroa Bush Nursing Hospital (Euroa Health), Kennedy St</li> <li>- Euroa Medical Family Practice</li> </ul>	<p>There are currently no health services in Avenel</p>	<ul style="list-style-type: none"> <li>- Seymour District Memorial Hospital-barrabill House Nursing Home</li> <li>- Seymour Family Health</li> <li>- Seymour Physiotherapy clinic</li> <li>- Goulburn Valley Family Care</li> <li>- Gary Pollard Pharmacy</li> <li>- Seymour Veterinary Surgery</li> </ul>
<i>Transport</i>	<i>Transport</i>	<i>Transport</i>
<ul style="list-style-type: none"> <li>- Euroa Train/Bus Station</li> <li>- Euroa Taxi Service</li> <li>- Hume Freeway</li> </ul>	<ul style="list-style-type: none"> <li>- Avenel Train/Bus Station</li> <li>- Hume Freeway</li> <li>- Mangalore Airport</li> </ul>	<ul style="list-style-type: none"> <li>- Seymour Train/Bus Station</li> <li>- Seymour Taxi Service</li> <li>- Hume Freeway</li> </ul>
<i>Recreation</i>	<i>Recreation</i>	<i>Recreation</i>

<ul style="list-style-type: none"> <li>– Euroa Golf Course</li> <li>– Apex Walking Pathways Network</li> <li>– Euroa Memorial Oval (football/cricket)</li> <li>– Euroa Tennis Club</li> <li>– Euroa Bowling Club</li> <li>– Friendlies Reserve</li> <li>– Sevens Creek Park (picnic facilities)</li> <li>– Euroa Swimming Centre</li> </ul>	<ul style="list-style-type: none"> <li>– Avenel Oval (football/cricket)</li> <li>– Avenel Golf Course</li> <li>– Avenel Maze</li> </ul>	<ul style="list-style-type: none"> <li>– Goulburn River Environs</li> <li>– Numerous Sporting Ovals (football/cricket/soccer)</li> <li>– Seymour Golf Course</li> <li>– Seymour Race Track</li> <li>– Seymour Tennis Complex</li> </ul>
<i>Natural Environment</i>	<i>Natural Environment</i>	<i>Natural Environment</i>
<ul style="list-style-type: none"> <li>– Seven Creeks</li> <li>– Euroa Arboretum</li> <li>– Castle Creek</li> </ul>	<ul style="list-style-type: none"> <li>– Hughes Creek</li> <li>– Lovers Hill</li> </ul>	<ul style="list-style-type: none"> <li>– Goulburn River Environs</li> <li>– Mount Chambers</li> <li>– Numerous Creek Environs</li> </ul>

*Note: This table was produced from a desktop assessment only focusing on the established/prominent community services within each of the three towns. Furthermore Seymour has significantly more community and social services, however for the sake of brevity all have not been listed.*

### **Avenel 2030 Strategy**

As outlined in Table 5-1 above, Avenel currently is limited in the way of services, however as has been mentioned previously it is expected over time as the Avenel township grows so will the provision of services. The *Avenel 2030 Strategy* identifies a town centre precinct to allow for future commercial infill and town centre expansion. The town centre proposals include:

- *Queen Street (west side) south to Ewings Road has the potential to be main commercial strip in the longer term.*
- *Street plantings in Queen and Livingstone Streets and Ewings Road to physically define the town centre as well as provide shade and a sense of place.*
- *Development and urban design opportunities of vacant land in Queen Street and Bissett Street*
- *Mixed use potential of large site on north side of Ewings Road*
- *A tourism focus for the heritage precinct in Bank Street north of the railway line*
- *Use of BI Zone and potential use of the Mixed Use for the town centre precinct identified... within the Avenel 2030 Strategy to encourage complementary mix of retail/business uses and residential.*

With the objectives and goals of the Avenel 2030 Strategy, and the current community and social services within Seymour and surrounding major localities, Avenel is well placed to cater for the proposed long term development of Lovers Hill and North Avenel sites.

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## 6 Opportunities and Constraints

The opportunities and constraints have been mapped in a comparative spatial analysis of the investigation areas. Opportunities and constraints plans for both Euroa and Avenel have been attached to the report, refer to Attachment 2. A total of ten study areas were investigated for both townships. Euroa had six study areas due to its larger size and Avenel had four. All of the study areas are adjacent to or in proximity to the urban areas of the townships. The key opportunities and constraints for each town are provided below.

### 6.1 Euroa Opportunities and Constraints

Euroa is heavily impacted by the designation of flood affected areas of the town and the surrounding land. Flood waters are effectively contained in narrow valleys of the Seven Creeks and Castle Creek until the valleys open out onto the flat plain country at Euroa. The result is that a large area of sheet water inundation occurs to the north of the town.

The level of flood hazard varies across investigation areas 1, 5 and 6; however, it remains a barrier to achieve a defined rezoning for rural residential purposes. This is because under the guidelines and requirements of Ministerial Direction No. 6 flood inundation areas must be avoided.

The heavily fragmented subdivision and land ownership patterns of each of the areas make it more difficult to achieve planned estate development. It is acknowledged that the level of fragmentation and housing activity has resulted in the character of areas essentially being rural residential rather than farming.

The larger properties in this area are often associated with the breeding, keeping and training of horses. Areas 1 and 6 could be considered for an alternative farming schedule under the Farming Zone that would permit some subdivision of the larger properties within the area to encourage the further establishment of horse industry properties.

The limitations for expansion of the town to the north increase the importance of avoiding areas required for the progressive residential expansion of the town in other directions. The logical area for expansion is southward into area 2 which contains large areas of flood free land. Reticulated sewer and water services are available to be expanded to service this area. A cluster of rural living properties on the fringe (with an average area on 2.5 ha) will require a development plan to co-ordinate the future re-subdivision of this land in a logical and effective manner. There are also a number of larger properties within the area which should be encouraged to be land banked for future residential development.

The southern boundary of the area is adjacent to the Hume freeway. There will be a need to consider buffer distances for noise impact or the use of sound attenuation measures if developing in proximity to the freeway.

The Castle Creek riverine corridor provides opportunities for the development and expansion of the natural linear parkland to the western side of the area, integrated within the design of new residential communities.





Investigation area 4 also provides a large area of flood free land. The north east section of the land is flood prone, but this area has been subject to an existing cluster of smaller lots. The balance of the property is available for development.

Previous land capability work would indicate that the area should be connected to reticulated sewer rather than attempt to dispose of waste water to land. This is possible with access available to the treatment plant to the north of the area.

The proximity to the Euroa golf course presents an opportunity for benefits to occur to both the club and development with this recreational facility being an extra attraction to the development of the land.

Investigation area 3 is south of the freeway. Ordinarily this would be considered a constraint with the potential to divide a community. However, this area has access to Euroa by two overpasses and the opportunity for bike path links to be established as an under pass along the riverine reserves of the creek. It is also unsuitable for smaller lot development due to erosion risk and the need to protect and support wildlife habitat within the area. Land ownership is generally in larger parcels making it possible for the development of a number of rural living estates.

There is a need to plan for wildfire impact by keeping housing development away from the vegetated slopes of the hills to the south of the area.

Upgrading of some of the local roads providing access within the investigation area is also a potential constraint, but if planned correctly could be considered as an opportunity.

## 6.2 Avenel Opportunities and Constraints

The four investigation areas for Avenel all abut the existing residential areas of the town. There are opportunities and constraints presented by all of the areas. Flooding is less of an impact on the Avenel areas with low lying wetland being a more significant feature.

Ridgelines and steeper slopes are present in areas 1 and 2 presenting erosion issues if development were to occur on higher land. It would also pose a visual impact issue on the landscape for the town and the Hume Freeway corridor. The Freeway also has a potential noise impact issue for the two areas and would require buffer distance controls to be considered. Area 2 has other constraints which include high erosion risks along the ridgeline with some areas exceeding a slope greater than 20 degrees along with the inability of many areas to be serviced by the existing town water supply and reticulated sewage treatment plant.

Area 3 has significant incised gullies and fragmented land ownership. It is also divided by the North East railway line and has low lying areas adjacent to the Avenel.

Area 4 is the least constrained area, and surrounds the Avenel golf course which provides for potential additional attraction to the success of developing this land. The land is flat which is a benefit to the development costs but does not provide for attractive views as do some of the more elevated lands in other investigation areas around Avenel.



Areas 1 and 4 have some minor watercourses which would need to be protected to minimise erosion and impact on water quality. Opportunities exist to strengthen stands of remanent vegetation to create permanent wildlife corridors.



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## 7 Community Consultation

Two evening workshops were conducted (one in each town) to encourage land owners within the investigation areas and members of the community to participate in the planning process in a discussion on the areas being considered for change.

The community were taking through the key findings of the demand and supply analysis, opportunities and constraint planning and infrastructure availability findings.

Working in smaller groups centred on the investigation areas, participants were asked to focus on three questions;

- What are the biggest issues currently facing rural residential developments at Euroa or Avenel?
- What unique characteristics of Euroa or Avenel should be considered in designing new rural residential areas?
- What is the desired future character of Euroa's or Avenel's rural residential areas?

The responses were noted and have been attached to the report along with the individual responses completed by participants received following the workshop events. (refer to Attachment 3 for minutes and notes of the public consultation workshops). The information obtained has been invaluable in guiding the selection and planning of areas.

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## 8 Planning Direction for Investigation Areas

Euroa and Avenel were selected as the two priority areas for new development areas as they have the greatest need for the expansion of rural residential land.

### 8.1 Euroa

**Investigation Area 1** – This area should be referred to the Farming Zone Review Study for Investigation as a Rural Activity Zone or a new schedule to the Farming Zone to allow for further subdivision of larger lots to permit establishment of additional smaller farms for horse breeding, keeping and training which have formed a cluster in this area.

**Investigation Area 2** – Retain for future expansion of conventional residential development as Euroa's main residential development area. This land should not be further fragmented in the intervening period.

**Investigation Area 3** – Rezone to the Rural Living Zone with a Development Plan Overlay and a Design and Development Overlay to manage environmental constraints and quality of development. Rezone the existing road reserves and vegetation/wildlife corridors to the Rural Conservation Zone to allow for a suitable buffer to exist between the Hume Highway and to protect the native flora and fauna along with wildlife corridors. The rezoning of this area needs to be subject to further supply and demand analysis.

**Investigation Area 4** – Rezone to the Low Density Residential Zone with a Development Plan Overlay and Design and Development Overlay to manage environmental constraints, and quality of development. The Urban Floodway Zone traversing the investigation area in the north will not be altered.

**Investigation Area 5** – Refer to the Farming Zone Review Study for Investigation as a Rural Activity Zone or a new schedule to the Farming Zone to allow for further subdivision of larger lots to permit establishment of additional smaller farms for horse breeding, keeping and training which have formed a cluster in this area.

**Investigation Area 6** – Refer to the Farming Zone Review Study for Investigation as a Rural Activity Zone or a new schedule to the Farming Zone to allow for further subdivision of larger lots to permit establishment of additional smaller farms for horse breeding, keeping and training which have formed a cluster in this area.

### 8.2 Avenel

**Investigation Area 1** – Rezone a small section to Residential 1 Zone to allow for the urban growth of the town. Rezone the section known as Lovers Hill to Rural Conservation Zone to prevent development from ridgelines and to preserve the public amenity that Lovers Hill offers. Rezone the balance of the area to the Rural Living Zone with a Development Plan Overlay and a Design and Development Overlay applied to both the Rural Living and Residential 1 rezoned land to manage environmental constraints and quality of development.



**Investigation Area 2** – Retain for future growth as outlined in the Avenel 2030 Strategy.

**Investigation Area 3** – Retain land south of the NE railway line for future expansion of conventional residential development within Avenel.

**Investigation Area 4** – Rezone the land immediately to the west and north of the golf course to Low Density Residential Zone with a Development Plan Overlay and Design and Development Overlay to manage the design of the development and the interface with the golf course. Rezone the balance of the land excluding the golf course to the Rural Living Zone within the same Development Plan Overlay and Design and Development Overlay to manage environmental constraints and quality of development.



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## **9 Conclusions**

Euroa and Avenel have been experiencing steady population growth, as urban centres within broad farming areas. There have not been any areas specifically zoned and developed for rural residential development for over 10 years. As a consequence, a level of unseen rural residential housing activity has been occurring in an 'ad hoc' manner across many of the rural areas of the Municipality, including small lot development remote from urban settlements.

It is anticipated there will be a demand for 250 rural residential lots across the municipality in the next 10 years. There is potential that this could be exceeded; however take up rates for new development will need to be monitored over time.

A range of lot sizes from 0.4 hectares to 20 hectares will need to be provided to meet this demand. Suitable locations have been identified in the investigation areas around Euroa and Avenel.

It is estimated a supply of 90 lots at Euroa and 80 lots at Avenel of large residential should be allowed by rezoning of nominated areas and managing the majority of the lot supply through Development Plan preparation for each area.

Opening up new areas in proximity to established towns in well planning developments that build on the attractions of the area have the greatest opportunity for success.

## 10 Recommendations and Implementation

The following sections summarise the proposed recommendations and methods of implementations of this Report. The two sections 10.1 and 10.2 identify the land for rezoning as part of Amendments C28 and C32 to Strathbogie Planning Scheme, the two Amendments will also incorporate the changes required to update the Local Planning Policy Framework to align with the investigations and recommendations of this Report.

### 10.1 Euroa

**Investigation Area 1** – This area should remain the same as given in the directions above in section 9 and be referred to the Farming Zone Review Study for further investigation.

#### Plan for Sub areas

<i>Recommendations</i>	<i>Implementation</i>
None required	None required

**Investigation Area 2** – There are no recommendations required for area 2 it should be left as Euroa’s main future residential development area as mentioned above in section 9.

#### Plan for Sub areas

<i>Recommendations</i>	<i>Implementation</i>
None required	None required

**Investigation Area 3** – This area has been recommended to be separated into 2 sub areas as shown in Figure 10-1 above, 3A and 3B so as the zoning can represent and be sufficiently flexible to respond to the changing land circumstances. In addition the use of schedules will be used to further localise land use controls. This rezoning is subject to further demand and supply analysis being undertaken.

#### Plan for Sub areas

<i>Recommendations</i>	<i>Implementation</i>
Rezone area 3 A to Rural Living Zone with a schedule referring to the Development Plan Overlay and Design and Development Overlay for subdivision guidelines, development staging and minimum lot sizes.	Rezone area 3 A to Rural Living Zone with a Schedule to the Development Plan Overlay and Design and Development Overlay.
Rezone area 3 B to Rural Conservation Zone to allow for a suitable buffer to exist between the Hume Highway and to protect the native vegetation along with wildlife corridors that exist within the road reserves encompassing and traversing the area.	Rezone 3 B to Rural Conservation Zone.



**Investigation Area 4** – This area has been recommended to be rezoned to the Low Density Residential Zone as seen above in Figure 10-1. The Urban Floodway Zone in the north of the area will not be altered.

**Plan for Sub areas**

<b>Recommendations</b>	<b>Implementation</b>
Rezone area 4 A to Low Density Residential Zone (LDRZ) with a schedule to the LDRZ outlining that all subdivisions need to be generally in accordance with the Eastern Gateway Development Plan. A schedule referring to the requirements of a Development Plan Overlay and Design and Development Overlay to manage environmental constraints and quality of the development.	Rezone 4 A to Low Density Residential Zone with a Schedule to the Low Density Residential Zone and a Schedule to the Development Plan Overlay and Design and Development Overlay.

**Investigation Area 5** – This area should remain the same as provided in the directions stated within Section 9 and be referred to the Farming Zone Review Study for further investigation.

**Plan for Sub areas**

<b>Recommendations</b>	<b>Implementation</b>
None required	None required

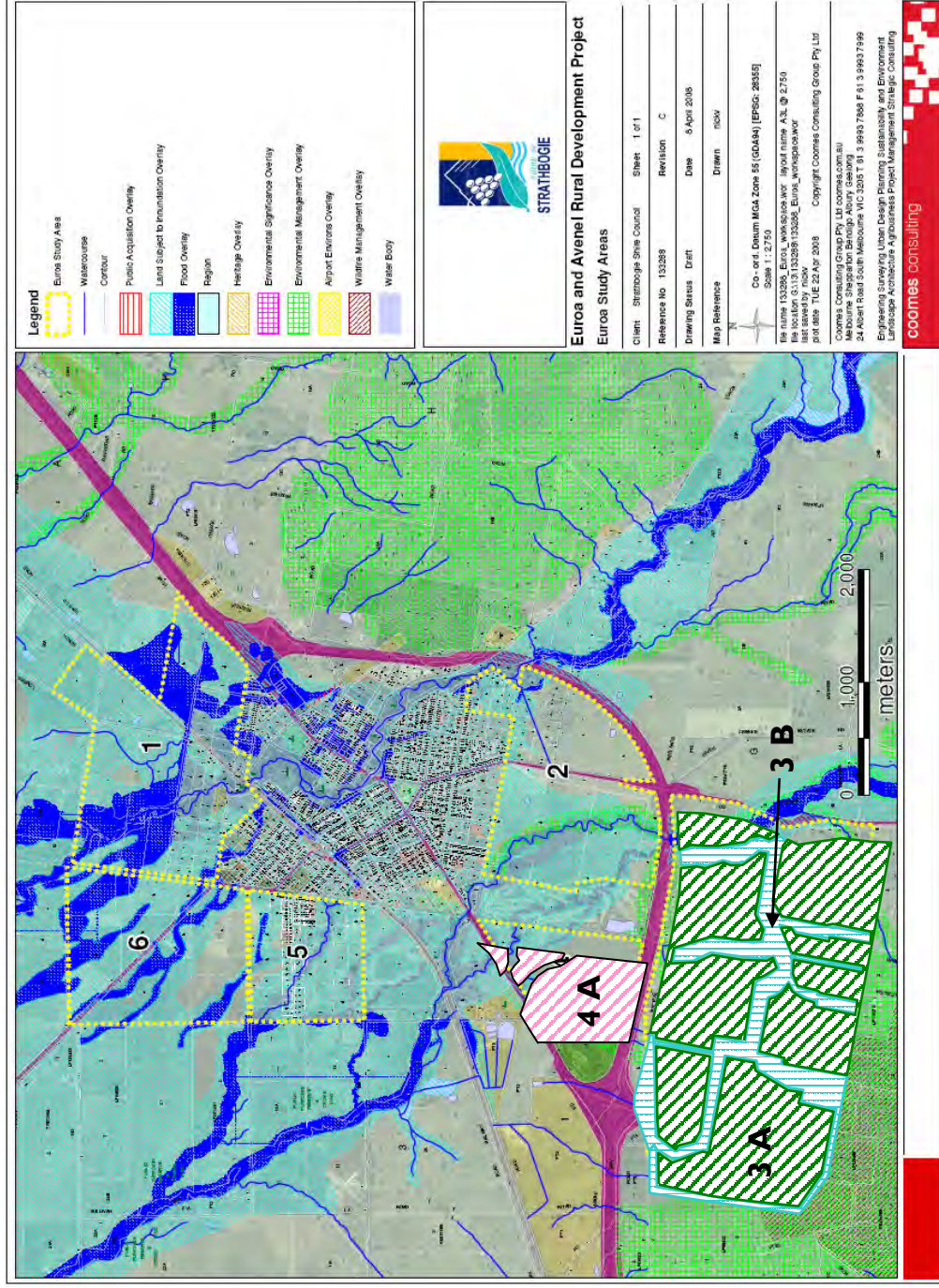
**Investigation Area 6** - This area should remain the same as provided in the directions stated within Section 9 and be referred to the Farming Zone Review Study for further investigation.

**Plan for Sub areas**

<b>Recommendations</b>	<b>Implementation</b>
None required	None required



Figure 10-1: Euroa Study Areas



## 10.2 Avenel

**Investigation Area 1** – This area has been recommended to be divided into three sub areas shown in Figure 10-2 above, I A Rural Living Zone, I B Rural Conservation Zone, and I C Residential I Zone so the zoning better represents the environment and be sufficiently flexible to respond to the changing land circumstances. In addition the use of schedules will be used to further localise land use controls.

### Plan for Sub areas

<b>Recommendations</b>	<b>Implementation</b>
<p>I A is to be rezoned from the Farming Zone to the Rural Living Zone with a schedule to refer to a Development Plan Overlay and Design and Development Overlay for subdivision guidelines.</p> <p>Within the <i>Avenel 2030 Strategy</i> the site is identified as farming buffer (site 19).</p>	<p>Rezone I A to Rural Living Zone with a Schedule to the Development Plan Overlay and Design and Development Overlay.</p>
<p>I B (Lovers Hill) is to be rezoned from the Farming Zone to the Rural Conservation Zone to prevent development from ridgelines and to preserve the public amenity that Lovers Hill offers.</p> <p>The <i>Avenel 2030 Strategy</i> identifies the site as Residential I Zone/Low Density Residential Zone (site 1).</p>	<p>Rezone from the Farming Zone to Rural Conservation Zone.</p>
<p>I C is to be rezoned from the Farming Zone to the Residential I Zone with a Schedule referring it to a Development Plan Overlay and Design and Development Overlay for subdivision guidelines.</p> <p>The <i>Avenel 2030 Strategy</i> identifies the site as Low Density Residential Zone (site 13).</p>	<p>Rezone from the Farming Zone to Residential I Zone with a Schedule to the Development Plan Overlay and Design and Development Overlay.</p>

**Investigation Area 2** – This area should remain the same as provided in the directions stated within Section 9 and be retained for future growth within Avenel and in accordance with the *Avenel 2030 Strategy*.

### Plan for Sub areas

<b>Recommendations</b>	<b>Implementation</b>
None required	None required



**Investigation Area 3** – This area should remain the same as provided in the directions stated within Section 9 and be retained for future expansion of conventional residential development within Avenel and in accordance with the *Avenel 2030 Strategy*.

**Plan for Sub areas**

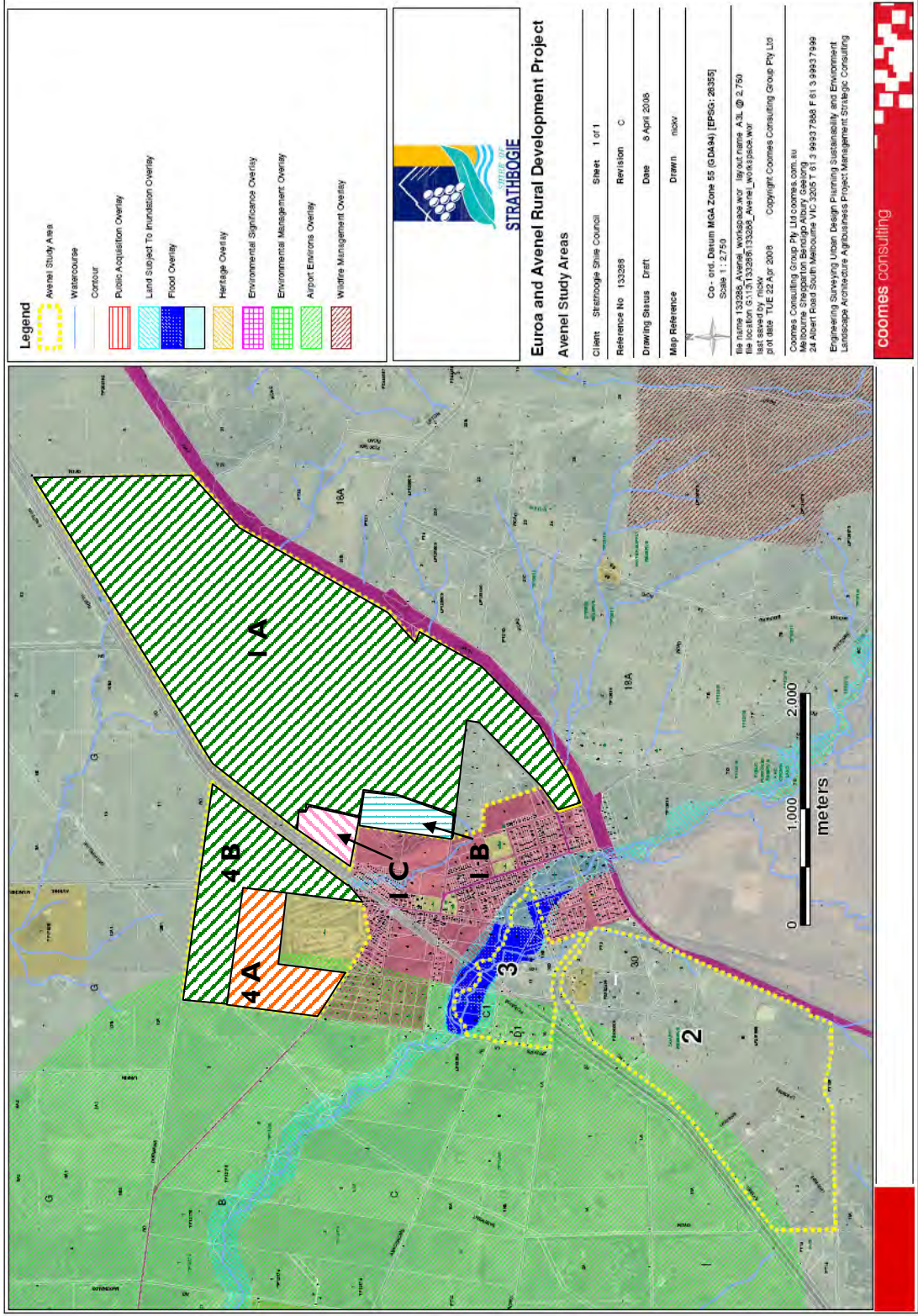
<b>Recommendations</b>	<b>Implementation</b>
None required	None required

**Investigation Area 4** - This area will be divided into two sub areas as seen in Figure 10-2 above, 4 A Low Density Residential Zone with the golf course interface and the remainder excluding the golf course to become Rural Living Zone.

**Plan for Sub areas**

<b>Recommendations</b>	<b>Implementation</b>
<p>4 A to be rezoned from the Farming Zone to Low Density Residential Zone with a schedule to a Development Plan Overlay and Design and Development Overlay to ensure that the interface between development and the golf course is well planned.</p> <p>The <i>Avenel 2030 Strategy</i> identifies the site as Rural Living Zone (site 16).</p>	<p>Rezone from Farming Zone to Low density Residential Zone with a schedule to the Development Plan Overlay and Design and Development Overlay.</p>
<p>4 B to be rezoned from the Farming Zone identified as site 12 and 17 within <i>Avenel 2030 Strategy</i> to the Rural Living Zone with a schedule to the Development Plan Overlay and Design and Development Overlay to ensure that the interface between development and the golf course is well planned..</p>	<p>Rezone from Farming Zone to Rural Living Zone with a schedule to the Development Plan Overlay and Design and Development Overlay.</p>

Figure 10-2: Avenel Study Areas





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## **II Reference List**

Regional Planning Services and Planit, (2008), *Strathbogje Shire - Avenel 2030 Strategy*.

RM Consulting Group and Primary Industries Research Victoria, (2005), *Land Capability Analysis and Evaluation of Natural Resources of Land within the Strathbogje Shire: Report 1: Avenel*.

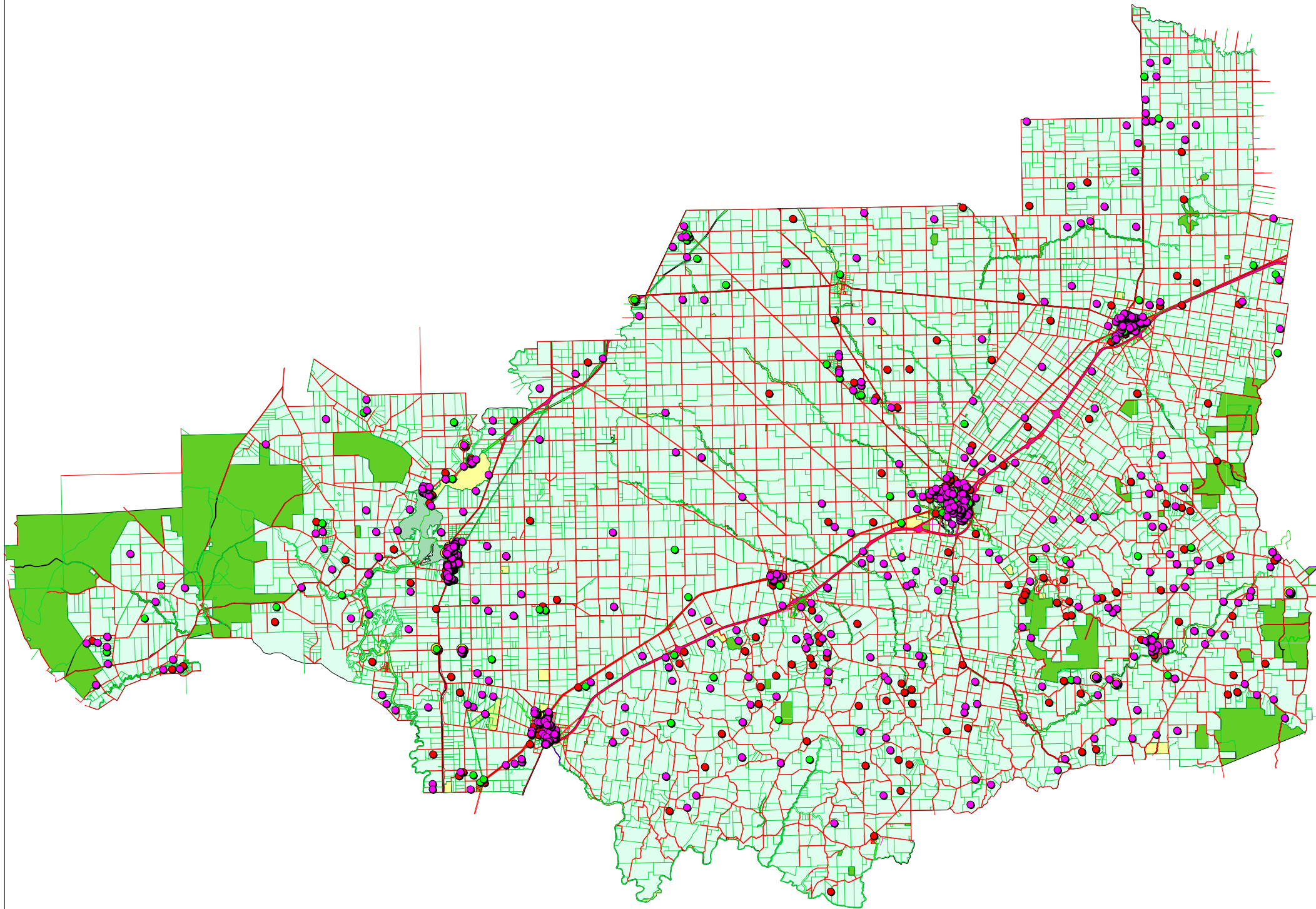
RM Consulting Group and Primary Industries Research Victoria, (2006), *Land Capability Analysis and Evaluation of Natural Resources of Land within the Strathbogje Shire: Report 2: Euroa*

Shire of Strathbogje Council and Beca Pty Ltd, (2004), *Shire of Strathbogje Rural Residential Strategy*.



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**Attachment I: Dwelling Approval Maps**




### Legend

- Category 1 - New Dwellings
- Category 2 - Relocated dwellings
- Category 3 - Multi Dwellings (units)
- Category 4 - Dwelling Exentions and Alterations



### Map 1 - Building Approvals by Category

<b>Client</b>	Strathbogie Shire Council	<b>Sheet</b>	1 of 1
<b>Reference No</b>	133288	<b>Revision</b>	B
<b>Drawing Status</b>	Final	<b>Date</b>	27 October 2008
<b>Map Reference</b>		<b>Drawn</b>	Nick Vlahandreas

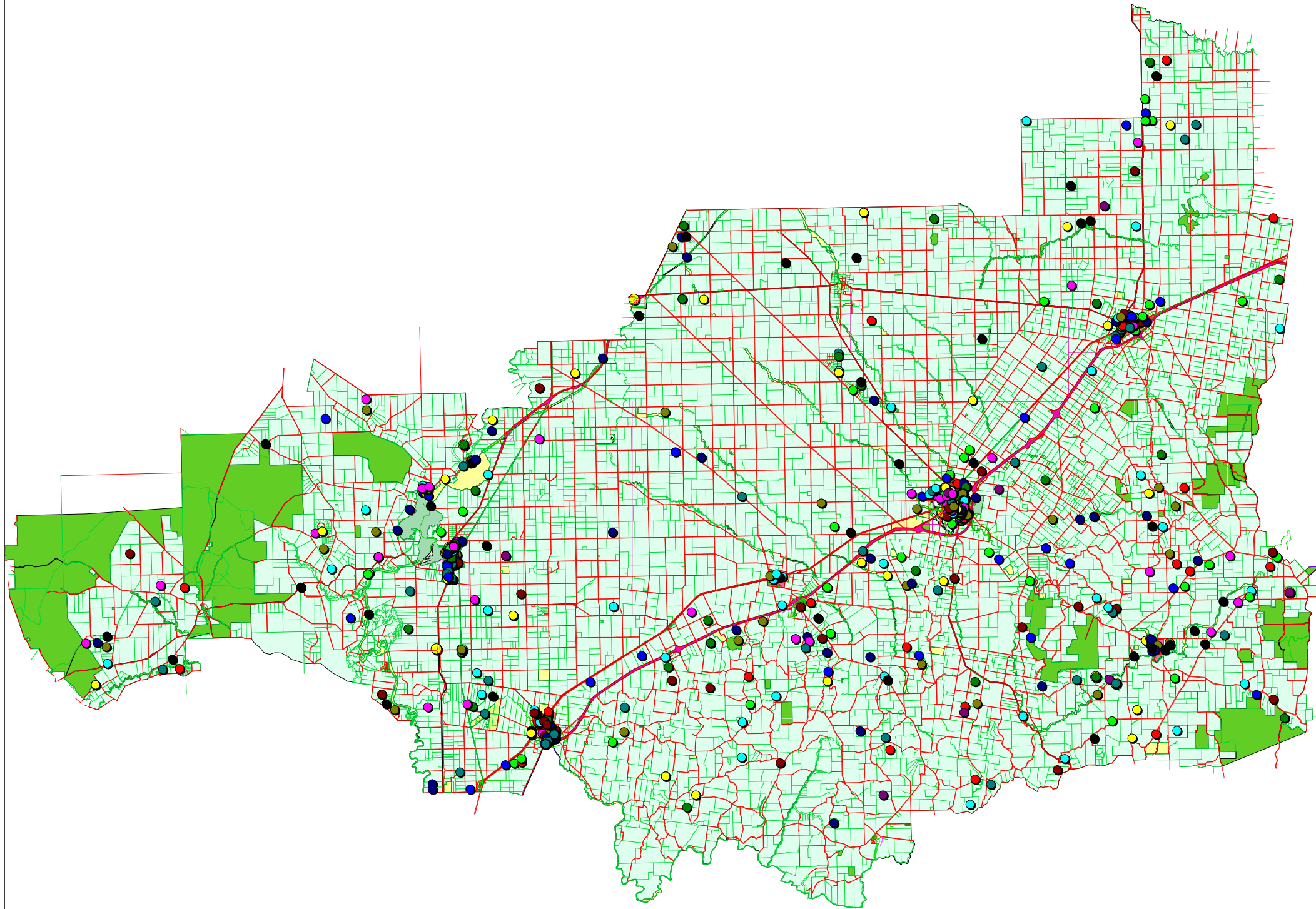

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 plot date Mon 27 Oct 2008 Copyright Coomes Consulting Group Pty Ltd

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 Melbourne Shepparton Bendigo Albury Geelong  
 24 Albert Road South Melbourne VIC 3205 T 61 3 9993 7888 F 61 3 9993 7999

Engineering Surveying Urban Design Planning Sustainability and Environment  
 Landscape Architecture Agribusiness Project Management Strategic Consulting





### Legend

Number of new dwelling approvals in brackets

- 01/01/2008 to 20/03/2008 (12)
- 01/01/2007 to 31/12/2007 (58)
- 01/01/2006 to 31/12/2006 (70)
- 01/01/2005 to 31/12/2005 (68)
- 01/01/2004 to 31/12/2004 (60)
- 01/01/2003 to 31/12/2003 (69)
- 01/01/2002 to 31/12/2002 (67)
- 01/01/2001 to 31/12/2001 (45)
- 01/01/2000 to 31/12/2000 (63)
- 01/01/1999 to 31/12/1999 (70)
- 01/01/1998 to 31/12/1998 (48)
- 01/01/1997 to 31/12/1997 (37)
- 01/01/1996 to 31/12/1996 (59)



### Map 2 - New Dwelling Building Approvals

<b>Client</b>	Strathbogie Shire Council	<b>Sheet</b>	1 of 1
<b>Reference No</b>	133288	<b>Revision</b>	C
<b>Drawing Status</b>	Final	<b>Date</b>	27 October 2008
<b>Map Reference</b>		<b>Drawn</b>	Nick Vlahandreas

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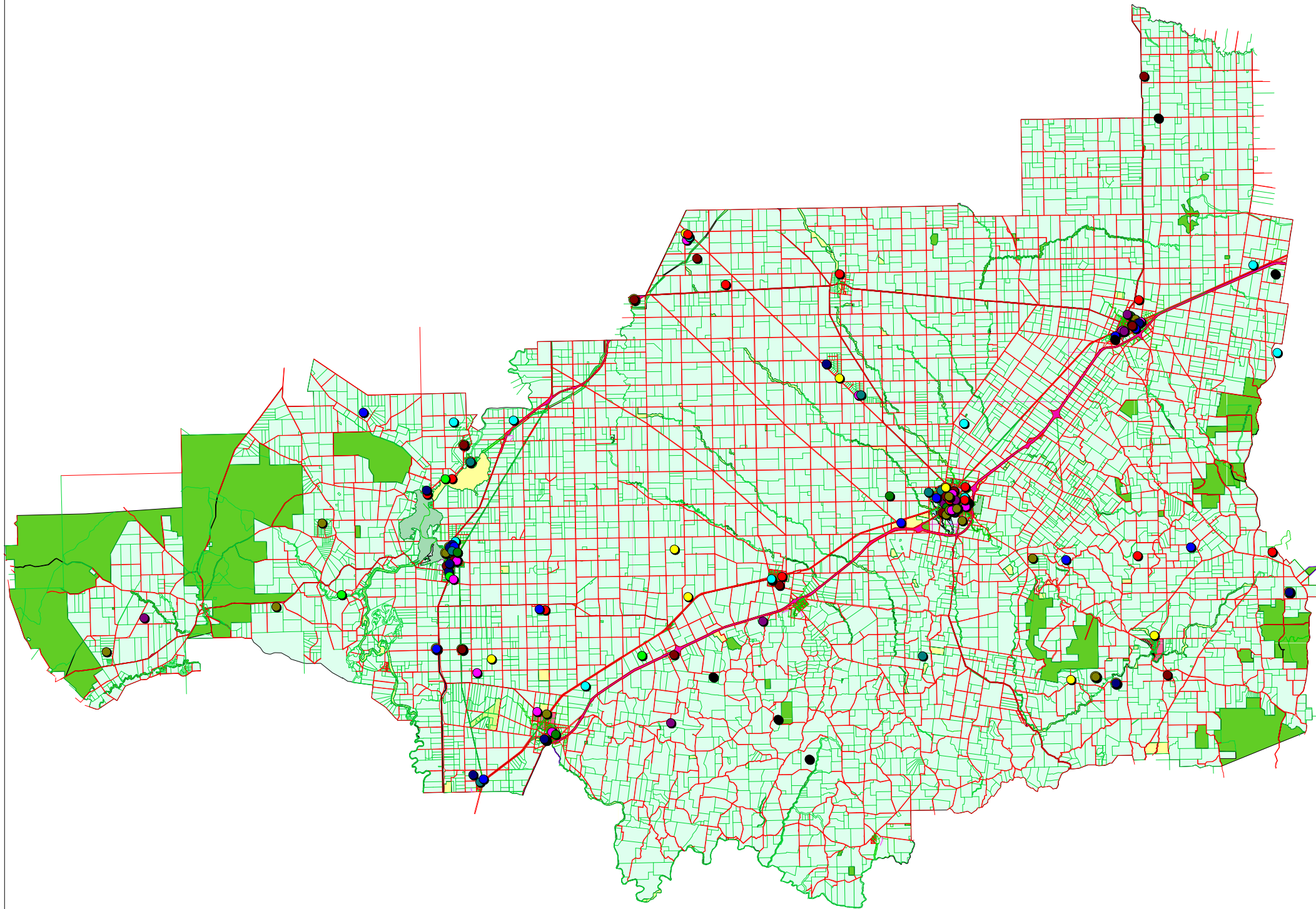
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Engineering Surveying Urban Design Planning Sustainability and Environment  
 Landscape Architecture Agribusiness Project Management Strategic Consulting







### Legend

Number of approvals in brackets

- 01/01/2008 to 31/12/2008 (7)
- 01/01/2007 to 31/12/2007 (13)
- 01/01/2006 to 31/12/2006 (7)
- 01/01/2005 to 31/12/2005 (12)
- 01/01/2004 to 31/12/2004 (16)
- 01/01/2003 to 31/12/2003 (15)
- 01/01/2002 to 31/12/2002 (14)
- 01/01/2001 to 31/12/2001 (8)
- 01/01/2000 to 31/12/2000 (13)
- 01/01/1999 to 31/12/1999 (11)
- 01/01/1998 to 31/12/1998 (8)
- 01/01/1997 to 31/12/1997 (8)
- 01/01/1996 to 31/12/1996 (16)



### Map 3 - Relocated Dwelling Building Approvals

<b>Client</b>	Strathbogie Shire Council	<b>Sheet</b>	1 of 1
<b>Reference No</b>	133288	<b>Revision</b>	B
<b>Drawing Status</b>	Final	<b>Date</b>	27 October 2008
<b>Map Reference</b>		<b>Drawn</b>	Nick Vlahandreas

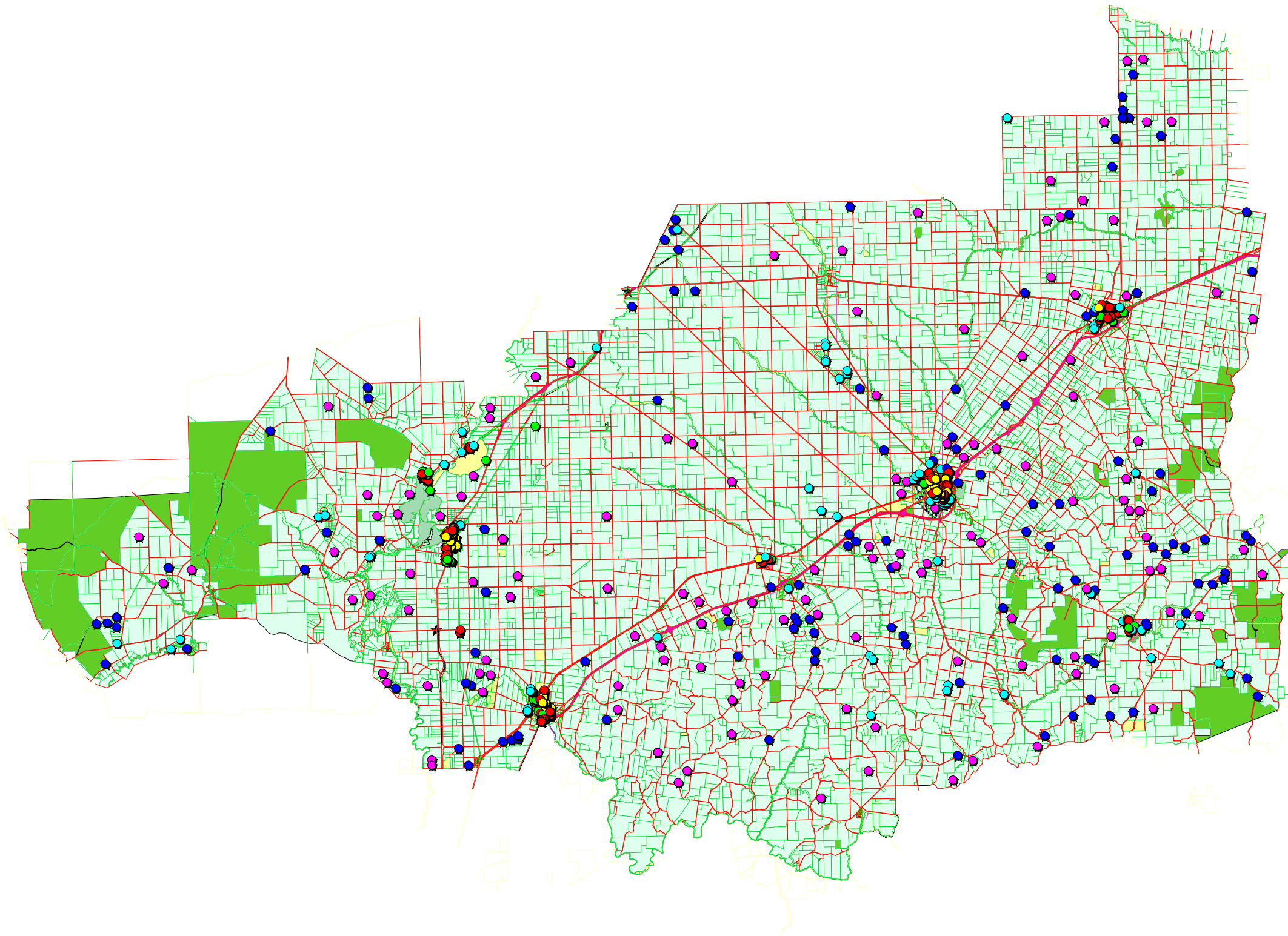
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 last saved by nickv  
 plot date Mon 27 Oct 2008 Copyright Coomes Consulting Group Pty Ltd

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**New Dwelling Building Approvals by Area (sq m) Range**  
 Number of Approvals in Brackets

- 0 to 0.1 (111)
- 0.1 to 0.4 (183)
- 0.4 to 1 (46)
- 1 to 8 (89)
- 8 to 40 (133)
- 40 to 10,000 (164)



**Map 4 - New Dwelling Building Approvals (1996 - 2008)**  
 Distribution by Area

<b>Client</b>	Strathbogie Shire Council	<b>Sheet</b>	1 of 1
<b>Reference No</b>	133288	<b>Revision</b>	C
<b>Drawing Status</b>	Final	<b>Date</b>	27 October 2008
<b>Map Reference</b>		<b>Drawn</b>	Nick Vlahandreas

**Co - ord. Datum MGA Zone 55 (GDA94) [EPSG: 28355]**  
 Scale 1 : 35,000

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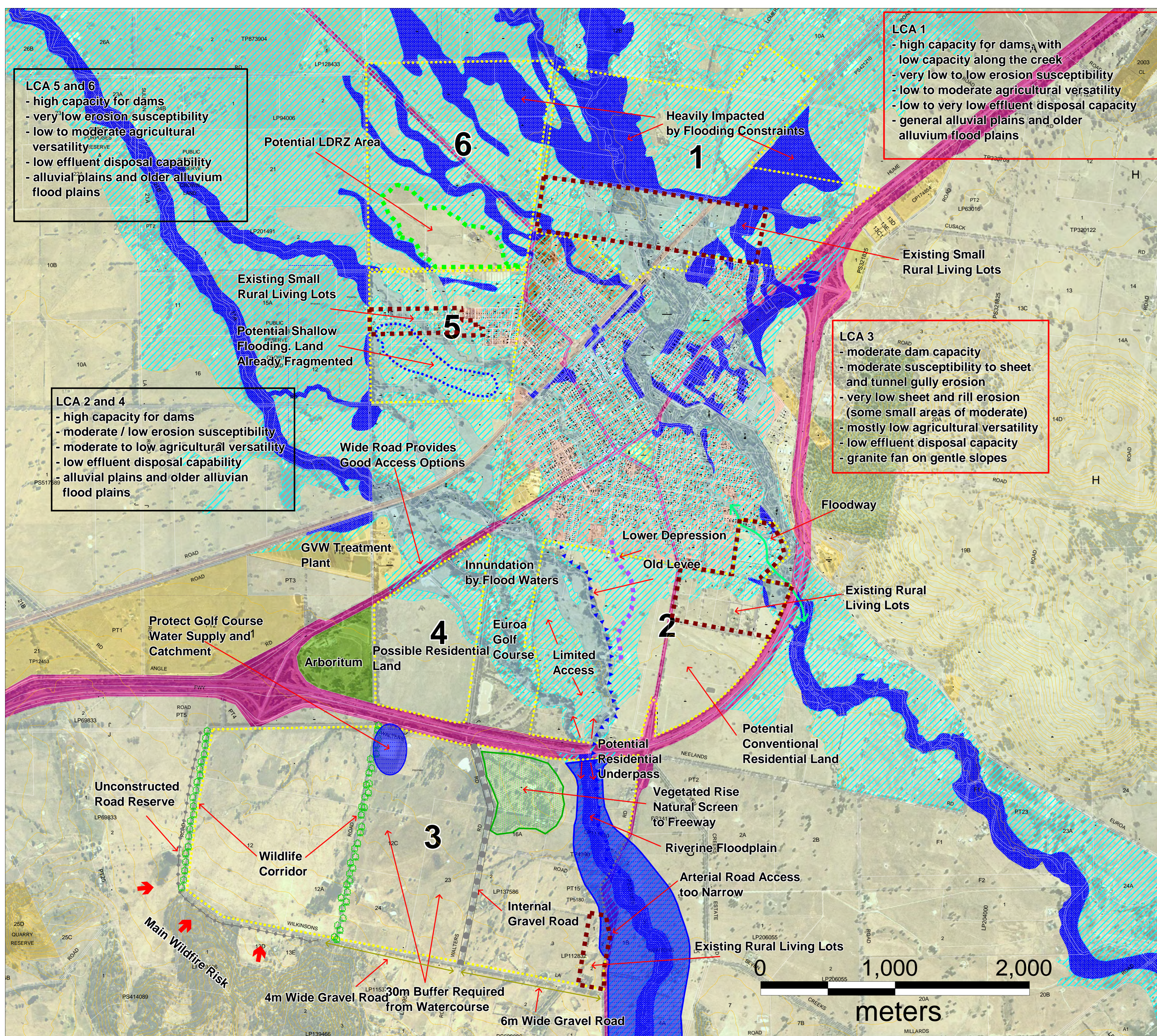
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**Attachment 2: Constraints & Opportunities Plans**



**LCA 5 and 6**  
 - high capacity for dams  
 - very low erosion susceptibility  
 - low to moderate agricultural versatility  
 - low effluent disposal capability  
 - alluvial plains and older alluvium flood plains

**LCA 1**  
 - high capacity for dams, with low capacity along the creek  
 - very low to low erosion susceptibility  
 - low to moderate agricultural versatility  
 - low to very low effluent disposal capacity  
 - general alluvial plains and older alluvium flood plains

**LCA 2 and 4**  
 - high capacity for dams  
 - moderate / low erosion susceptibility  
 - moderate to low agricultural versatility  
 - low effluent disposal capability  
 - alluvial plains and older alluvian flood plains

**LCA 3**  
 - moderate dam capacity  
 - moderate susceptibility to sheet and tunnel gully erosion  
 - very low sheet and rill erosion (some small areas of moderate)  
 - mostly low agricultural versatility  
 - low effluent disposal capacity  
 - granite fan on gentle slopes



### Euroa Constraints and Opportunities

<b>Client</b>	Strathbogie Shire Council	<b>Sheet</b>	1 of 1
<b>Reference No</b>	133288	<b>Revision</b>	B
<b>Drawing Status</b>	Final	<b>Date</b>	2 Jul 2008
<b>Map Reference</b>		<b>Drawn</b>	Nick Vlahandreas



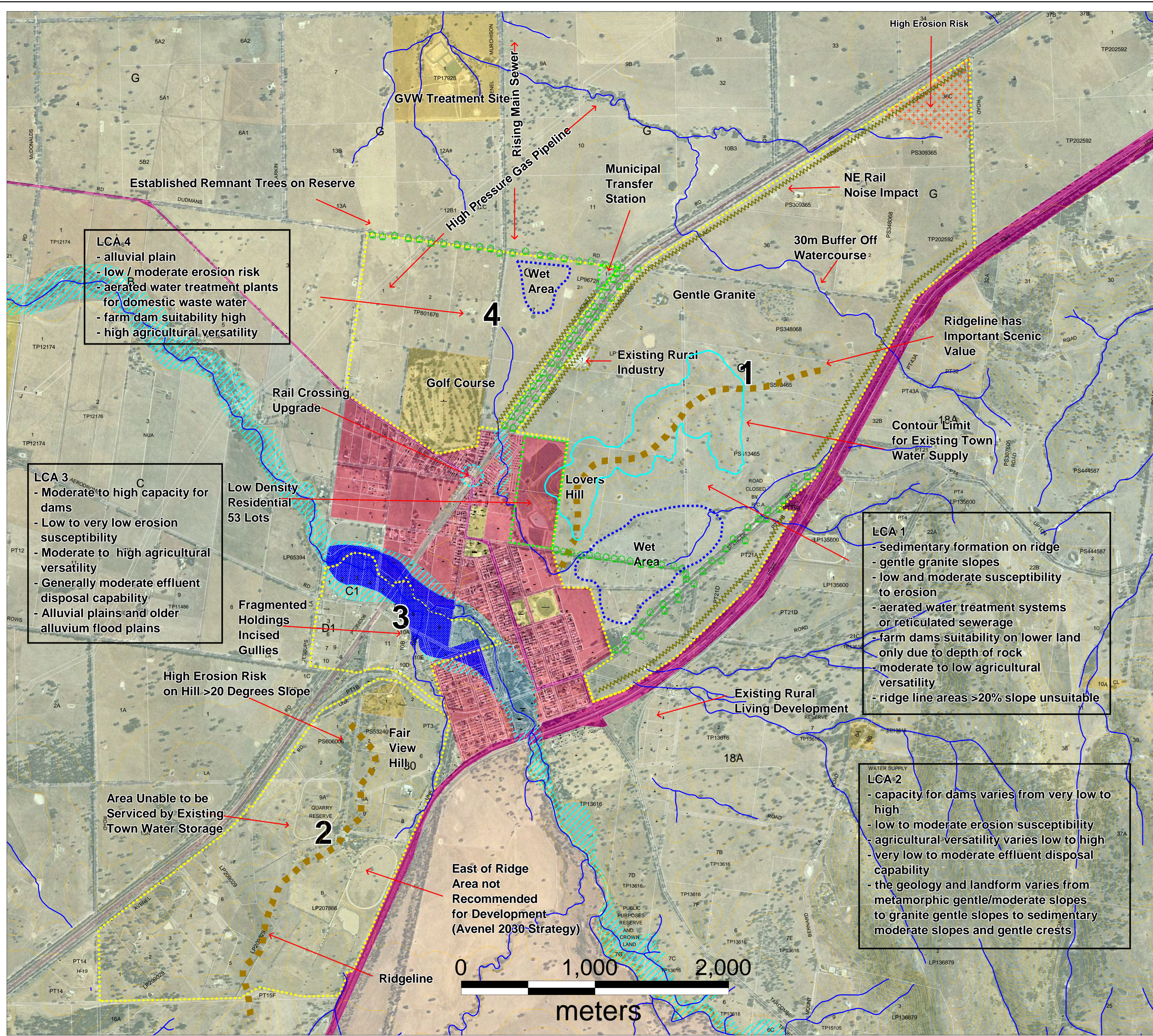
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**LCA 4**  
 - alluvial plain  
 - low / moderate erosion risk  
 - aerated water treatment plants for domestic waste water  
 - farm dam suitability high  
 - high agricultural versatility

**LCA 3**  
 - Moderate to high capacity for dams  
 - Low to very low erosion susceptibility  
 - Moderate to high agricultural versatility  
 - Generally moderate effluent disposal capability  
 - Alluvial plains and older alluvium flood plains

**LCA 1**  
 - sedimentary formation on ridge  
 - gentle granite slopes  
 - low and moderate susceptibility to erosion  
 - aerated water treatment systems or reticulated sewerage  
 - farm dams suitability on lower land only due to depth of rock  
 - moderate to low agricultural versatility  
 - ridge line areas >20% slope unsuitable

**LCA 2**  
 - capacity for dams varies from very low to high  
 - low to moderate erosion susceptibility  
 - agricultural versatility varies low to high  
 - very low to moderate effluent disposal capability  
 - the geology and landform varies from metamorphic gentle/moderate slopes to granite gentle slopes to sedimentary moderate slopes and gentle crests



**Avenel Constraints and Opportunities**

<b>Client</b>	Strathbogie Shire Council	<b>Sheet</b>	1 of 1
<b>Reference No</b>	133288	<b>Revision</b>	B
<b>Drawing Status</b>	Final	<b>Date</b>	2 Jul 2008
<b>Map Reference</b>		<b>Drawn</b>	Nick Vlahandreas



Co - ord. Datum MGA Zone 55 (GDA94) [EPSG: 28355]  
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**Attachment 3: Minutes & Notes of Public Consultation Workshop**

**Minutes** Euroa Rural Residential Development  
Community Briefing Minutes

**Reference** I33288

**Minutes of meeting conducted on 2 July 2008**

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**Present** Bill Cathcart (CCG), Tim Grace (CCG), Nick Vlahandreas (CCG),  
Casey Stone (CCG), Emma McKenzie (Council)

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Rosalind Maher, Gerard Maher, Ian Doliveyra, Erika Booth, Mal Booth, Peter O'Connor, Charles Arnold, Dianne Arnold, Sharon Meimis, Karen Meimis, K Newton, Joan Newton, Graeme Newton, Peter Rees, Suzanne Rees, Bronwyn Starkey, Jeff Starkey, Ellen Reed, Tony Barton, Helen Barton, Leo Kubeil, Max Kubeil, Steve Hicks, Tom Maher, Annette Moloney, Shane Moloney, Brain Bamford, Heather Bamford, Garry Kenyon, Di Andary, Bethany Devanny, Neil Devanny, Betty Hargrave, Sandra l'Anson, E. Stribling, Merv Steen, Francis Hooper, S Walker, G. Wallace, K. Wallace, B.K Walker, L.J Colclough, B & J Keats, Sally Levett, David Naughton, Bryce Langsford, Liz Barns, Keith Barns, Chris Halsall, Colin Burton, Heather Bradbury, William J Williams

**Apologies**

**Distribution** Strathbogie Shire Council

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**Action** 

**1 Study Areas 1, 5 & 6**

**1.1 What are the biggest issues currently facing rural residential development at Euroa?**

- Water supply to north and capacity of town supply and impact of dams on small catchments
- Frequency of flooding, CMA difficult attitude – not flexible
- Natural run off (sheet flooding & drainage)
- There are ways to manage flooding, building up etc. – draining land
- Changing climate
- Existing landowners impact on farmers
- Shepparton road provides access
- Gas line is across the north of the town, available for development
- Better soils are to the north
- There are residential opportunities to the north
- A way from the freeway – quieter environment
- Criteria for selections needs to be correct – on merit
- Sale yards impact buffer zone needed

**1.2 What unique characteristics of Euroa should be considered in designing new rural residential areas?**

- Creek Environment – bushland corridors
- Aspect looking back to the hills to the south
- Accessibility to town, close to town centre
- Opportunity for commuting to the north (Shepparton)

**1.3 What is the desired future character of Euroa's rural residential areas?**

- Greener, use vegetation corridors
- Build on the natural environment
- Density of development based on land capacity
- The character of housing being developed in the area is important
- Controls for the quality of housing needed
- Availability of train services will drive development

---

**2 Study Areas 2 & 4**

**2.1 What are the biggest issues currently facing rural residential development at Euroa?**

- Agricultural uses still occurring
- Gravel roads
- No footpaths
- Who pays for infrastructure?
- Some areas have sandy soil
- Only road access to town
- Availability of water
- Effect on ground water
- Noise from Highway
- Access to site 4
- Availability of power
- Demand for rural residential
- Rate increases may force changes
- Availability of commercial uses

**2.2 What unique characteristics of Euroa should be considered in designing new rural residential areas?**



- Existing demand for dwellings in this area

### **2.3 What is the desired future character of Euroa's rural residential areas?**

- Brick dwellings
- Relocatable homes
- Low density development
- Less than 2 hectares
- No size restrictions on dwellings
- Eco friendly houses
- Sealed roads
- Gravel roads
- Bicycle & walking tracks
- Playgrounds
- Modern Technology
- Less restrictions/obstacles
- Site 4 acre lots

---

## **3 Study Area 3**

### **3.1 What are the biggest issues currently facing rural residential development at Euroa?**

- Drainage
- Development may create threat to wildlife to south
- Water supply (tanks)
- Size of lots
- Buffers between farming & rural living required
- Agriculture viability is low (need to travel more than 10km from Euroa to find good viable agricultural land)
- Management of pests
- Why is this process being done again?
- Wildlife conservation (protect all existing areas)
- Water
- Uncertainty about demand for rural residential lots
- Development costs
- Impact of development on water courses

- Lost of rural lifestyles
- Threat of fire - more people, more fire.

### **3.2 What unique characteristics of Euroa should be considered in designing new rural residential areas?**

- Trees corridors
- View to ranges/hilltops
- Hill (Brown Hill) north east corner of site area
- Natural springs
- Endangered Guinea flower (Euroa)
- Native bush close to town
- Dirt roads
- Wildlife
- Rocky Hills
- Horse Riding Capital of Victoria
- Heritage ecosystems

### **3.3 What is the desired future character of Euroa's rural residential areas?**

- Proximity to town
- Expanding existing tree corridors
- 2 – 10ha more to south/ 5 acres up, possibly smaller closer to town
- Use caveats – control of shacks
- Work with topography
- Tree corridor for freeway buffer
- Remain unchanged
- Rezone to rural conservation zone
- Lots should be large enough to respond to the issues of the site

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**Meeting closed at 20:30 hours**

**Minutes** Euroa Rural Residential Development  
Community Briefing Minutes

**Reference** I33288

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#### **4 What are the biggest issues currently facing rural residential development at Euroa?**

Ranking 1 (biggest issues) to 5 (less significant issue)

##### **4.1 Ranking 1**

- Resistance from residents who don't want to see this happen
- Conflict with existing land use and prior rights to those with properties in land zoned FARMING. Need Buffer Zones
- The negativity of many (particularly small) landholders about sharing a more developed landscape
- Land not available, regulations do not allow for such development
- Farm zone planning rules not flexible
- Lack of water and other amenities
- To retain 'rural' environment not suburbia – out skirts of town need to be sensitive to environmental aspects

##### **4.2 Ranking 2**

- Currently under supply of small blocks
- Lack of water and easy access to services such as power, natural gas, sewerage
- Fear of increased rates
- Negatively/narrow minds of people not seeing to the future of others
- Farm zone inside township boundaries
- Increase of fire risk
- Potential flooding of some areas

##### **4.3 Ranking 3**

- A small group of vocal residents who don't want change influencing the future of our town
- Need for conservation of wildlife habitat and remnant native vegetation
- Fear of becoming more suburban
- Development of blocks say 1 acre, 2.5 acre, 5 acre in suitable areas
- Unregulated de-facto rural residential
- Potential conflict between present farmers and new comers on smaller lots
- Area 4 totally unsuitable for housing given its close proximity to sewerage plant – odour!

#### 4.4 Ranking 4

- Increased risk of bushfire with increased density of population
- Concerns about water, fire hazards and the disruption of local ecosystem
- Money influence and conflict with farms
- Greater introduction of pets conflicting with wildlife and introduction of weeds
- Need to retain access (public/recreational/tourist) to creek area

#### 4.5 Ranking 5

- Demand for out-of-township living
- Conservation of wildlife and unique flora
- The need for public transport particularly for older persons to have access to town centre and facilities

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### 5 What unique characteristics of Euroa should be considered in designing new rural residential areas?

Ranking 1 (biggest issues) to 5 (less significant issue)

#### 5.1 Ranking 1

- Identified areas should be released for sale over time but with a clear plan so that people who are interested in building in a particular area can know when the are will become available
- Conservation of lost remaining strands of native vegetation and wildlife habitat
- Need to develop sympathetically with our environment and resources
- The right parcel/area of land that has all services
- Close to services
- Wildlife and native vegetation
- The Sevens Creek – from one end to beauty, other as it winds through Euroa/Trees/Recreational

#### 5.2 Ranking 2

- There are already many small lifestyle blocks within the identified areas and these plans recognise that reality
- Conservation of areas of prime agricultural land for farming
- Ensure that native flora and fauna have a priority
- Views, scenery, trees, wildlife
- Must be on sealed road access
- Bush covered hills

- The existing trees – both indigenous and street trees should be respected not removed for new development

### 5.3 Ranking 3

- Preserve existing rural atmosphere, spaces and vistas
- Ensure access and safety
- Proximity to Melbourne, Albury, Shepparton, Bendigo, Snowfields, Murray River, Ranges
- Must have commutable access
- Balance between urban and rural environment
- The largely single – storey characteristic of the town – able to see trees, hills from most areas

### 5.4 Ranking 4

- Maintain gravel roads to maintain rural atmosphere and limit speed, impacting on wildlife
- Proximity to airport – Melbourne, Albury, Mangalore
- Water supply – Consumption & fire
- Currently good range of farming
- Characteristic buildings, streetscapes should be considered and protected

### 5.5 Ranking 5

- Lack of available water in some areas make small lot sizes unsuitable
- Power supply electricity and gas
- Activities in area 3
- The natural beauty of the environment flat town extending quickly to higher farming land to forest areas

---

## 6 What is the desired future character of Euroa's rural residential areas?

Ranking 1 (biggest issues) to 5 (less significant issue)

### 6.1 Ranking 1

- Small lifestyle blocks with good access and proximity to freeway to attract potential Melbourne people to move to our town
- Rural living/residential zones should occur only close to existing services – town water, natural gas, sewerage (i.e. close to township)
- An attractive high standards of dwellings, restricted shedding and absolutely no permission to store junk
- Probably not a character but we need the development to encourage a wider rate base - more money for Council
- Maintain area 3 as farming

- A unique town nested at the base of Balmattum Hill with Sevens and Castle Creeks very important to all residents – **beauty**, recreation, access to town centre/clear views  
All new developments somehow need to retain this same feeling – trees, the natural environment views to the hills most important. Ideally a suitable transition from the present town to new areas, through retention of trees, flowing design of streets to reflect the original angles of the town retention of wildlife corridors and additions of further corridors, park areas, bike tracks – Euroa has become a ‘lifestyle’ town for all ages – should not be described purely for elderly. Bike tracks, creeks, sporting facilities, shopping. Clear access to all facilities safe from all new areas (walking, riding, bicycling, scootering, public transport)  
It would be a great pity to have the ‘internal cul-de-sac’ style development of larger town and cities in Euroa as it would create a suburban feeling which it has so far avoided. Larger blocks/frontages, street trees, wide footpaths, low development all help retain the present character.

## 6.2 Ranking 2

- Keep the gravel roads as they are rural, sealed roads ruins the ambience of the area
- Buffer zones should be incorporated into planning to reduce conflict between farming and rural living zones
- Necessary maintenance of land for safety and regard to neighbours
- Provide a viable busy town centre (village type) with shops, schools, churches, doctors, hospital etc
- Use freeway as buffer zone

## 6.3 Ranking 3

- Area should remain as farming or rezoned as Rural Conservation Zone
- To meet quality building standards

## 6.4 Ranking 4

- Lot sizes in area should remain the same to maintain existing character
- Small acreage farming in the future may not be viable in this area so RIR development would encourage more people to Euroa

## 6.5 Ranking 5

- Rural residential areas should not be in areas where cause conflict with wildlife habitat

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## 7 Other Comments

- This will ensure that new people moving to Euroa will be able to integrate into the community smoothly. It also allows for increase income in the form of demand for goods and services to be regular rather than high demand initially and then little additional income to the town.
- If Euroa is going to attract new families/people to the area, they may require a job. So when are you starting on the Euroa industrial area development – because I think this is more important to the town and district than new residential development

- Area 3 should not be considered for rural residential or rural living. Increased density of population would put immense pressure on abundant wildlife and habitat, greatly reduce effectiveness of wildlife corridors and existing land for wildlife properties in the area
- Area 3 is unique in that it is an area comprising the last remaining indigenous vegetation close to Euroa and, therefore abundant wildlife must be protected from impact of low density population and development
- Area 3 is not appropriate for development as rural living due to lack of essential services, water issues, wildlife risk and potential impact on wildlife and habitat. Rezoning should occur in areas closer to existing services only Buffer zones needed. The freeway is an obvious existing Buffer Zone
- If the planning committee are willing to think beyond the square Don & Alisa Ross have 120+ acres very suitable for development. It is land that faces the Euroa Mansfield Road 7.77km out of town. It already has electricity and as owners we can assure Council of cooperation.
- The possible subdivision of above land in such an attractive area with natural beauty features would need no invasive work, which would affect the landscape if subdivided. A service road to Ross Lane and/or to the Euroa Mansfield Road would be possible.
- Since progress is inevitable and desirable it should also be planned to meet suitable standards. Development on the Mansfield Road has so far been somewhat ad hoc
- Some people already on RIR development but do not want others to have such a lifestyle
- Bike paths, walkways underneath freeway and around golf club
- Remember not to over capitalise with restriction as development may never happen
- 2104 Mansfield Road, Euroa (approx 3km from Post Office and adjacent to freeway)
  - Road frontage (two gateways)
  - Easy access to Mansfield Road
  - Creek frontage, gum trees, birdlife
  - Well drained soil
  - Rising to hill area
  - Short distance to golf club
  - View of Strathbogie Rangers
  - All services

This land and other parcels adjacent to freeway would be suitable for such subdivision

- Teachers – professional persons, who do not wish to live with close neighbours
- Must be confined to areas that can be economically serviced by sharing capital cost both rural living 5-20 ha and rural residential 1-5 ha.
- Future development should continue north of freeway
- The potential of people commuting to Melbourne should be considered – already happening in Avenel. The minimum subdivision/building permit allowance capability needs to be change to allow for development. Large red gums along the creeks, glimpses of Balmattum Hill from all areas. Easy access by train and road to other towns and major cities Melbourne, Albury/Wodonga and beyond.

**Minutes** Euroa Rural Residential Development  
Community Briefing Minutes

**Reference** I33288

**Minutes of meeting conducted on 7pm on 2 July 2008**

**Present** Bill Cathcart (CCG), Tim Grace (CCG), Nick Vlahandreas (CCG),  
Casey Stone (CCG)

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Bill Spencer, Bill Wilson, Peter Ryan, Peter O'Connor, John Stringer, Chris Dack, E. Plant, Grant Dwyer, Jeffrey Wheeler, Jennifer Wheeler, Malcolm Little, Robin Little, Iris Sidebottom, Di Brazil-Smith, Peter Brazil-Smith, Garry Green, M. Herbert, A. Pedder, A. Sidebottom, Peter Wyllie, J & H Touzel, Guy Manson, Caryl & Peter Wyllie

**Distribution** Strathbogie Shire Council

**Action** 

**8 Study Areas I**

**8.1 What are the biggest issues currently facing rural residential development at Avenel?**

- Protect the ridge line
- Flooding
- Impacts of changing zone, what activities will be allowed i.e. horse riding
- Impact of recent development on runoff
- No town water at north east end of Area I
- Servicing will be costly

**8.2 What unique characteristics of Avenel should be considered in designing new rural residential areas?**

- Ridgeline (Lovers Hill)
- Position
- Bound by freeway/town/rail corridor which lends itself to rural residential, development won't impact on rural land outside it
- Views to the ranges
- Lovers Hill - social history

**8.3 What is the desired future character of Avenel's rural residential areas?**

- Track to Lovers Hill
- Protect the ridge top by picking a contour above which development does not occur



- Old Hume Highway can be utilised
- Lower density further from town
- Topography dictates lot size
- Range of lots, 2.5ha up to 25ha
- Smaller lots next to existing roads

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## **9 Study Areas 4**

### **9.1 What are the biggest issues currently facing rural residential development at Avenel?**

- Some noise from railway line, worse in town and less than the freeway
- Servicing Lots
- Buffer zone for mushroom farm, is it required?
- Interested in development

### **9.2 What unique characteristics of Avenel should be considered in designing new rural residential areas?**

- Flat land but views to hill tops
- Sewer main along eastern boundary
- Utilise wet area lake
- Closest to train stop
- Close to shops
- Golf course
- Close to Melbourne, Albury etc.

### **9.3 What is the desired future character of Avenel's rural residential areas?**

- 1 acre minimum, closer to golf course, suggestion of half an acre, even a quarter, larger further out of town.
- Drainage lines to create wetland /lake
- Parkland back of golf course
- Use wet area for dam
- Bitumen roads

---

## **10 Study Area 2 & 3**

### **10.1 What are the biggest issues currently facing rural residential development at Avenel?**

- Quarry reference is wrong (only 1.5 acres on the top of hill)
- Water storage capacity, supply have town water in the area – Goulburn Valley Water clarify
- Landownership - 380 acres in 4 titles, interested in development.
- 150 Meg dam on property for water supply (licensed)
- Important for development to be done well, quality
- Need to plan for some of the non-compatible land uses, industry & business which is beginning to occur in the township
- Going south of freeway, not wise until over pass occurs
- Rail Crossing is an issue if developing north of Avenel

### **10.2 What unique characteristics of Avenel should be considered in designing new rural residential areas?**

- Creek side on area three could be opened up if a creek reserve, potential walking track, stone bridge is a feature.
- Views from the higher elevations, lookout Fair View Hill
- Existing 20 acre blocks have been stable, low turnover

### **10.3 What is the desired future character of Avenel's rural residential areas?**

- 5 – 10 acres
- Desirable for those wanting shift off rural properties
- Looking for privacy in proximity to the town
- Covenants to protect quality of the areas

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**Meeting closed at 20:30 hours**

**Minutes** Euroa Rural Residential Development  
Community Briefing Minutes

**Reference** I33288

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**11** **Comments**

**Key Advantages of Zone 2**

1. No existing road reserves are in use. The developer would have to pay for all road establishment costs, saving the shire substantial cost.
2. The ridge line that runs through Zones 1 & 2 is less defined in Zone 2 and because of the positioning of Fairview Hill can not be seen from any position within the existing township. The defining feature of the landscape in zone 2 is not the low level ridge line but the view of the ranges to the south of the Hume Freeway.
3. Existing Freeway access from exit located at Lambing Gully Road.
4. Road access to Seymour /Avenel road could be gained by simple construction of culverts similar to those on 40acre titles 1-7 that also front Seymour/Avenel road.
5. Town water is metered at the front gate near the Winery and is reticulated around the whole of the property from the existing main house site. Town water is also available from along Seymour/Avenel road.
6. Any new housing development on zone 2 would not be able to be seen from any site from within the existing township. So existing Vista from within town site remains unchanged by development.
7. Winery/Coffey shop restaurant would likely become a community focus point for any community located on zone 2
8. Less traffic flow through Avenel from zone 2 compared to zone 1 & 4 as papers milk and bread are available from Caltex service station and no need to travel through township when heading to Seymour Euroa or Melbourne.
9. The current train time table does not allow commuting to Melbourne from Avenel station as first morning train from Avenel gets into Southern Cross at 10.11 am which is too late for a normal work day. There is also no car park at Avenel Train station for commuters to park their car for the day. Commuters have a choice of 4 morning trains from Seymour station all of which arrive at Southern Cross before 8.30 am. Therefore commuters have to travel to Seymour and there is an existing car park. Commuters are more likely to get daily requirements from Seymour or Melbourne placing less stress on Avenel's limited facilities.
10. Shire will be dealing with only one major land owner that is likely to sub-divide as all other land owners have holding of about 40acres or less. Therefore there would be only one major sub-division plan to study and approve.
11. No logical reason why the 2030 restriction of "no housing between low level ridge line and Hume Freeway" could not be removed given that housing around Mutton Street can be seen from the Freeway and the existing Rural living development on the opposite side of the Freeway can also be seen from the Freeway. Also existing two houses stable blocks and sheds located between Freeway and low level ridge can not be seen from Freeway
12. Only small amounts of acreage on the large land owner's property have slopes greater than 20 degrees and some of this has been contoured to combat erosion.
13. Any Road development could be strategically located against existing tree lines. Few if any trees would have to be removed.
14. Power lines and telephone lines (including ADSL Broadband) cross the property.
15. Previous studies have indicated that soil type is suitable for septic tanks.

16. Existing treed buffer zone around winery.
17. Water in licensed irrigation dam (120 megalitres) could be distributed to sub-divided blocks and used as garden water, returned to environment or sold and transferred to other farmers within the catchment.
18. Past sub-division has created an uneconomic unit of 380 acres, as it is too small by itself, for sheep and cattle grazing and most of the soil types and or topography make it unsuitable for cropping. The large Landholding is hemmed in on all sides by small holdings which are uneconomic to purchase for agriculture use, roads or crown land. This problem would be resolved by re-zoning to Rural living.

#### **Disadvantages of Zones 1 & 4**

1. Parking in the General Store, the Trough and Gaden's coffee shop area near level crossing is limited due to building being quite close to road. (can only have parallel parking, not nose to kerb due to high traffic flow). Extra population in zones 3 & 4 would put extra stress on this bottle neck and parking as people came to get paper, milk and bread or travelled to Seymour to access services not available or commuted to Melbourne for work.
2. A number of existing Shire Roads would need to be upgraded (widen and removal of trees) and then maintained.
3. Additional development in zone 1 on the township side of the ridge could be seen from the township and would change the whole Vista of the area.
4. Once population is placed near the existing Tip/transfer station there probably will be a push to move the Tip/transfer station. As no one wants a tip in their back yard it would be hard to find a new location.
5. Large portion of zone 1 is poorly drained (former swap) and although the plan to build a lake sounds good in theory, where will the water come from to fill this lake in extended dry periods and how will the residents surrounding this mythical lake feel when there outlook is a dry hole in the ground.
6. Town water can not service a large part of zone 1.

