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Shire of Strathbogie

VIOLET TOWN AND DISTRICT STRATEGIC DEVELOPMENT PLAN

July 2010

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Executive Summary

Introduction

Planisphere has been engaged by the Strathbogie Shire Council to prepare a Strategic Development Plan to guide land use and development planning for Violet Town.

In earlier phases of consultation, the community identified the need to separate incompatible land uses, including the need to identify a specific precinct for industrial land uses in the township.

The Strategic Development Plan aims to resolve these, and a number of other land use planning and development issues, that currently exist in the township.

Vision

Extensive community consultation and engagement has led the development of this Plan, and as such it reflects the aspirations of the local Violet Town community for their future. The vision for Violet Town in relation to land use and development planning is:

“Violet Town will be a sustainable, compact community taking advantage of its location amongst a wider district of rural and farming uses. A vibrant and friendly town, Violet Town will develop in a way that has a positive impact upon the environment, whilst retaining its ‘country feel’ of open spaces, wide streets and historic buildings”

Key Features

The Draft Plan:

- ◆ Proposes changes to the land use zoning of the township from the current Township Zone (TZ), to more specific zones for Residential, Industrial, Business, Recreation and Public Use
- ◆ Identifies preferred types, location and staging of additional residential development.
- ◆ Retains and enhances the town centre along Cowslip Street, whilst also identifying preferred areas for expansion if required in the long term.
- ◆ Identifies an area for further examination as a location for rural residential living.

- ◆ Proposes an industrial precinct to accommodate new industrial uses and encourage employment opportunities.
- ◆ Recognises and protects the existing open space areas throughout the township, along with identifying opportunities for new open space areas.
- ◆ Supports the ongoing role of community services and buildings within Violet Town.
- ◆ Identification of projects which can improve access throughout the town for all.
- ◆ Provides options for the protection of the existing built form character of the township, along with guidelines to ensure preferred neighbourhood character outcomes are achieved.

Zoning Changes

A key aim of the Plan was to review the current Zones and Overlays that apply to Violet Town. Almost the entire area of Violet Town is currently subject to the Township Zone (TZ).

Advice from the State Government Department of Planning and Community Development (DPCD) has indicated that the Township Zone should only apply to very small towns that are not serviced by either town water or sewerage, or do not have a critical mass of population and/or land uses that could justify separate zones.

Violet Town is both serviced by town water and sewerage, and has a critical mass of population and land uses that are relatively clearly defined. In this case, planning policy requires a comprehensive re-zoning of the township.

Taking this into account, and the community’s aspirations and vision for the township, the following zones have been recommended to be applied to specific areas of Violet Town:

- ◆ Residential,
- ◆ Low Density Residential,
- ◆ Business,
- ◆ Industrial,
- ◆ Public Park and Recreation, and

- ◆ Public Use.

The reasons and strategic justification for the application of new zones are contained within this Plan.

The proposed new zones are detailed on the map on page 59.

If the rezoning were to proceed as per the advice from the Department of Planning and Community Development (DPCD), this Plan has identified ways in which this can occur that will provide a number of benefits to the overall Violet Town and District community. These potential benefits include providing:

- ◆ Improved control over the location of land uses that are potentially 'bad neighbours' such as some industrial uses.
- ◆ Greater certainty for property owners, business operators and investors about the future of their land.
- ◆ Clear direction about the future land uses identified by the community throughout Violet Town as identified throughout the development of this Plan, and as outlined in other documents such as the *Violet Town and District Community Plan 2007-2010*.

The current Township Zone only provides general guidance about where different uses should locate. Over the years this has resulted in the mix of uses that we see today in Violet Town. In many instances, no planning permit would be needed to change the use to one that conforms with the objectives of the new zone. Existing uses are able to continue in their current form, without a permit until there is a proposal by that land owner to change that land use in the future.



1.0 Introduction

1.1 Scope and Aims of the Study

Planisphere has been engaged by the Strathbogie Shire Council to prepare a Strategic Development Plan to guide land use planning and development for Violet Town, which is a small rural based community of approximately 900 people located along Honeysuckle Creek near the northern foothills of the Strathbogie Ranges. It is located just off the Hume Freeway 169 km north-east of Melbourne.

The Shire of Strathbogie facilitates a program of community planning in townships across the municipality. As part of this program, the Violet Town community has developed the '*Violet Town and District Community Plan*', which lists the key priority projects for the town from 2007 to 2010. The community has elected a small group of residents to the 'Violet Town Action Group' (VTAG). This group has responsibility for coordinating the implementation of priority projects including gaining the support of government and Council and encouraging the involvement of other community members in the implementation of projects identified in the Community Action Plan.

Through the Community Action Plan process, the Violet Town community has identified the preparation of a Strategic Development Plan as its top priority. Therefore, whilst Council supports this project, the Strategic Development Plan is not a Council-initiated, top down process, but a community-inspired project in which the community expects to play a significant and meaningful role.

The Violet Town and District Community Plan includes the following objectives for the Strategic Development Plan:

- ◆ To ensure the viability of Violet Town and District in changing circumstances.
- ◆ To ensure that future development takes place in accordance with community expectations of enhancing the locality's style and character.
- ◆ To be a model for outstanding community response to climate change and energy supply issues.

Whilst theme no. 8 within the Violet Town and District Community Plan (Planning and Development) is the key driver for this project, a number of other themes identified in the Community Plan are also relevant to this project. Thus, the Violet Town and District Community Plan is a key reference document.

1.2 Study Process

The overall study has been undertaken in three stages:

- Stage 1: The Big Picture for Violet Town and District.
- Stage 2: Strategic Land Use and Development Plan for Violet Town and District.
- Stage 3: Amendments to Strathbogie Planning Scheme.

The Strategic Development Plan was overseen by a Steering Committee that included representatives of the Strathbogie Shire and members of the Violet Town community. This working group met regularly throughout the project, between community consultations to discuss and provide advice on the project as the Strategic Development Plan evolved.

The aim of *Stage 1: The Big Picture for Violet Town and District* was to develop an agreed vision for land use and development of Violet Town and its surrounding district. Stage 1 comprised a total of 5 sub-stages, including:

- ◆ Commencement and preliminary analysis including inception meetings with key Council contacts and a review of all background material and establishment of an agreed community consultation methodology.
- ◆ Undertaking a site survey of Violet Town and the surrounding district noting current land use and development patterns. The survey also coincided with on-site meetings with key stakeholders who were able to pass on information about current issues in the town. This included a 'drive around' with Strathbogie Shire Mayor Howard Myers during which current issues were discussed in detail.
- ◆ Community Bulletin #1 was distributed to all property owners and key stakeholders within the Study Area to inform them of the study and provide them with an opportunity to attend the first Community Visioning Workshop. The Project Bulletin also contained a questionnaire with a number of key questions about land use and development in the town.
- ◆ The Community Visioning workshop that was held on August 12 identified community values and aspirations around strategic land use and development issues.

- ◆ All of the above sources of information informed the development of the Draft Issues and Opportunities Report which was presented to members of the Reference Group and then used to inform Stage 2 of the study.
- ◆ Community Bulletin #2 was distributed to all property owners and key stakeholders within the Study Area to ask the question ‘*Are we heading in the right direction?*’ This bulletin provided an overview of the outcomes of the initial consultation and what the Strategic Development Plan could do, allowing the community to provide their view on the direction of the Plan.

The aim of *Stage 2: Strategic Land Use and Development Plan for Violet Town and District* was to prepare and publicly exhibit an agreed Strategic Plan for land use and development of the town and surrounding district. This included:

- ◆ Incorporating the outcomes from *Stage 1: The Big Picture for Violet Town and District* including community feedback and background information into the Plan.
- ◆ Addressing specific issues such as the zoning, land use, access, building design and open space provision for the future of the township.
- ◆ Meeting with the Community Reference Group to discuss the draft Plan.
- ◆ Publicly exhibiting the Plan, providing the opportunity for everyone interested to view a copy of the Draft Strategic Development Plan.
- ◆ Distribution of Community Bulletin #3 to notify the public of the opportunity to comment on the Draft Plan, including an invitation to a community workshop on April 28 and a questionnaire to seek feedback about the Strategic Development Plan.
- ◆ Undertaking a Community Workshop to present and discuss the Plan with the community.
- ◆ Finalising the Strategic Development Plan, taking into account comments received during the Community Reference Group, Community Workshop, public exhibition of the Plan and further meetings with the Steering Committee.

The next stage (*Stage 3: Amendments to Strathbogie Planning Scheme*) will be the implementation of the Plan via statutory and non-statutory measures.

This Strategic Development Plan will be reviewed 4 yearly as part of the Strathbogie Planning Scheme review.

1.3 Study Area

The Study Area essential comprises of two areas, the township of Violet Town, and the surrounding district.

The Violet Town township Study Area, which will be the focus of this Plan, is bordered by the Hume Highway to the south, Forman Street and Shadforth Road to the north, and Mitchell Street, MacDiarmid’s Road and Dookie-Violet Town Road to the west and south-west.

The surrounding Violet Town district area is bordered by Andersons and Harrison Roads to the north, Feltrim and Meaghers Roads to the west, Quarry, Balmattum, Harrys Creek and Long Gully Roads to the south and Symes Lane and Pecks Road to the East.

The township Study Area is the key focus of the Strategic Development Plan, however the reason for including the surrounding district in is to examine options for establishing ‘rural residential’ areas close to the township. It also recognises the fact that the township and the surrounding rural areas are inherently linked in economic, social and environmental terms.

1.4 Background References and Policy Context

A detailed analysis of current planning policies has been carried out to inform the development of the Strategic Development Plan. This has included a comprehensive review of the State and Local Planning Policy Frameworks and the provisions of zone and overlay controls within the Study Area. Furthermore, a number of other studies, strategies and policies are relevant to, and will inform the development of the Plan.

These references are detailed in [Appendix D - Existing Policy Context](#).

It is important to note that the 2007 Violet Town Flood Study Report has a number of recommendations that have been incorporated into this Strategic Development Plan. This includes the application of new planning Zones and Overlays to address the issues of flooding throughout the township. There is the opportunity to ‘roll’ these

recommended rezonings into any subsequent planning scheme amendments that come about as a result of this Plan.

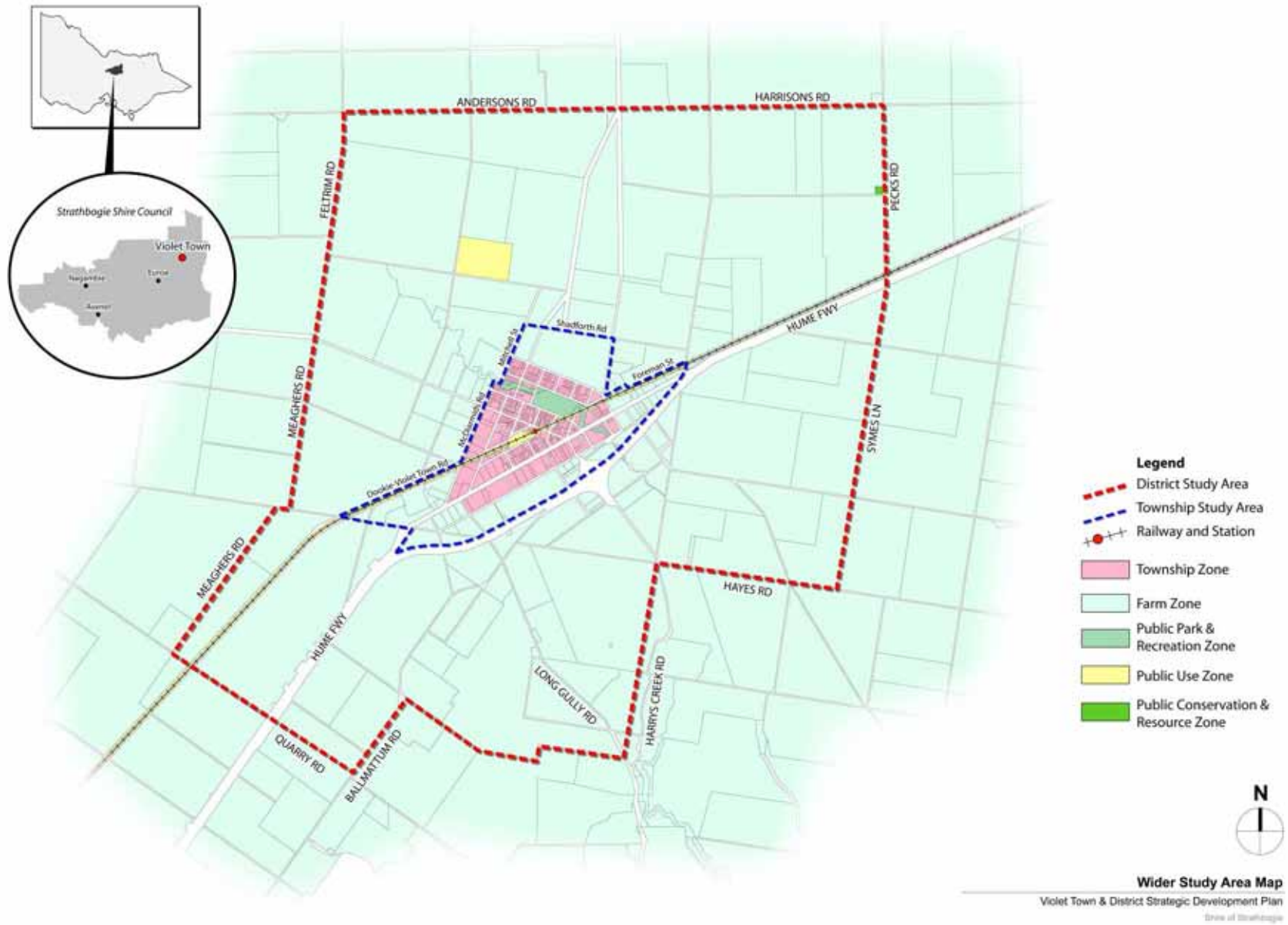
1.5 Structure of the Strategic Development Plan

The Plan is separated into sections predominantly addressing key Land Use Planning issues, whilst also addressing access, transport, neighbourhood character and built form concerns.

Each section will:

- ◆ detail the existing conditions,
- ◆ provide a SWOT (strengths, weaknesses, opportunities and Threats) analysis,
- ◆ contain a discussion of options and subsequent recommendations, and
- ◆ outline the Objectives, Strategies and Actions to achieve the desired outcomes

In addition to this a detailed Implementation Plan will be outlined to ensure the successful application of the Plan.



2.1 Policy Context

The background documents and previous studies that were reviewed to provide the context for this Strategic Development Plan include:

- ◆ Violet Town and District Community Plan 2007-2010
- ◆ Strathbogie Shire Council Plan 2009-2013
- ◆ Strathbogie Urban Design Framework (2003)
- ◆ Strathbogie Shire Rural Residential Strategy (2004)
- ◆ Strathbogie Economic Development Strategy (2005)
- ◆ Violet Town Flood Study Report (2007)
- ◆ Violet Town Floodplain Management Study – Consultancy Brief (2009)
- ◆ Strathbogie Shire Industrial Land Study (2008)
- ◆ The Hume Strategy – Directions and Options Paper for the Goulburn Valley Sub-Region (2009)
- ◆ Strathbogie Heritage Study (ongoing)

The Violet Town and District Community Plan and the Strathbogie Shire Council Plan especially provide an important starting point for the Strategic Development Plan and have therefore been summarised in this section.

In addition to these strategic documents, the Strathbogie Planning Scheme provides a valuable basis for development of this Strategic Development Plan. A review of the Planning Scheme included:

- ◆ State Planning Policy Framework
- ◆ Local Planning Policy Framework
 - 22.01 Housing and House Lot Excisions in Rural Zones
 - 22.02 Effluent Disposal and Waste Water Management in Unsewered Areas
 - 22.05 Intensive Agricultural Development Policy
 - 22.07 Hume Freeway, Goulburn Valley Highway Environs
- ◆ Zones

- Township Zone
- Public Park and Recreation Zone
- Public Use Zone (Schedule 4)
- Farm Zone
- Road Zone 1
- ◆ Overlays
 - Floodway Overlay
 - Land Subject to Inundation Overlay

A detailed policy context for Violet Town is provided at [Appendix D: Existing Policy Context](#).

2.2 Violet Town and District Community Plan 2007-2010

This Plan, developed by the Violet Town community and the Violet Town Action Group (VTAG), had its genesis in a 2007 Community Opportunities Workshop. The Workshop identified 76 different ideas and initiatives which were subsequently categorised into ten key themes. This is the document that has led to the preparation of this Strategic Development Plan. There are 10 Key Themes in the document and they are: Arts and Recreation, Food and Energy, Marketing, Infrastructure, Local Services, Major Roads, Water, Planning and Development, Youth and Community, and Reconciliation.

This section will detail Key Theme 8 – Planning and Development which is the catalyst for this Strategic Development Plan. For information on the other Key Themes, refer to [Appendix D: Existing Policy Context](#).

Key Theme 8 – Planning and Development

The vision is to develop a strategic development plan for Violet Town and District that provides for orderly and appropriate development that enhances the attractiveness, lifestyle and sustainability of the built and natural environment for residents, businesses, visitors and future generations. The key actions include:

- ◆ Establish a strong working relationship with the Shire Council and in particular the Planning Department to gain a commitment to working together on the development

and regular review of a Strategic Development Plan for Violet Town and District. This will include but may not be limited to:

- develop effective community engagement and consultation processes that ensure all groups within the community have their voice heard
- ensuring the expertise that exists within the Violet Town and District community is utilised in the preparation of the Strategic Development Plan
- ensuring that the community is aware of and knowledgeable in relation to existing plans and strategies, issues impacting on development such as legislation, demographic trends and good practices adopted by other small towns in order to enhance their contribution to the development of the Plan
- ◆ Establishing the scope and themes to be addressed in the Strategic Development Plan. Consideration to be given to:
 - country style living
 - townscape and street trees
 - transport and mobility – walking, vehicular, bicycle, prams and pushers, wheelchairs, scooter etc
 - provision of land that achieves housing diversity and affordability including more serviced residential blocks and opportunities for a mix of uses on a single block (e.g. house and business)
 - provision of land for commercial and industrial activity
 - linkage and integration between public assets (open space, community hall etc), housing, business and industry
 - heritage protection
 - application of good design incorporating environmental design and energy efficiency principles
 - sustainable use of infrastructure to meet changing community needs; identify opportunities for funding to address priorities identified in the Strategic Development Plan and prepare appropriate funding proposals
- ◆ Prepare a Violet Town and District Strategic Development Plan
- ◆ Advocate for an appropriate budget allocation in the Strathbogie Shire Council Budget for:

- the preparation of a Strategic Development Plan for Violet Town and District.
- implementation of the Strategic Development Plan in accordance with priorities, timelines and the available budget.

2.3 Strathbogie Shire Council Plan 2009-2013

This Plan outlines Council's objectives and strategies for 2009 to 2013. The vision for the Strathbogie community is of *'a vibrant, diverse and caring community, building a sustainable future with enhanced liveability in a secure and stimulating environment'*.

The key goals of the Plan are:

1. A sustainable community that responds effectively to the challenges of climate change (Climate Change).
2. A safe, connected infrastructure network that responds effectively to community needs (Infrastructure).
3. An environment which provides opportunity and support for sustainable investment (Private Enterprise).
4. A community that has access to a comprehensive range of services which respond to its diverse needs (Public Institutions).
5. A progressive and diverse destination offering a committed, participative community that has access to a broad range of recreational and cultural activities in a liveable, safe and nurturing environment (Housing & Recreational).
6. A desirable destination which attracts visitors to enhance the economic and recreational opportunities for our community (Tourism).
7. An organisation which meets the community's needs and expectations with responsive, innovative customer service and management (Organisation).

Whilst all of the actions outlined in the Council Plan will have an impact upon the Violet Town community, the key actions that will have an impact upon the development of the Violet Town and District Strategic Development Plan include:

- ◆ Advocate to Government for support of Wind Farms and Bio-Diesel fuels.
- ◆ Seek external funding to implement Council's Urban Stormwater Management Plan.

- ◆ Investigate pathway / mobility plan for Violet Town (and Nagambie).
- ◆ Commence Violet Town Growth Management Strategy.
- ◆ Prioritise and implement recommendations from the Community Action Groups Action Plans.
- ◆ Develop and participate in a regional tourism model.

2.4 Vision and Key Directions

Form the background research undertaken and the community feedback received, a vision has been established to guide the future land use and development of Violet Town. It is:

“Violet Town will be a sustainable, compact community taking advantage of its location amongst a wider district of rural and farming uses. A vibrant and friendly town, Violet Town will develop in a way that has a positive impact upon the environment, whilst retaining its ‘country feel’ of open spaces, wide streets and historic buildings”

Key Directions

A number of key directions have been identified throughout the development of the Plan. These reflect the intent and aspirations of the local community, and provide structure to the Plan.

The Key Directions are:

- ◆ Establish an area for Industrial uses adjacent to the township.
- ◆ Retain the town centre on Cowslip Street as the retailing and community focus of Violet Town.
- ◆ Offer opportunities for rural living that have a positive impact upon agricultural activities and are environmentally appropriate.
- ◆ Protect the existing neighbourhood character of the township, whilst also accommodating new, well located and designed buildings.
- ◆ Create street spaces that are safe, lively and interesting.

2.5 Development Scenarios for Violet Town

The Brief calls for the study to generate alternative scenarios for the future of Violet Town. Two scenarios have been explored:

Scenario 1 – Continuation of Current Trends

Scenario 2 – Realising the Community Plan Vision

Scenario 1 – Continuation of Current Trends

Whilst Violet Town is experiencing new development at a steady pace, the population of Violet Town based on ABS census data is likely to be static, or to grow very slowly. Forecast population figures show a small yet moderate increase in the Shire of Strathbogie in the future, however these numbers relate to the Shire as a whole and it is unknown to what extent growth will be experienced in Violet Town itself, or if the town will in fact experience growth at all. Despite this, there is likely to continue to be a growth in the number of dwellings, as household size declines in line with statewide trends. Refer to [Appendix C: Demographic Analysis](#).

Violet Town has an ageing population, which means fewer people of working age, a higher strain on health services and more pressure on younger age groups to maintain local services such as the CFA.

A continuation of current trends is likely to see Violet Town's economy continuing to be focused on large agricultural businesses, local services and some limited industrial activity. Over the long term, employment in agriculture has been in decline. While the spending power of local people may increase if living standards continue to rise, the growing proportion of aged residents may mitigate against this.

The trend for new residents to develop further out from the town centre might continue, resulting in ‘gap sites’ closer to the town centre remaining empty. This is not an efficient use of land, and it encourages greater car use. The town centre itself would be also likely to continue to develop in an uncoordinated manner, with gap sites and an absence of community focal point.

Along with most other urban settlements in Victoria, Violet Town can expect to continue drawing electricity from the largely coal-powered grid, and to rely mostly on reticulated services for water and sewerage.

Scenario 2 – Realising the Community Plan Vision

The Violet Town and District Community Plan 2007-2010 presents an inspiring vision that would see many current trends reversed or altered. Some of the visionary ideas are:

- ◆ Make the community self-reliant in production of food and energy
- ◆ Encouraging the town to be a visitor destination
- ◆ Improved sustainability of built and natural environment

This vision of the Community Plan could attract new blood to the area, in the form of people who aspire to live a more sustainable lifestyle. This might stem or reverse the trend towards an ageing population. It might increase the rate at which the town and its hinterland grow, both in terms of population and economy. The extent to which this vision is realised will be largely beyond the scope of Council and planning scheme actions. However, it is important to consider some of the implications of such a vision for this plan.

Implications for this Plan

The Community Plan needs to be taken seriously as the basis for the Strategic Development Plan, because it is a statement of aspiration from the local community. Local people have considered the strengths and weaknesses of their town, and the likely future trends, and have established a vision for a preferred future.

The Violet Town and District Strategic Development Plan specifically addresses the key objective 'To ensure that future development takes place in accordance with community expectations of enhancing the locality's style and character'. It also aims to provide certainty and clear direction about the direction, staging and development growth for Violet Town.

The Community Plan implies that future housing in the area will need to provide:

- ◆ An attractive lifestyle location, with attractive rural or semi-rural surrounds
- ◆ Proximity or ease of access to services

- ◆ Sufficient space to allow at least some residents to grow their own produce and harvest natural energies and resources

At the same time, it was made evident early in the planning process that the fundamentals of Violet Town's planning scheme zones needed urgent review. The Council and community have had insufficient control over the type and direction of change under the current Township Zone regime.

Reviewing the Zoning

The first and main aim that this plan seeks to achieve, which will assist in realising Violet Town's vision, is to remove the Township Zone, which does not delineate precincts for uses. It then proposes to replace this current zoning with specific zones for residential, industrial and retail areas.

In undertaking this rezoning exercise for Violet Town, we are able to cater for a possible influx in population in a manner that is coordinated and sustainable, whilst clarifying the current land use situation. This includes allowing for housing growth, close to the town centre, whilst also catering for the possibility of ensuring larger lots that are attractive and sit within a more environmental context can be provided close to town amenities and services. It also includes providing for industrial growth in an allocated industrial 'precinct', enhancing Cowslip Street as the heart of the town for business and retail, whilst also cleaning up other community uses so that they are appropriately zoned for future use and growth.

Setting the Policy Context

This plan also encompasses many of the key messages that the Community Plan has strongly conveyed, especially relating to sustainable communities, country style living, housing diversity, commercial and industrial activity and infrastructure to meet changing community needs.

Parts of the objectives and strategies that are outlined in this report and that form the basis for the proposed rezoning can also be implemented into Strathbogie's Municipal Strategic Statement to provide further and more strategic guidance about the vision and growth for Violet Town.

What about Rural Residential?

The main issue that has arisen is the want for increased rural residential land uses. It is understood that this type of residential land use is seen as desirable to enable an

increased 'tree-change' lifestyle and to allow for hobby farm type uses, or to simply just provide for residential uses on smaller lots in more secluded farming areas.

Rural residential provides attractive living environments and space for growing food and harvesting resources. It may therefore help attract more people to come to live in the area, people who wish to share in the Community Plan's vision.

However, rural residential land uses have drawbacks, especially for a compact town such as Violet Town, for reasons that include:

- ◆ Sprawl – rural residential lots located outside of the town centre boundary place a strain on services and infrastructure.
- ◆ Detracting from the town centre – allowing much of Violet Town's growth to be located away from the town centre means that vacant lots will continue to be prevalent and may increase, which will be detrimental to the towns neighbourhood streetscape character.
- ◆ Agricultural value – land within Violet Town is a precious agricultural resource with rich soils that lend itself to farming activities and this use should be not reduced unnecessarily.
- ◆ Farming activities – conflicts between farming operations and residential uses can evolve, causing pressures on farmers and reducing productivity.

The Way Forward?

The Draft Violet Town and District Strategic Development Plan responds to these various imperatives by proposing a mix of residential land and low density residential land within close proximity to the town centre. This allows for a greater diversity of housing choice, including some larger lots to cater for the 'tree change' phenomenon and alternative lifestyles.

Land close to the town centre and north of Honeysuckle Creek within the town centre boundaries would be rezoned to the residential 1 zone (R1Z), and land to the south of High Street, including some land north of High Street around Rose Street, would be rezoned to low density residential zone (LDRZ). This provides a good mix of lot sizes and housing diversity, whilst also providing a buffer between the proposed industrial 1 zone and the more dense residential areas close to Cowslip Street.

This plan also acknowledges that future residential land may be required one day. It therefore provides a 'preferred future expansion' direction of R1Z and LDRZ to the west

of McDiarmids Road, whilst also offering a 'preferred future expansion' direction for rural living zone further west, if in the future growth of Violet Town warrants such rezoning.

Further discussion about the proposed residential zones is provided at section 4.2 of this report.

2.6 Flooding in Violet Town

Flooding is a regular occurrence in Violet Town and has therefore been an ongoing issue for Council and the Violet Town community. Honeysuckle and Long Gully creeks flow through the Town and floodwaters from these creeks and other minor drains, interchange during large floods. Four large floods have been experienced over the past century, with a significant flood in 1916.

The Violet Town Flood Scoping Study was completed in September 2002 by GHD. The recommendation for a Violet Town Flood Study was then completed in June 2007 by Water Technology. The Violet Town Floodplain Management Study is now currently underway.

A Flood Overlay (FO) is present over the length of Honeysuckle Creek and a Land Subject to Inundation Overlay (LSIO) is present over much of the residential areas south of Honeysuckle Creek. The LSIO is also quite extensive to the west of McShane Lane.

The Flood Overlay does not restrict any new buildings or works however a planning permit is required for new residential development and subdivision. Objectives of the FO in relation to development include:

- ◆ *To ensure that any development maintains the free passage and temporary storage of floodwater, minimises flood damage and is compatible with flood hazard, local drainage conditions and the minimisation of soil erosion, sedimentation and silting.*
- ◆ *To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.*

Similarly, the Land Subject to Inundation Overlay does not restrict new buildings or works however a planning permit is required for new residential development and subdivision. Objectives of the LSIO in relation to development include:

- ◆ *To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local*

drainage conditions and will not cause any significant rise in flood level or flow velocity.

- ◆ *To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.*

Therefore, whilst flooding in Violet Town is a real issue and any new development within a Flood or Land Subject to Inundation Overlay must be treated with care and be subjected to the objectives and requirements of these zones, development and growth of Violet Town should not be significantly limited.

2.7 The Strategy

The Strategy Plan shown on the next page provides an overview of the strategy for Violet Town that underpins the recommendations of this Strategic Development Plan. The main aims of the strategy are to:

- Consolidate and enhance the town centre in order to provide a central hub of business and retail activity.
- Locate residential uses close to the town centre to avoid sprawl and encourage greater pedestrian movement and access.
- Provide an industrial 'precinct' to locate large industry and manufacturing businesses to be grouped together, away from the town centre.
- Enhance public open spaces located along Honeysuckle Creek.

The detailed discussion about the location of proposed residential zones, rural, open space, business and public use land is provided in this section of the report. However, two things to point out in advance include: rezoning the Violet Town Concrete Industries site and future preferred growth areas.

The Strategy Map identifies areas for future preferred growth, including the residential, low density residential and rural living zones. These areas have been identified to acknowledge that further growth and rezoning 'may' be required in the long term. It provides the basis for further discussions at such time that this land may be required for further growth. However, in the mean time and as part of this Strategic Development Plan, it is not recommended to rezone any land that has been identified as preferred future growth.



3.0 Community Engagement and Consultation

3.1 Consultation Undertaken

As has been previously identified, the development of the Strategic Development Plan has stemmed from an action in the '*Violet Town and District Community Plan*' which was a community led planning process, assisted by the Strathbogie Shire Council. As such, community consultation, and more importantly the input and information that the community has, is key component in the preparation of this Plan.

This section outlines, in summary form the consultation methods and outcomes completed up to this stage of the development of the Plan. For further detail please refer to [Appendix A and B: Consultation Reports](#).

Reference Group

The first Reference Group meeting established a working relationship between the Shire, community representatives and consultants working on the Plan. A copy of the draft Issues and Opportunities Report was distributed and discussed, along with options for further engaging with the wider community about the Plan. The group was also able to share valuable 'local knowledge' about current issues within Violet Town.

Subsequently an additional stage of consultation was agreed to, with a second Bulletin and Questionnaire being distributed.

After this issues and opportunities stage and upon receiving the Draft Zoning Map, the reference group met separately to the consultant team to discuss the proposed zoning for Violet Town. The group identified some changes, including the need to look at more location options for the Industrial Precinct. Another reference group meeting was held to then discuss these changes with the consultant group.

Following public exhibition of the Draft Strategic Development Plan, the reference group came together once again to discuss the outcomes of the community consultation and to discuss finalisation of the report and zoning recommendations.

Ward Councillors

A meeting was held with the current and past Ward Councillors for Violet Town during the site survey. This on-site meeting allowed the consultants to gather first hand

information about the current issues in the township, from those who have knowledge of those issues. The key issues and opportunities raised included:

- ◆ Issues around the development of an Industrial area and the impact it will have on the township.
- ◆ The identification of a suitable location for 'rural residential' opportunities.
- ◆ The impacts of the recent Flood Study on the Honeysuckle Creek.
- ◆ The potential for social / low cost housing to be accommodated in the township.
- ◆ The closure of the tip in around 18 months – and it becoming a transfer station.

Community Bulletin and Questionnaire #1

A Community Bulletin that included a questionnaire was circulated as an 'insert' in the local community paper in early August 2009. The Bulletin contained information about the Plan, notification of the Community Visioning Workshop, and a questionnaire which contained three questions:

- ◆ What are the current land use issues and opportunities in Violet Town?
- ◆ What do you like about the building and landscape character of Violet Town? What do you dislike?
- ◆ What opportunities are there to improve the public spaces and streets in and around Violet Town

Although there were few formal responses to the questionnaire, each response was very detailed and provides excellent information and suggestions for the development of the Plan. These include:

- ◆ Lack of housing and lot diversity.
- ◆ Retention of the compact township.
- ◆ Support for well located and designed medium density housing.
- ◆ Masterplan for the Violet Town Sports Complex.
- ◆ Blend the edge of the town into the surrounding agricultural landscape.
- ◆ Improve and maintain existing street trees and replace if necessary.

Community Visioning Workshop

The Community Visioning Workshop was held on Wednesday 12 August 2009 at the Violet Town Community Complex. A total of 23 people were in attendance including two primary school aged children.

The aim of the workshop was to identify issues that were important to the people of Violet Town and to develop a vision for future land use and development. The workshop was based around table discussions about the three main questions that were asked in the questionnaire

There was detailed discussion about a number of issues including, employment opportunities, sustainability, provision of recreation and sporting facilities, the character and history of the town and issues around parking, transport and street trees.

Community Bulletin and Questionnaire #2

Due to the low response to the first questionnaire, it was suggested at the first Reference Group meeting that a second Community Bulletin be distributed via direct mail out to every residential, business and rural address within the wider District study area.

This Bulletin and questionnaire contained updated information about the Plan, and notification of the current directions that were developing. A questionnaire was also attached, which contained three draft statements/directions:

- ◆ The Plan could delineate precincts for different land use activities.
- ◆ The Plan could help revive the town centre.
- ◆ The Plan could make provision for population growth.

A total of 14 responses were received. The main points included:

- ◆ Retention of the town centre for retailing and commercial activities only.
- ◆ Support for well located smaller houses / a bit more density.
- ◆ Establish a separate industrial area.
- ◆ New buildings should fit into the streetscape.
- ◆ Residential uses 'behind' or 'above' retail is a good way of getting more residents close to the town centre.

- ◆ Concerns about 'hobby farms' creating restrictions on farming activities such as spraying, transport and production.
- ◆ Medium density housing should be encouraged.
- ◆ Existing rural 'enterprises' should be retained.
- ◆ Vacant lots in town should be developed prior to township expanding.
- ◆ Rural residential uses should be confined to areas north of the Highway.
- ◆ Like to see more density along Dookie Road area and south past the concrete plant.
- ◆ Expand the nursing home, including options for retirement units.
- ◆ Township boundary is large, issues around access to town water and sewerage.
- ◆ All un-sealed streets should be sealed, with grass verges.

Public Exhibition

Public exhibition of the Draft Strategic Development Plan included a Community Bulletin and Questionnaire (#3) and a Community Workshop. During the exhibition period the Draft Plan was also available on Council's website and at 3 different locations within Violet Town, to allow the community opportunity to read the Draft Plan in detail.

Community Bulletin and Questionnaire #3

This Bulletin and questionnaire provided an overview of study and consultation findings to date, along with an introduction to the Draft Strategic Development Plan. It summarised the Plan's proposals and provided FAQ's about future growth and the proposed new zones in Violet Town. This included presenting a draft zoning map with potential expansion option. This Bulletin also acted as an invitation to a Community Workshop, as well as providing details about where the Draft Plan could be viewed.

A questionnaire was also attached, containing the three following questions:

- ◆ What do you like about the Violet Town and District Strategic Development Plan?
- ◆ Are there any changes or improvements that you think should be made to the Plan?
- ◆ Is there anything missing from the Plan?

A total of seventeen written submissions were received. The main points included:

- ◆ Respondents were happy with the improvements to Main Street and would like to see more street beautification initiatives.
- ◆ What is affordable housing? Respondents expressed concern for affordable housing objectives.
- ◆ Concerns about the proposed future growth areas being subject to flooding and taking away valuable farming land.
- ◆ A preference for Industrial land to be located between the Freeway and Murray Street, rather than alongside the railway reserve.
- ◆ Road maintenance and traffic plans should be included.
- ◆ Further residential or development opportunities should be available to the east of town between the railway reserve and freeway.
- ◆ Infrastructure improvements should be included.

Community Workshop – Draft Plan

The second Community Workshop was held on Wednesday 28 April 2010 at the Violet Town Community Complex.

The aim of the workshop was to discuss the Draft Violet Town and District Strategic Development Plan, including the proposed zoning map and options for Industrial zoning and growth. The workshop was based around table discussions about the three main questions that were asked in the questionnaire.

The detailed community workshop notes, plus a summary of the questionnaire findings during public exhibition are attached to this report.



4.0 The Plan

4.1 Replacing the Township Zone

The Township Zone applies to the vast majority of the township (See map on page 9). Its aim is to provide for residential development and a range of commercial, industrial and other uses in small towns, whilst encouraging residential development that respects the neighborhood character. The current mix of different land uses scattered throughout Violet Town reflects this situation.

Advice from the Victorian State Government Department of Planning and Community Development (DPCD) has indicated that the Township Zone should only apply to areas that are not serviced by either town water or sewerage, or do not have a critical mass of population and/or land uses that could justify separate zones.

The current part of Violet Town to which the Township Zone applies is both serviced by town water and sewerage, and has a critical mass of population and land uses that are relatively clearly defined. In this case a comprehensive re-zoning of land that is subject to the Township Zone is required to be undertaken.

As such this Strategic Development Plan will examine the current and preferred future land uses in the township, and provide recommendations about the most appropriate zones to achieve these goals.

This also includes reviewing land within the wider District study area that is not subject to the Township Zone, but may require appropriate rezoning to reflect the current and preferred future uses as outlined in this Plan.

The existing zones and wider district study area are shown on the map at Page 18.

How will zoning changes affect individual properties?

If the rezoning were to proceed as per the advice from the Department of Planning and Community Development (DPCD), this Plan has identified ways in which this can occur that will provide a number of benefits to the overall Violet Town and District community. These potential benefits include:

- ◆ Enabling the Council to have greater control over the location of land uses that are potentially 'bad neighbours' such as some industrial uses.

- ◆ It will recognise and formalise current land uses in the Planning Scheme, providing greater certainty for property owners, business operators and investors about the future of their land
- ◆ It will recognise the preferred future land uses identified by the community throughout Violet Town as identified throughout the development of this Plan, and as outlined in other documents such as the *Violet Town and District Community Plan 2007-2010*.

It is important to note that when zones are changed, existing land uses that may not be permitted in the new zones (e.g. an industrial use in a new residential zone) have what is known as 'existing use rights' to continue that land use in its current form until there is a proposal by that land owner to change that land use in the future.

In the vast majority of cases, proposed changes to the zones has been undertaken to reflect the current land uses in specific areas. For example, residential areas that were previously subject to the Township Zone are now proposed to now be subject to the Residential 1 Zone, providing certainty for land owners about their land, and what types of land uses that can occur near them.

- Legend**
-  Township Study Area
 -  Railway and Station
 -  Honeysuckle Creek
 -  Township Zone
 -  Farm Zone
 -  Public Park & Recreation Zone
 -  Public Use Zone



Township Study Area Map
 Violet Town & District Strategic Development Plan
 State of Strategy

4.2 The Residential Areas

This section will examine the current and future provision of residential housing throughout Violet Town along with identification of areas proposed to be re-zoned from the Township Zone to an appropriate Residential zoning.

Current Conditions:

Residential land uses form the bulk of the land use throughout the township. Almost all of the residential properties consist of single houses on relatively large lots (between 1,000 and 2,000sqm). The majority of the residential uses are located in the following locations:

- ◆ North of the Violet Town Sports Complex and south of the Shadforth Reserve.
- ◆ South of the Violet Town Sports Reserve and north of Cowslip Street.
- ◆ Along Cowslip Street to the west of Lily Street.
- ◆ Between the railway line/Primrose Street and High Street.

There is generally an 'even spread' of residential areas radiating outwards from the town centre on Cowslip Street, apart from the area along Rose Street to the south-west. This area is primarily still used for rural/farming purposes and at its closest point is only around 200 metres from the town centre.

There is only one example of medium density housing in the township, and this consists of three single storey strata units located in Rose Street opposite the Bush Nursing Centre.

SWOT Analysis:

Strengths

- ◆ The residential area of the town is relatively compact and in close proximity to the town centre on Cowslip Street.
- ◆ Large lots provide ample space for vegetation and planting.

Weaknesses:

- ◆ There is a lack of variety of housing types with almost all dwellings being single detached houses on large lots.
- ◆ There is a lack of smaller, more compact housing types such as units for those who wish to 'downsize' whilst staying in Violet Town.
- ◆ Some houses have a direct interface to rural and industrial properties which may present amenity issues.

Opportunities:

- ◆ The existing large lots, particularly in close proximity to Cowslip Street provide opportunity for well designed infill housing to reduce outward sprawl, as well as providing an alternative to the 'large single house on a large block' housing option.
- ◆ There are a number of vacant lots throughout the township which provide opportunities for additional housing.
- ◆ The area south of the Violet Town Bush Nursing Service along McDiarmid's Road and Rose Street north of the railway line provide opportunity for additional residential uses in close proximity to the town centre and community facilities.
- ◆ There are a number of large lots which have rear access to Mary's Lane. These well located lots, close to the town centre and the Bush Nursing Service, have the potential to accommodate additional housing.

Threats:

- ◆ New residential development that extends outside of the current town boundary extending the locational need for infrastructure and services.
- ◆ New residential development that is separated from the rest of the township.
- ◆ New development that utilises a 'curvilinear' street layout that is not reflective of the existing 'modified grid' layout of the town.
- ◆ The interface in some places between residential uses on one side of a street and rural/farming uses on the other side. This creates the potential for noise, small, spray and other amenity impacts to occur.
- ◆ New development in existing areas that is out of character with the identified preferred future character of the town.

Discussion and Recommendations

A key aim for the town is to retain its compact nature and 'country feel' whilst allowing for a relatively modest increase in dwellings over the short to medium term.

Residential Areas

As identified above, there are a number of distinct residential areas throughout the township that include:

- ◆ North of the Violet Town Sports Complex and south of the Shadforth Reserve.
- ◆ South of the Violet Town Sports Reserve and north of Cowslip Street.
- ◆ Along Cowslip Street to the west of Lily Street.
- ◆ Between the railway line/Primrose Street and High Street.

It should also be noted that there are a number of vacant lots throughout Violet Town that are located in these areas. The demographic analysis undertaken (*See Appendix B: Demographic Analysis*) has indicated that there is unlikely to be significant pressure for additional residential development in the short to medium term.

It is understood that many of these vacant lots are owned privately and residents may have plans for their land. Nevertheless, the number of vacant lots available in Violet Town has the potential to satisfy any additional housing demand in the short to medium term. It should also be noted that many of these vacant sites are well located with good access to places like the town centre, train station and primary school.

Individual sites of note include:

- ◆ Large lots near the Bush Nursing Service on Cowslip and Nicholson Streets.
- ◆ Various lots along Tulip Street with a rear frontage to Mary's Lane.
- ◆ Various lots along Shiffner and Hurt Streets.

The Violet Town Bush Nursing Centre is looking at undertaking an affordable housing project in Violet Town however this is not a Council initiative and will be undertaken by the nursing centre separately to this Strategic Development Plan in the future.

In response to the advice to remove the Township Zone (TZ) and replace it with an appropriate zone that reflects the current and preferred future use, it is proposed to apply the Residential 1 Zone to these areas, which will also encourage new residential uses to be developed in these areas.

It also proposed to apply the Residential 1 Zone to the area between McDiarmid's Road, the Bush Nursing Service and the railway line, which is currently zoned Township Zone, but has a more rural 'feel' to it. This area will allow for some future growth located adjacent to the town centre.

There are also a number of light industrial uses that are proposed to be in part of the Residential 1 Zone. These current uses will still have existing use rights to operate into the future. In addition to this the existing service station at the corner of High and Cowslip Streets will now also be located in the Residential 1 Zone (R1Z). A service station is permitted to operate in the R1Z dependent upon some conditions being met, which this service station does. Refer to the Residential 1 Zone at Appendix E.

Residential growth beyond the proposed rezoning of this plan and town boundaries may be justified in the future. If further residential rezoning is required, it is identified that R1Z would expand to the west of McDiarmid's Road.

The area north of Shiffner Street, between Mitchell Street and Dookie-Violet Town Road may also be suitable for future residential expansion. However, this additional land requires that an investigation be undertaken in the future when residential development within the township boundary is nearing its capacity.

Low Density Residential Areas

There are three areas throughout the township that are currently used for a mix of rural/farming uses and residential uses at a relatively low density compared to other parts of Violet Town that are subject to the Township Zone (TZ).

These areas are:

- ◆ Between McDiarmid's Road, the Bush Nursing Service and the railway line
- ◆ To the south of High Street and between Ashwin Street and Williams Lane
- ◆ To the north of High Street in the McDiarmid's Road area

As previously stated the first area listed above has the potential to accommodate some residential growth close to the town centre. However, there is unlikely to be significant residential demand in the short to medium term for additional areas to be developed.

Due to these factors it is proposed that these lots be re-zoned to Low Density Residential (LDRZ) to both reflect the current uses that exist, along with continuing to provide some larger lot semi-rural living areas within the township. This zone has a

requirement for a minimum lot size of 4,000sqm and a permit is required for subdivision. Refer to the Low Density Residential Zone at [Appendix E: Zones](#).

It has been discussed that the low density residential and rural living lots are essential to providing for a lifestyle change that is attracting many new residents to Violet Town, offering large lots available for small hobby farm uses close to the town centre.

The State Planning Policy Framework at Clause 16.03 – Rural living and rural residential development states that *land should only be zoned for rural living or rural residential development where it:*

- ◆ *Is located close to existing towns and urban centres, but not in areas that will be required for fully serviced urban development.*
- ◆ *Can be supplied with electricity and water and good quality road access.*

Land should not be zoned for rural living or rural residential development if it will encroach on high quality productive agricultural land or adversely impact on waterways or other natural resources.

It has therefore been recognised that additional LDRZ may be required in the future and if further land was to be rezoned for this purpose it should be expanded to the west of McDiarmids Road, but only if it does not *encroach on high quality productive agricultural land*.

Medium Density

There are opportunities to incorporate well designed and well located medium density housing in Violet Town. In this case medium density refers to small villa units, not unlike the ones that currently exist opposite the Bush Nursing Service in Rose Street. The aim is to ensure that there is a diversity of dwelling types within the town to provide options other than the 'large house on a large lot' housing type.

These dwelling types should be located in close proximity to the town centre, community services and train station to encourage and facilitate non-motor vehicle access.

As the population ages, it is anticipated that the demand for smaller, low maintenance homes within walking or 'electric scooter' distance to goods and services will grow.

This medium density housing could be provided in a number of different ways, ranging from new developments on currently vacant land, to redevelopment of existing 'large house on a large lot' sites, to units constructed to the rear of existing dwellings.

There are two main areas that are recommended for medium density housing to be located, taking into account specific site conditions, neighbourhood character and other considerations. They are:

- ◆ Lots along Cowslip Street and Tulip Street which have a frontage to Mary's Lane. These large lots could be subdivided or developed for dwellings which have Mary's Lane as their street access.
- ◆ The large lots near the Bush Nursing Service on Cowslip and Nicholson Streets provide the opportunity for new developments that are in close proximity to the town centre and medical services.

It should also be noted that any new commercial/retail developments in the town centre have the potential to accommodate dwellings on upper levels. (See [Section 4.3: The Town Centre](#))

These nominated areas for medium density housing are located within the proposed Residential 1 Zone (R1Z), which allows for residential development at a range of densities with a variety of dwellings to meet the housing needs of all households. The nominated areas are the preferred location for medium density housing in Violet Town.

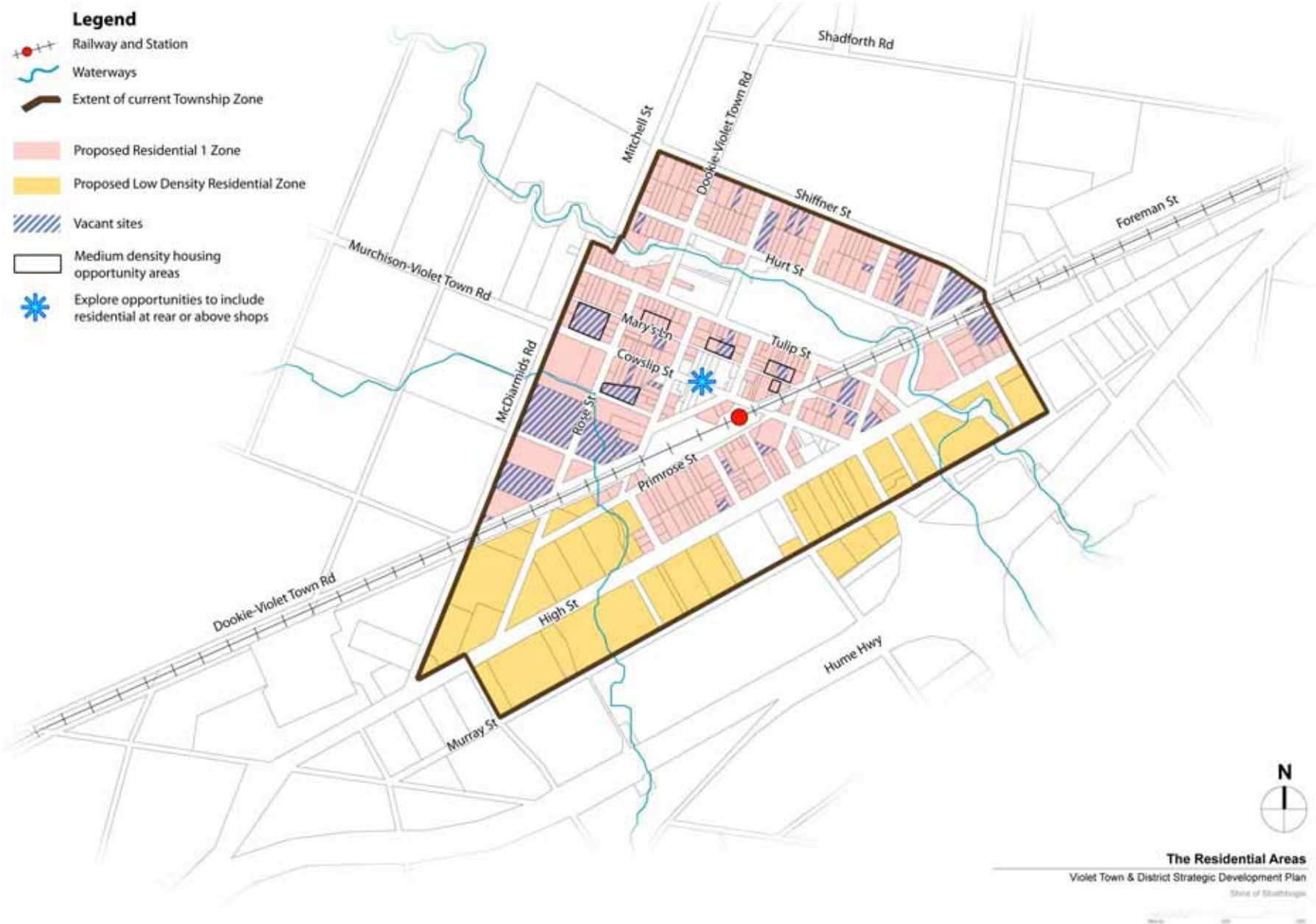
Objectives, Strategies and Actions:

Objectives

- ◆ Consolidate residential development within existing residential areas.
- ◆ Provide types of housing that meet the diversity of local needs.

Strategies

- ◆ Ensure existing vacant residential lots are developed prior to creating new residential areas.
- ◆ Develop medium density housing in areas with excellent access to the town centre and community services.
- ◆ Locate and link new residential areas as close as possible to the town centre.
- ◆ Ensure new zoning reflects the current residential land use pattern.



4.3 The Town Centre

This section will examine the current and future provision of land for retailing and commercial activities throughout Violet Town along with identification of areas that may be re-zoned from the Township Zone to an appropriate Business zoning.

Current Conditions:

Commercial / Retail

Commercial and retail premises are primarily located along Cowslip Street, between the railway line to the east and Lily Street to the west. A supermarket is located on the western side of Lily Street.

This section of Cowslip Street is the 'main street' of the town and this is reflected in the presence of two hotels, historic Post Office and numerous shops. In recent years, streetscape works have been undertaken along this part of the township, further reflecting and strengthening the town centre.

There are a few shopfronts which are vacant or currently used for residential purposes in the town centre area. This current situation presents a poor visual interface to the street, as well as preventing new commercial uses in the town centre.

There are also a petrol station and a light industrial firm located near the intersection of Cowslip and High Streets.

SWOT Analysis:

Undertaking a SWOT Analysis provides key information about the existing conditions in Violet Town, whilst providing a guide to potential futures.

Strengths

- ◆ The compact nature of the town centre.
- ◆ Relatively consistent frontages make the street 'read' as a town centre.
- ◆ High level of pedestrian amenity due to the verandas, traffic islands, directional signage and wide footpaths.

Weaknesses:

- ◆ There is a lack of room to grow or expand the town centre in its current location along Cowslip Street between the railway line and Lily Street. This is evidenced by the supermarket being located west of Lily Street.
- ◆ Some shops are being used as residences, restricting the amount of retail space available.
- ◆ Some retail buildings are not suitable for modern day retailing purposes.

Opportunities:

- ◆ The activation or re-use of the existing vacant/under-utilised shops along Cowslip Street for commercial purposes.
- ◆ Integration of residential or office uses into newer buildings on upper levels.
- ◆ Use of the 'rear yards' particularly along Marys Lane for commercial retail expansion.
- ◆ The railway land opposite the Post Office (between Railway Street and the rail line) has the potential to be used as a commercial/retail site. Development of this site will visually and physically link the train station with the town centre.

Threats:

- ◆ Development of additional stand alone commercial areas (including service centres on the Highway) that would diminish the town centre as the commercial and community heart of the town.
- ◆ The loss of buildings suitable for retail/commercial uses to other purposes such as housing.

Discussion and Recommendations

A key aim for the town centre is to ensure that it remains the commercial and community heart of the town.

Land Uses

Land uses in the town centre should be primarily focused upon retailing and other commercial activities. A focus on these uses ensures that the town centre retains its

role, whilst also providing a critical mass of goods and services to be available to ensure that the town centre is the key destination for those goods and services.

In addition to retailing and commercial activities, the existing community spaces such as the Violet Town Community Complex and the Lions Park should be retained and further enhanced as they add variety whilst reinforcing the area as a town centre.

There is also the opportunity to include some residential uses in the town centre (not at the expense of retail or commercial uses) above shops. This could take the form of smaller housing types such as units for older residents who would be in close proximity to the goods and services that the town centre provides.

Location and Expansion

Expansion of the commercial or retail provision in Violet Town in the short to medium term is considered unlikely due to limited growth prospects (See *Appendix C: Demographic Analysis*); however when and if growth occurs, it should be managed in a way that strengthens the current town centre and makes best use of the available land.

It is recommended that:

- ◆ Lots to be used for commercial and retail premises have a frontage to Cowslip Street between Lily Street and High Street (excluding the currently operating supermarket to the west of Lily Street).
- ◆ Commercial and retail buildings in the town centre should be constructed right up to the front and side property boundaries.
- ◆ Commercial and retail uses make best use of the available land within the town centre, including reuse of existing vacant buildings.
- ◆ Retail and commercial uses should make the best use of available land (such as gaining additional floorspace through extending the building into the rear yard) before considering re-locating.
- ◆ Commercial and retail uses should avoid being located on 'stand alone' sites throughout the town, particularly where this would undermine the primacy of the town centre as the commercial and community heart of the town.

As indicated the Cowslip Street town centre is to be the commercial and community heart of the township. To accommodate this and to ensure that the predominate land use is retailing and commercial activities, it is recommended that the Business 1 Zone be applied to the existing commercial properties along Cowslip Street generally between the railway line and Lily Street (including the current supermarket site).

This will also allow for residential uses to be accommodated within the town centre, but only on the upper levels of any new buildings, as the zone requires that any 'ground level residential frontage' be less than two metres (essentially only a doorway to an upper level or rear residential premises). This will maintain the primacy of retail at street level whilst allowing some flexibility for residential uses in the future. Refer to the Business 1 Zone at [Appendix E: Zones](#).

The other option was to apply the Mixed Use Zone (MUZ) to the town centre; however this zone allows for dwellings to occur without requiring a permit. Retail buildings being used for dwellings is currently occurring in the town centre, restricting the availability of retail premises for new businesses, along with presenting inactive frontages to the street.

Objectives, Strategies and Actions:

Objectives

- ◆ Retain and consolidate the town centre on Cowslip Street as the retailing and community focus of Violet Town.
- ◆ Ensure that retailing and commercial activities are the primary land uses in the town centre.
- ◆ Provide opportunities for residential uses that do not inhibit the retailing and commercial focus of the town centre.

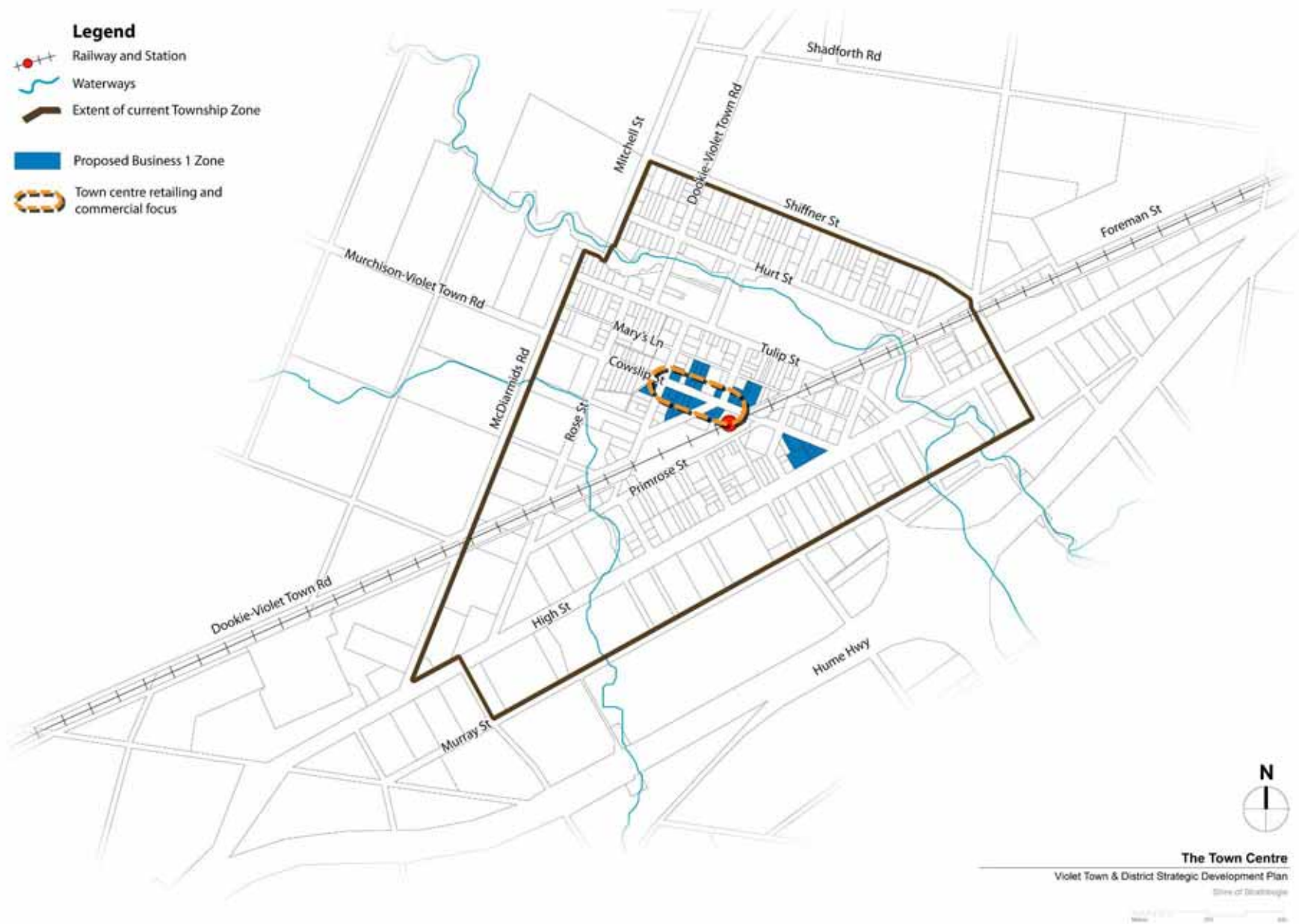
Strategies

- ◆ Retain the mix of retail and community uses within the town centre.
- ◆ Expansion of the town centre should occur along Cowslip Street between Lily Street and the train line.
- ◆ Recognise the existing commercial uses near the intersection of Cowslip and High Streets.
- ◆ Explore opportunities for residential uses on the upper levels of new buildings.

Actions

- ◆ Prepare a Planning Scheme Amendment to rezone the areas indicated on the map over the page of the Violet Town and District Strategic Development Plan from Township Zone to Business 1 Zone (B1Z).

- Legend**
-  Railway and Station
 -  Waterways
 -  Extent of current Township Zone
 -  Proposed Business 1 Zone
 -  Town centre retailing and commercial focus



4.4 The Rural Areas

This section will examine the current and future provision of land for rural/farming activities throughout Violet Town and the wider District. These areas are currently zoned Farm Zone (FZ) and as such are not subject to the advice received from the Department of Planning and Community Development (DPCD) to be rezoned from the Township Zone (TZ).

However in reviewing the zoning of the overall Violet Town township there is the opportunity to review the current zoning of land outside the Township Zone.

Current Conditions:

Rural / Farming

Rural and farming land uses are the predominant land use within the wider district area. They surround the township and also include areas within the town boundary such as areas between High Street and the Hume Highway, the Rose Street area, and some small holdings along Shiffner Street.

In some parts of the township there is a direct interface between the 'urban' uses such as residential land being directly opposite rural and farming uses.

Rural Residential Living areas

The Rural Residential Strategy (2004) has identified land generally to the north of the township, and south of High Street as land to be further investigated in detail to provide opportunities for rural residential living.

SWOT Analysis:

Undertaking a SWOT Analysis provides key information about the existing conditions in Violet Town, whilst providing a guide to potential futures.

Strengths

- ◆ Provide an economic base for the town and surrounding district.
- ◆ Rural areas surround the township, defining the 'urban' and non-urban areas.

- ◆ Provides the rural landscape in which the town is located.

Weaknesses:

- ◆ Many lots have been heavily modified for rural/farming purposes resulting in the loss of trees and remnant vegetation.

Opportunities:

- ◆ To continue to develop more sustainable farming and agricultural practices.
- ◆ There is the potential to accommodate 'rural residential' area/s in close proximity to the town.
- ◆ There is land that is currently used for rural/farming purposes within the nominated town boundary (currently zoned Township) which may provide well located areas for residential/industrial/commercial growth in the future.
- ◆ There is the potential for the town to source more of its food and produce locally.

Threats:

- ◆ Uncontrolled expansion of the town resulting in loss of valuable and productive rural/farm land.
- ◆ Climate change and the potential impacts upon current agricultural practices and yields.
- ◆ Rural residential development that compromises agricultural, natural, environmental, landscape or infrastructure resources.

Discussion and Recommendations

Rural / Farming

A key aim for the rural/farming areas is to ensure their ongoing productive capacity, whilst managing the interfaces with the township and the surrounding landscape.

Rural/farm land throughout the wider district is proposed to remain in this use, and subsequently does not need to be subject to any re-zoning. There are however two locations that are currently zoned for rural/farming uses that have been identified as currently accommodating a use that is not currently reflected in the Planning Scheme. They are:

- ◆ The Violet Town Cemetery off Murray Street.
- ◆ Shadforth Reserve to the north of Shiffner Street.

It is proposed that as part of addressing the Township Zone issue there is opportunity to also rectify this situation and to apply a new zone to these areas that better reflects their current and preferred future use. (See Section 4.6: *The Public Open Space Areas* and Section 4.7: *The Community Areas*) Refer to the Farming Zone at [Appendix E: Zones](#).

Rural Residential Living areas

As previously identified, the 2004 Rural Residential Strategy has identified land generally to the north of the township, and south of High Street as land to be further investigated in detail to provide opportunities for rural residential living.

It is understood that there is potentially demand for rural residential living in and around the Violet Town area; however there are numerous land use, access, and environmental considerations that need to be taken into account when deciding where to locate this type of residential property.

Appropriate development of rural lands can contribute to the character, social fabric and economy of an area. However these areas are also subject to many competing and potentially conflicting pressures that have the potential to damage the attributes that make the areas so attractive in the first place. Inappropriate rural residential development has the potential to conflict with agricultural activities, reduce agricultural viability and increase environmental damage.

Within the context of this Strategic Development Plan, it is understood that the areas generally to the north of the township are highly valued for their productive agricultural capacity and should be retained as operating farm/rural land into the future.

This leaves the area generally south and west of Violet Town to be evaluated/identified for rural residential living areas. For an area to be deemed suitable to accommodate rural residential uses, Victorian State Government Planning Ministerial Direction 6 (2006) indicates that rural residential living areas should be located so that it “*does not compromise agricultural, natural, environmental, landscape or infrastructure resources*”.

Taking these factors into account there may be the potential for rural residential living areas to be established to the south of the Hume Freeway around the Harry's Creek and Long Gully Roads area, particularly in the more 'hilly' areas, or to the west of Violet

Town between Honeysuckle Creek and the train line (past the preferred future expansion for residential development).

Based on the location of this second potential option to the west of Violet Town, which is close to the town centre and is unhindered by the Hume Hwy, any future 'rural living zone' is preferred to located here, as shown on The Rural Areas map.

Further detailed investigation will be required in this nominated area to determine the suitability criteria as set out in Ministerial Direction 6.

Objectives, Strategies and Actions:

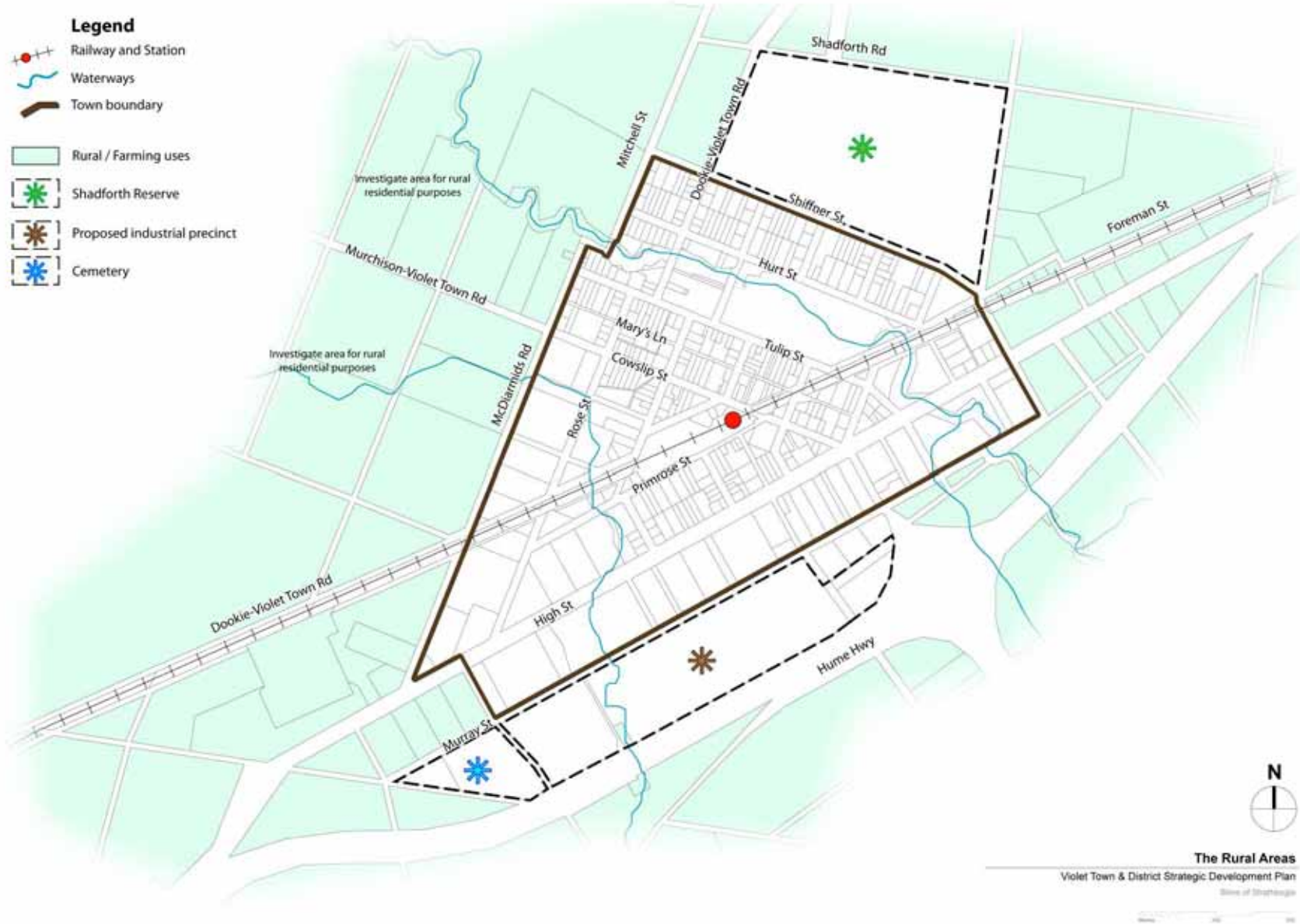
Objectives

- ◆ Ensure that the surrounding rural and farming land around the township are retained and enhanced.
- ◆ Offer opportunities for rural living that have a positive impact upon agricultural activities and are environmentally appropriate.

Strategies

- ◆ Retain and protect areas of high quality rural land for farming and agricultural purposes where viable.
- ◆ Identify an appropriate area for rural residential living that does not compromise agricultural, natural, environmental, landscape or infrastructure resources.

- Legend**
-  Railway and Station
 -  Waterways
 -  Town boundary
 -  Rural / Farming uses
 -  Shadforth Reserve
 -  Proposed Industrial precinct
 -  Cemetery



The Rural Areas
 Violet Town & District Strategic Development Plan
 Office of Strategic Planning

4.5 The Industrial Area

This section will examine the current and future provision of land for industrial uses in Violet Town. It will also examine the issues surrounding establishing and locating an industrial precinct in conjunction with the need to replace the Township Zone.

Current Conditions:

Industrial

There are a number of industrial sites located throughout the township, with most to the south of the railway line along High Street. Uses include engineering, concrete manufacturing, horse float manufacturing, a transport depot and a car wrecking/storage site.

There are residential and rural/farming uses adjacent to many of these uses which is reflective of the current Township Zone that applies to the township.

The Strathbogie Industrial Land Study (2008) has identified an area with potential to accommodate industrial uses near the intersection of High Street and McDiarmid's Road. This identified area is currently zoned Farm Zone (FZ).

SWOT Analysis:

Undertaking a SWOT Analysis provides key information about the existing conditions in Violet Town, whilst providing a guide to potential futures.

Strengths:

- ◆ The existing Township Zone allows for industry to occur at various locations throughout the town, enabling 'backyard operations' and the convenient use of land already owned.
- ◆ Employment available within the existing township.

Weaknesses:

- ◆ Industrial uses occurring directly adjacent to residential uses and the resultant issues around amenity.

- ◆ Industrial uses occurring directly adjacent to rural/farm uses and issues around contamination of land/produce.
- ◆ Potential contamination of land (or spread of contamination to surrounding properties) that may be used for another purpose in future.

Opportunities:

- ◆ Creation of a well located and designed industrial precinct in close proximity to the township for new industrial land uses.

Threats:

- ◆ The Strathbogie Industrial Land Study identifies a potential need for an additional minimum of two hectares of land will be required for industrial uses into the future. This has the potential to create a situation under the current zoning arrangements where more industrial uses are established in various locations throughout the township.

Discussion and Recommendations

There are a number of issues that will guide the outcomes for locating industrial uses in Violet Town.

The first is the extensive work that has already been undertaken to develop the Strathbogie Industrial Land Study (2008), and its subsequent recommendations to nominate a location near the intersection of High Street and McDiarmid's Road. It should be noted that this is in an area currently zoned Farm Zone (FZ), adjacent to the existing Township Zone.

The second is the aspirations of the community, which through consultation has identified that a specific precinct should be developed to accommodate Industrial uses that is close enough to town to provide easy access, but far enough away so that any detrimental amenity impacts are not felt by residents.

The third issue involves the current location of existing industrial uses throughout the township. As noted earlier they are primarily south of the railway line, reflecting a location that has good access to the Hume Highway. Of these uses, the largest is 'Violet Town Concrete Industries' (VTCI) located on High Street. This well established company is a large employer in the area and is understood to have been in its current location since 1982.



Strathbogie Industrial Land Study (2008)

The Industrial Land Study notes that it is important to consolidate industrial areas in one location to maintain buffer areas from residential neighbourhoods minimise the use of the existing services in industrial areas and to minimise traffic throughout residential areas of the township.

The Strathbogie Industrial Land Study (2008) says of the proposed 'precinct':

Violet Town has a number of ad-hoc industrial uses spread throughout the town. An area to the south west of town has been assessed for industrial purposes. This land abuts some existing industrial uses to the south and the railway to the north. The area is approximately 5.4 hectares.

It is recommended that this land and the adjoining land with existing industrial uses be rezoned for industrial purposes. The land has the following features suitable for industrial rezoning:

- ◆ *Has no undulation or fall;*
- ◆ *Adjoins a small collection of existing industrial uses;*
- ◆ *Does not impact planned growth areas;*
- ◆ *Has access to water but not reticulated sewer. However the sewer can be extended to meet the industrial precinct;*
- ◆ *Total land area is approximately 5.4 hectares, which would provide a suitable long term supply;*
- ◆ *Land is separated from existing residential areas;*
- ◆ *Land does not have significant agricultural value.*

The location of this precinct has a number of benefits such as being physically separated from the existing township and residential areas, providing good access to the Hume Highway and other factors mentioned in the Report. However it does not deal with the issues surrounding the location of current industrial uses within the township, particularly the current location of the Violet Town Concrete Industries (VTCI).

The requirement to amend the current Township Zone and apply new zones throughout Violet Town was not taken into account. These changed circumstances need to be addressed in this Plan.

Community aspirations

Community feedback throughout the process of developing this Plan has identified the need to establish a separate area for industrial uses that is separate from the existing township. This is primarily focused upon issues of residential amenity, heavy vehicle access and also providing a message to potential investors that Violet Town can accommodate industrial development as long as it is located 'in the right place'.

Conclusions

Establishing an Industrial Precinct

The Strathbogie Industrial Land Study identifies the need to establish a specific industrial precinct to accommodate industrial uses in Violet Town, rather than continuing to allow industrial uses to be scattered throughout the township. The Study identifies a precinct outside the existing Township Zone, to the north west of the McDiarmids Road and High Street intersection, which according to the detailed methodology used, provided the best option and abutting existing industrial type uses.

An alternative location, named 'Option B', for an industrial precinct was identified during the course of preparing this development plan to the south of the existing township boundary, between Murray Street and the Hume Fwy.

Both location options for the industrial precinct were presented during public exhibition of this Strategic Development Plan, with the recommendation of implementing the first option (as outlined in the Strathbogie Industrial Land Study).

Each of the two locations gathered support during consultation on the draft plan, but the Community Reference Group supported the Option B location, the reasons given including:

- ◆ The land is flatter.
- ◆ Some of the land within this location is for sale.
- ◆ The new location is closer to the freeway.
- ◆ The land is not suitable for sustained agricultural use because of its location and size.

This proposed industrial precinct has good access to the Hume Freeway (avoiding the town centre), provides enough land for the medium to long term, and has the potential for rear vehicle access from adjoining streets. It also has few interface issues and is in comfortable walking/cycling distance from most of the township. Therefore, given the

strong support of the Community Reference Group for this option, the Violet Town Strategic Development Plan proposes to rezone the 'Option B' land south of the township for the purposes of an industrial precinct.

Design guidelines should be developed for the precinct to ensure adequate setbacks, screening and access requirements for any new development to minimise any potential adverse amenity impacts, including addressing the potential LSI0 that may apply to the land in the near future.

Members of the community expressed the view that additional areas should be rezoned Industrial, as a means of attracting more employment to the area.

Industrial uses dispersed within the residential area

Under the existing Township Zone, use of land for industry and warehouse is permitted as long as the amenity of the neighbourhood is protected. Most of the industrial uses dispersed within the township adjacent to residential uses appear to have addressed this issue in order to obtain a permit. It is logical to rezone these dispersed industrial sites to Residential 1 Zone (R1Z), as they will still be able to continue operation under *existing use rights*. It will be preferable, however, for them to gradually move to the consolidated industrial area on the edge of the township, as individual circumstances permit.

The concrete plant

The Violet Town concrete plant is located on a site south of High Street, mainly adjoining rural/farming uses, apart from some residential uses and a church on the other side of High Street. Usually a 300m buffer from all residential zones (including the Township Zone) would be required for a concrete batching plant. This does not seem to have been applied, and the plant is assumed to be operating under existing use rights.

It is unlikely that Violet Town Concrete Industries would be in a position to move operations to a more dedicated industrial precinct in the short to medium term, due to the nature of its business. In the long term it may be desirable to zone this land for a use more compatible with the surrounding activities. In the short term, we face the reality that this is a significant industrial operation that contributes importantly to the district's economy, provides jobs, and has a heavy investment in plant and equipment. For these reasons, it is considered desirable to rezone this land to an Industrial 1 Zone. If and when the operation ceases, the Council can reconsider the preferred zoning, taking into account the situation at the time.

Objectives, Strategies and Actions:

Objectives

- ◆ Provide an area for Industrial uses in close proximity to the township.
- ◆ Provide for industrial uses within the township which do not adversely affect the amenity of the neighbourhood.

Strategies

- ◆ Consolidate industrial uses that may have amenity impacts in one precinct.
- ◆ Provide additional industrial zoned land to allow for expansion of industrial activities.

Actions

- ◆ Prepare a Planning Scheme Amendment to rezone the areas indicated on the map over the page from Township Zone to Industrial 1 Zone (IN1Z).
- ◆ Develop design guidelines for the industrial precinct to form part of the Planning Scheme Amendment
- ◆ Investigate options for the relocation of existing industrial land uses to the new industrial precinct in the medium to long term.

- Legend**
-  Railway and Station
 -  Waterways
 -  Extent of current Township Zone
 -  Existing industrial uses
 -  Proposed Industrial 1 Zone



The Industrial Area
 Violet Town & District Strategic Development Plan
 Shire of Grathby



4.6 The Public Open Space Areas

Current Conditions:

Public Open Space

The existing public open spaces are important key features of Violet Town. They are:

The Violet Town Sports Complex alongside the Honeysuckle Creek contains the Bowls Club, swimming pool, main football and cricket oval, Tennis Club and Skate Park. There are also associated club rooms and play areas throughout the area. The Honeysuckle Creek walking track links all of these areas together, and a new footbridge links the passive open space to the north of the creek with the Sports Complex. This area is also the location of the monthly Violet Town Market. This area is currently zoned Public Park and Recreation Zone (PPRZ).

The Shadforth Reserve provides for uses including the Golf Club, Community Forest, along with additional sports fields and the trotting track. This area is also currently zoned Public Park and Recreation Zone (PPRZ).

The Lions Park in the town centre runs between Cowslip Street and Mary's Lane and contains play equipment, public toilets and a gazebo. There is also some open space in front of the Violet Town Community Complex on Cowslip Street. The area is currently zoned Township Zone (TZ)

Streetscapes

Streets throughout the township tend to be wide, with mature street trees and an abundance of grass along the verges. This lack of 'construction' along these streets of gutters and driveway crossovers contribute heavily to the rural character of the township.

There is a lack of footpaths in many areas. Some of the residential areas to the north of the Honeysuckle Creek have the potential to accommodate additional street tree plantings.

In some publicly accessible areas throughout the township such as the streets and the Violet Town Sports Complex, there are on-going management issues surrounding the safety of some trees that are experiencing stress due to the on-going drought.

The town centre streetscape along Cowslip Street provides a small county town feel with historic buildings flanking a wide roadway with a central median containing mature street trees. There are almost continuous active frontages along the section between Railway Street and the Dookie-Violet Town Road. Verandas are a feature of this mainly single storey streetscape. Two larger buildings (the Post Office and Violet Town Hotel) 'bookend' the town centre.

There is an Avenue of Honour of planted trees along Hyacinth Street that leads directly to the two large guns/cannons that flank the entrance to the Violet Town Sports Complex. This is an important space that should be respected and enhanced where possible.

It should be noted that streets themselves are an important component of public open space, particularly in Violet Town where there are wide road reserves and minimal amounts of vehicle traffic.

SWOT Analysis:

Strengths:

- ◆ There is a large amount of high quality, well located open space in the township.
- ◆ Mature street tree planting and private realm landscaping within surrounding residential streets provide a highly valued landscape character and reflect the natural characteristics of the area.
- ◆ The clustering of the sporting facilities at the Violet Town Sports Complex, and its proximity to the town centre and primary school.
- ◆ Shadforth Reserve to the north of town provides for the golf course, community forest, trotting track and additional sports ovals.
- ◆ The Lions Park provides a green space in the town centre.
- ◆ The wide road reserves provide ample space for additional street tree planting.

Weaknesses:

- ◆ There is a lack of public open space south of the railway line.
- ◆ Many of the existing trees in both the streets and open space areas are experiencing stress due to the drought. Some are becoming dangerous due to dropping their branches.

Opportunities:

- ◆ Provide a more formal recognition of the Avenue of Honour through signage or maybe even an archway at the Cowslip Street end of Hyacinth Street.
- ◆ To provide additional street tree planting in areas where it is currently lacking.
- ◆ For replacement street tree planting to occur where tree removal occurs.
- ◆ Installation of additional lighting (including potential 'up lighting' of major features such as trees, building facades and signage).
- ◆ There is the potential to introduce 'working' street trees into the township, like olive trees that can also be harvested throughout the year.

Threats

- ◆ Loss of any of the current open spaces that exist.
- ◆ Flooding of the Violet Town Sports Complex from the nearby Honeysuckle Creek.
- ◆ Loss of significant street trees over the long term due to drought and climate change related stresses.

Discussion and Recommendations**Existing Public Open Space**

Violet Town already has significant amounts of parkland and open space available for residents and visitors. The three major areas (along Honeysuckle Creek, Shadforth Reserve and the Lions Park) should be retained and enhanced. In the past many improvements have been undertaken by the community themselves. The Council should continue to assist in these endeavours.

There is also the opportunity to develop a coordinated plan for the management, use and future of the public open spaces in Violet Town to ensure they provide for users of all ages, abilities and interests.

As has been identified the three major existing public open space areas in Violet Town are all zoned differently. The Honeysuckle Creek corridor is currently zoned Public Park and Recreation Zone (PPRZ) and this reflects its current and preferred future use.

However the Shadforth Reserve is currently zoned Farm Zone (FZ) and even though it is not directly involved with the rezoning of the Township Zone, there is the opportunity

to recognise this important open space area and rezone it to Public Park and Recreation Zone (PPRZ) to reflect its current and preferred use.

The Lions Park is currently zoned Township Zone (TZ) and the opportunity exists to formalise its role and preferred future in the Planning Scheme by changing it to Public Park and Recreation Zone (PPRZ).

New Public Open Space

In the medium to long term, there is the potential to provide open space and potentially a trail network along the Long Gully Creek through the southern section of the township. This would mirror the type of access along the Honeysuckle Creek to the north, and provide open space and links into the town centre and Bush Nursing Service from the southern part of the township.

The creation of this open space on land currently in private ownership may potentially be undertaken by negotiation with developers (or a developer contribution) where Council allows an increased density of dwellings on the site during development to offset the establishment of the open space and trail.

A similar opportunity also exists south of High Street where a small creek meets with Honeysuckle Creek.

There is also the potential to develop a trail around the edge of the town for cycling and walking that could potentially link in with the Honeysuckle Creek trail and the proposed trail alongside the Long Gully Creek.

Green Streetscapes (residential areas)

The Violet Town streetscapes are a key component of the country feel that is valued by the community and visitors alike. The wide verges and lack of constructed curbs along the roadway should be retained as much as possible. These 'green streetscapes' should continue to incorporate street tree planting, along with vegetated swale drains (where practicable) to facilitate the movement and treatment of stormwater.

There is a lack of constructed footpaths throughout the residential areas. Although vehicle traffic is minimal in many cases, footpaths should be constructed for those who wish to use them and not walk on the road. There is room for debate in the materials to be used, ranging from concrete to granitic sand paths.

Streetscapes (Town centre)

The recent streetscape works have resulted in a pleasant and accessible town centre, with the signage, median strip and associated tree plantings helping to provide definition to the town centre. There may be opportunity to extend the theme between the railway line and High Street in the long term if additional commercial and retail space is required. (See Section 4.3: *The Town Centre*)

The town centre streetscapes along Cowslip Street should incorporate wide, concrete footpaths with small spaces set aside for people to stop and converse. These small spaces could be as simple as providing seating away from the main pedestrian traffic areas. A space could also be created at the front of the Community Complex by removing the fencing and paving a small space with seats that fronts onto the footpath.

Buildings should continue to be built to the front and side properties to provide the active frontages to the street which delineates and identifies a 'town centre' (See Section 4.9: *Neighbourhood Character and Built Form*)

Opportunities also exist to introduce more tree plantings into Cowslip Street through planting in between the current parallel car parking spaces

There is also the opportunity to further emphasise and recognise the Hyacinth Street Avenue of Honour through signage (or potentially a sculptural arch) at the Cowslip Street end.

- ◆ Provide footpath spaces where people can stop and converse.
- ◆ Provide seating, rubbish bins, information signage and the like for pedestrians and cyclists.
- ◆ Protect and enhance the Avenue of Honour along Hyacinth Street.

Objectives, Strategies and Actions:

Objectives

- ◆ Retain and enhance the existing public open spaces and associated facilities in the township.
- ◆ Provide new open space areas as the town develops.
- ◆ Maintain and establish the 'green streetscapes' throughout the township.
- ◆ Create street spaces that are safe, lively and interesting.

Strategies

- ◆ Provide space for both formal and informal recreation activities.
- ◆ Provide and maintain high quality sporting facilities for people of all ages and abilities.



4.7 The Community Areas

Current Conditions:

Community uses are spread out through the township and include the Violet Town Community Complex, Violet Town Bush Nursing Service, Police Station, CFA Station, Early Childhood Centre, The Violet Town campus of the Peranbin Primary College on Tulip Street; The 'Skills Shed' on the Dookie-Violet Town Road and the cemetery on Murray Street.

For its population, Violet Town is considered to have an excellent provision of community services and as such this section will emphasise the need to retain what the township currently has, along with expanding those services in the future if required.

SWOT Analysis:

Strengths

- ◆ The availability of numerous community services such as Police, CFA, medical, education and early childhood facilities.

Weaknesses:

- ◆ No specific zoning for community uses.

Opportunities:

- ◆ Expansion of any of the current services should they be required in the future.

Threats:

- ◆ Loss of any of the current services and facilities.
- ◆ Development of non-community uses on sites that are suited for community uses.

Discussion and Recommendations

The presence of the Violet Town Bush Nursing Service may have the potential to attract additional residents to the town and surrounding district in the medium to long term.

It is important to retain the current community services and ensure that if and when they need to expand or be updated, there is sufficient well located land for them to facilitate this.

All of the current community uses identified are currently in the Township Zone (TZ), apart from the Cemetery which is located in the Farm Zone (FZ). The opportunity presents itself to rezone these community uses to the appropriate Public Use Zone (PUZ) to reflect the current and intended uses into the future. Refer to the Public Use Zone at [Appendix E: Zones](#).

Objectives, Strategies and Actions:

Objectives

- ◆ Retain and enhance the existing community services.

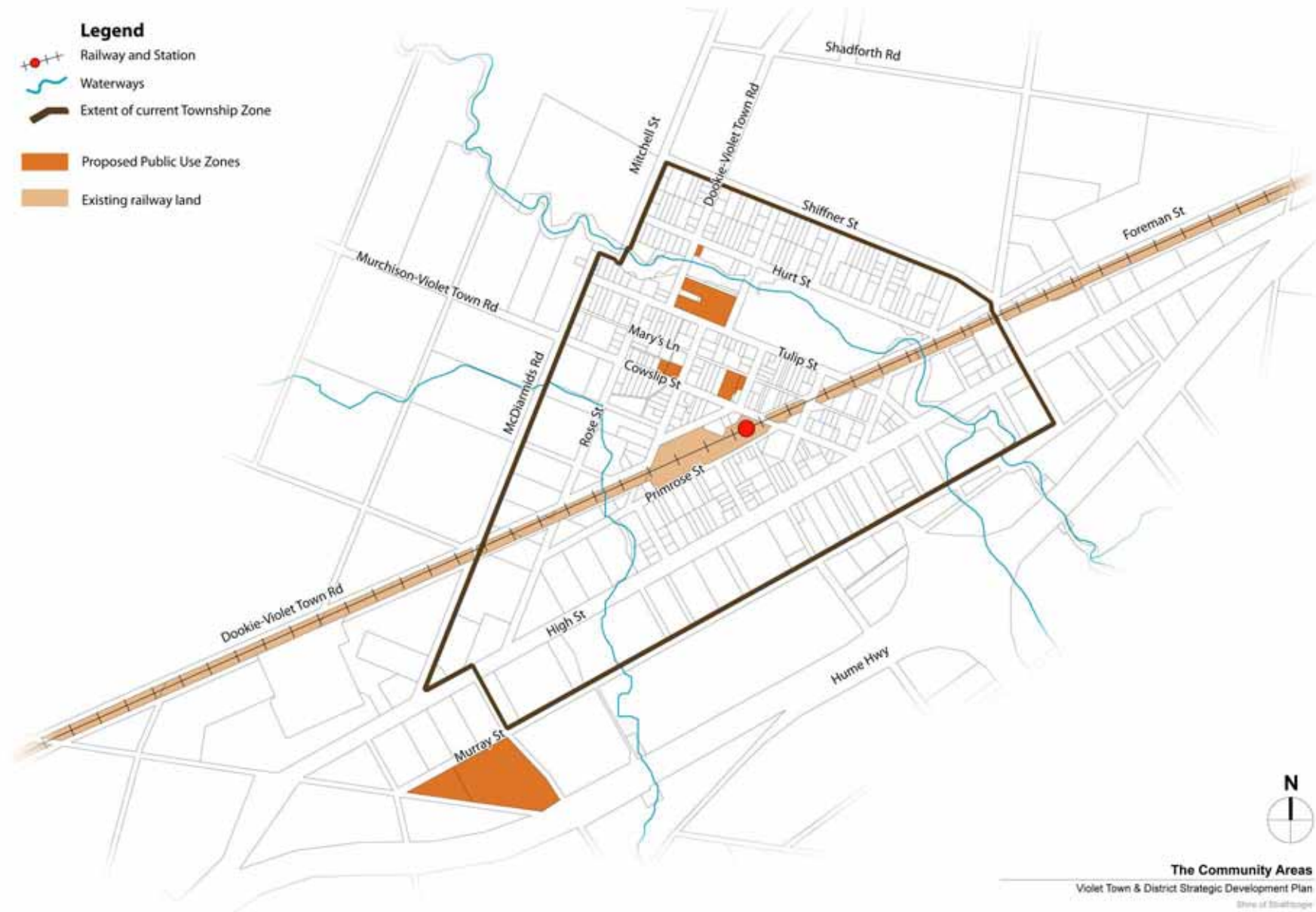
Strategies

- ◆ Provide a variety of community and social services that meet the needs of the Violet Town community.
- ◆ Plan the provision of community and social services to anticipate community needs

Actions

- ◆ Prepare a Planning Scheme Amendment to rezone the Violet Town campus of the Peranbin Primary College from Township Zone (TZ) to Public Use Zone 2 – Education (PUZ2).
- ◆ Prepare a Planning Scheme Amendment to rezone the Police Station, CFA Station, and Violet Town Bush Nursing Service from Township Zone (TZ) to Public Use Zone 3 – Health and Community (PUZ3).
- ◆ Prepare a Planning Scheme Amendment to rezone the Cemetery from Farm Zone (FZ) to Public Use Zone 5 Cemetery/Crematorium (PUZ5).
- ◆ Prepare a Planning Scheme Amendment to rezone the Violet Town Community Complex, Early Childhood Centre and Skills Shed to Public Use Zone 6 Local Government (PUZ6).

- Legend**
-  Railway and Station
 -  Waterways
 -  Extent of current Township Zone
 -  Proposed Public Use Zones
 -  Existing railway land



The Community Areas
 Violet Town & District Strategic Development Plan
 Shire of Stratford

4.8 Access and Transport

Current Conditions:

Roads

The township is just off the Hume Highway, which is a dual carriageway freeway which bypasses the town around 500 metres to the south of the Cowslip Street town centre. The highway is accessed via the Murchison-Violet Town Road which is an extension of Cowslip Street.

There are two major roads in the township. The first is the east-west route from the Hume Highway which travels along Urmston Road and Cowslip Street to the Murchison-Violet Town Road. This route travels through the town centre and anecdotal evidence suggests that there are a relatively large number of heavy vehicles that use this route to access the Highway to and from the west of Violet Town.

The other main route is north from Cowslip Street via the Dookie-Violet Town Road which includes a short stretch along Tulip Street in front of the Primary School. The intersection of this route at Cowslip is a main intersection in the township and also signifies the western end of the town centre.

Roads in general throughout the township are wide and in good condition and provide ample room for vehicle access. There are some unmade (gravel) roads throughout the town, including along Orchid Street (which includes a floodway crossing across the Honeysuckle Creek), Nicholson Street near the Bush Nursing Service, and Murray Street (essentially a track) parallel with High Street.

Parking

Parking throughout the township is generally ample, with on-street parking available in many areas, complimented by off street parking areas – particularly to the rear of the town centre along Mary's Lane.

Anecdotal evidence suggests that a number of heavy vehicle drivers stop off in the town for short periods. There are not currently any suitable locations for heavy vehicles (or campervans or caravans) to park in close proximity to the town centre. An opportunity exists to facilitate this parking area to enable travellers to have improved access to the town centre and provide traders with another income stream.

Pedestrian network

The modified grid street pattern of the township enables excellent pedestrian access. A number of smaller roads such as Mary's Lane, and informal tracks also provide access. A walking track along both sides of the Honeysuckle Creek, with an associated footbridge across the Creek at the rear of the football oval provides excellent access between residential areas to the north and the town centre.

Most of the township has no constructed footpaths, forcing pedestrians to walk on the road verge, or the roadway itself. Footpaths only exist in the town centre, along Cowslip Street, and parts of the Dookie-Violet Town Road.

In addition to this, in many areas the verges contain swale drains which can make walking difficult due to the change in slope. There is an opportunity to identify key pedestrian routes and provide high quality footpaths.

Many of the roads are quite wide, particularly Cowslip Street. At the town centre there is a treed median (with direction and information signage) the full length between Railway Street and the Dookie Violet Town Road. This provides excellent pedestrian access across Cowslip Street. However at some locations, such as outside the Bush Nursing Service, the total width of the roadway can create difficulty for pedestrians attempting to cross the road where no traffic islands or pedestrian refuges are provided.

Bicycle network

The modified grid street pattern of the township along with the off road tracks, cut-throughs and the footbridge over the Honeysuckle Creek create provides excellent access for cyclists. There is also a wide painted verge along the Dookie-Violet Town Road north of Tulip Street which provides opportunities for cycling.

Conversely the existence of gravel roads, 'soft edges' (where the road bitumen meets the verge) and swale drains present hazards for cyclists. There is also a lack of 'bicycle racks' for bicycles to be locked to, especially in the town centre and at the train station.

Public Transport

Violet Town has an operating train station on the Melbourne-Sydney rail line. This service operates up to 6 times a day and can facilitate short distance links to places like Euroa or Benalla, whilst also providing access to Melbourne, Albury and onwards to Sydney.

The North East Rail Revitalisation Project is currently being undertaken and improvements are currently underway in and around Violet Town. This includes the upgrading of the rail and sleeper infrastructure and the construction of a new platform at the station.

There is a lack of local public transport throughout the town; however there have been recent offers of funding for a local community bus, which are in the process of being assessed at this time.

Signage

There is excellent directional and information signage along Cowslip Street in the town centre that identifies business types. There is one gateway entrance sign at the exit from the Hume Highway that requires some maintenance and upgrading.

There are opportunities to provide additional well designed and located signage throughout the township that improve wayfinding for visitors, as well as the potential to incorporate historic information and markers at significant areas.

SWOT Analysis:

Strengths:

- ◆ Modified grid street pattern allowing good access through the township.
- ◆ Township is located just off the Hume Highway.
- ◆ Is on the Melbourne-Sydney train line with up to six services a day available.
- ◆ Road reserves are wide with ample road space for the traffic throughout the township.
- ◆ Traffic is relatively light throughout the township, resulting in a relatively safe environment for cyclists and pedestrians.

Weaknesses:

- ◆ Heavy vehicles and trucks travel along Cowslip Street to access the Highway to and from the west. No obvious alternate route exists.
- ◆ Unmade (gravel) roads exist in various areas throughout the township. *(Although this contributes to the character of the town, it does present maintenance, dust and safety issues for the Council and community).*

- ◆ A lack of parking options for heavy vehicles, campervans and caravans in the town centre along Cowslip Street.
- ◆ Anecdotal evidence suggests that there is a lack of parking space turnover in the commercial areas in some circumstances.
- ◆ There is a lack of footpaths throughout the township, including between key locations such as the town centre, train station, primary school and Bush Nursing Service.
- ◆ Width of the roadway in some areas makes crossing the road difficult – particularly for those with movement issues.
- ◆ Poor condition of pedestrian access across the railway tracks on Cowslip Street.
- ◆ Anecdotal evidence of difficult pedestrian crossing situation across Cowslip Street between the supermarket and the Police Station.
- ◆ There is a lack of facilities for cyclists throughout the township. This includes parking rails at key locations.
- ◆ Gateway signage is in poor condition, particularly at the exit from the Hume Highway.

Opportunities:

- ◆ Township is compact and relatively flat, providing opportunity for walking and cycling to be undertaken.
- ◆ Changes to speed limits to reduce the speed of all vehicles (including trucks) through the town centre, Cowslip Street and the Dookie-Violet Town Road.
- ◆ Development of a parking area for heavy vehicles, campers and caravans for travellers to stop in the town. Area must be in close proximity to town centre and well sign posted.
- ◆ Provide improved access to the train station platforms, along with improved pedestrian crossing areas over the tracks.
- ◆ Build upon the existing signage design in the town centre along Cowslip to provide additional directional and information signage throughout the township.
- ◆ Construction of a pedestrian refuge/traffic island on Cowslip Street between the supermarket and Police Station.

Threats

- ◆ Increased heavy vehicle movements through the town centre on Cowslip Street.
- ◆ Loss of train service.

Discussion and Recommendations

Roads

Roads throughout Violet Town appear to be adequate for the volume of traffic they serve. The only issue of note is of the number of trucks that travel through the town centre on Cowslip Street, which appears to be used as part of an east-west link through central Victoria. This in turn may provide an opportunity for the town to become an essential 'stop off' on this route. (See 'Parking' below)

Parking

There may be the opportunity to establish a 'large vehicle parking area' somewhere in close proximity to the town centre to enable large vehicles such as trucks, caravans and campers to park easily and obtain meals and other services in the town. This will require further detailed investigation, with a potential location being on the railway land in Railway Street

There is anecdotal evidence of an issue around parking turnover in the town centre on some days where people meet to get on a bus or the like and leave their cars all day or overnight in the prime parking spots along Cowslip Street. It is proposed that this be combated through an information campaign through the various groups and clubs that might be contributing to this situation. Additional long term parking could be provided at the rear of the Violet Town Community Complex or at the Sporting Complex.

Pedestrian network

There is a lack of adequate footpaths throughout Violet Town.

A coordinated priority plan for the construction of footpaths throughout the township should be developed to ensure access for pedestrians is comfortable and safe. The first stage should examine links between the main pedestrian areas of the train station, town centre, primary school, Violet Town Sports Complex and the Bush Nursing Service.

This includes construction a footpath along High Street between Cowslip Street which would link in with the existing path that travels alongside the Honeysuckle Creek.

In areas where new development is proposed (See Section 4.2: *The Residential Areas*) it should be required that footpaths are constructed as part of the development process.

Bicycle network

The wide roads, grid network of streets, compact nature of the township, minimal traffic and relatively flat terrain are all conditions that are conducive to cycling. The existing roads can provide the main routes, along with other paths such as the one that is along the Honeysuckle Creek.

There is however a need to install some bicycle infrastructure such as posts and racks to lock bicycles to at key locations. This may include such areas as the town centre and at community use locations.

There is the potential to design and construct the racks locally that also function as specific pieces of art that represent Violet Town and the surrounding district, instead of just the standard inverted 'U' shape.

Public Transport

The North East Rail Revitalisation Project and the offers of funding for a local community bus are addressing two of the main public transport issues for Violet Town.

Signage

Apart from the current signage along Cowslip Street and some interpretive signage at the Sports Complex, there is a lack of coordinated signage throughout the township.

Opportunities exist to upgrade the town entry signage (particularly at the Hume Freeway entrance) along with providing improved directional signage (with distances indicated) at key locations such as the train station, town centre, Bush Nursing Service, Sports Complex, Shadforth Reserve and Community Complex.

Objectives, Strategies and Actions:

Objectives

- ◆ Provide direct and convenient access throughout the township for all road users, including trucks, cars, cyclists, pedestrians and public transport users.
- ◆ Encourage more walking and cycling.
- ◆ Encourage additional use of public transport.

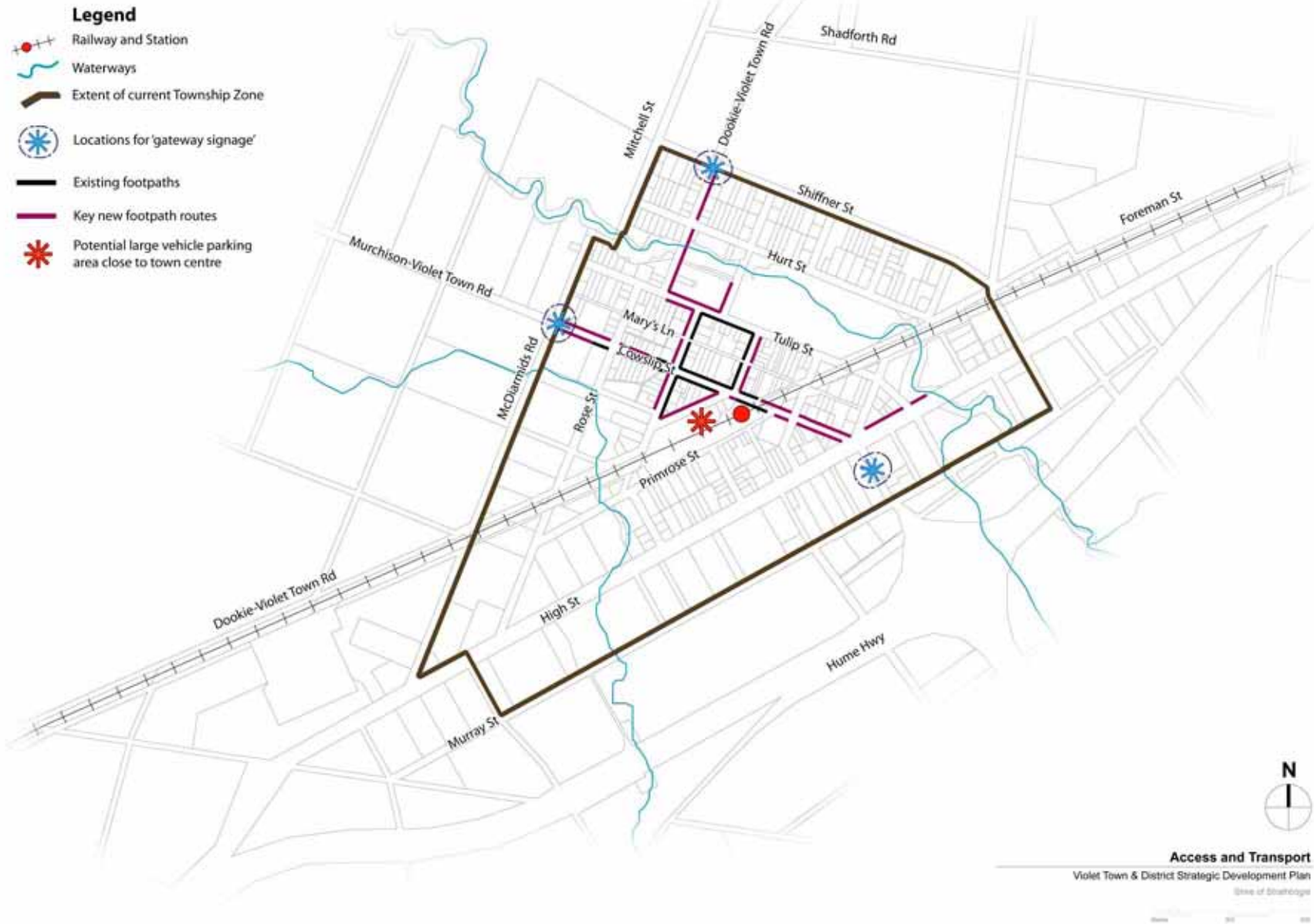
Strategies

- ◆ Create streets balance the needs of different modes of transport, including walking.
- ◆ Provide safe, convenient and well designed car parking for shoppers, workers and visitors throughout the township.
- ◆ Provide safer, more convenient facilities for pedestrian, cyclists and public transport users.
- ◆ Provide well located, high quality directional and welcoming signage.
- ◆ Improve pedestrian access between key areas such as the town centre, Bush Nursing service, Primary School, train station and Sports Complex.

Actions

- ◆ Develop a coordinated and staged plan for the construction of footpaths throughout Violet Town, initially focusing upon links between the main pedestrian areas of the train station, town centre, primary school, Sports Complex and the Bush Nursing Service.
- ◆ Investigate the options with VicTrack for use of the railway land in Railway Street for a large vehicle parking area.
- ◆ Negotiate with VicRoads for construction of footpaths on Cowslip Street and Dookie-Violet Town Road.
- ◆ Negotiate with VicRoads for a lowering of speed limits along Cowslip Street, particularly through the town centre.
- ◆ Investigate options for the construction of a pedestrian refuge/traffic island on Cowslip Street to the east of Lily Street between the Police Station and supermarket.

- ◆ Install bicycle parking racks at key locations throughout the township.
- ◆ Develop a coordinated signage and wayfinding strategy for the township which includes a rationalisation of directional and welcoming signage.
- ◆ Negotiate with developers to ensure that footpaths are included any new development throughout the township (this includes residential, commercial or industrial development).



4.9 Neighbourhood Character and Built Form

This section looks at the three dimensional form and the current neighbourhood character that exists throughout the township. The buildings of a town play a key role in strengthening the identity of a place and influencing the function of an area. A study of the neighbourhood character of Violet Town has been undertaken as part of the process of developing this Plan.

Strathbogie Shire is also currently undertaking the Strathbogie Heritage Study which is an ongoing Shire-wide study which has identified four preliminary heritage precincts in Violet Town. These initial findings have been taken into account throughout the development of the Strategic Development Plan.

Current Conditions:

Neighbourhood Character

Violet Town presents as a traditional small country town, with a town centre along the main street and single storey residential houses set on large, well vegetated lots. The buildings themselves are a mix of the old and new. The heritage of the town is highly valued by both residents and visitors alike.

The character study undertaken has identified four distinct Precincts throughout the township which contribute to this overall image and character. These have been identified by examining the existing buildings, vegetation, siting, height and building form, materials and design detailing, front boundary treatment and other details specific to each precinct.

Cowslip Commercial Precinct:

- ◆ Architecture style is predominantly Victorian and Edwardian.
- ◆ Some dwellings may be of potential heritage and significance.
- ◆ Buildings are predominantly single storey, although high ceilings add to the overall height of most buildings.
- ◆ Materials are predominantly brick, with some timber. Roofs are mainly corrugated iron.

- ◆ Residential dwellings are either detached or annexed to an existing business along Cowslip Street.
- ◆ Front setbacks are varied throughout the precinct, however most buildings are situated on or close to the front boundary.
- ◆ Side setbacks are generally small, ranging between 0m and 2m.

Old Township Precinct:

- ◆ Architecture style is predominantly Victorian and Edwardian, with some interwar and post-war infill.
- ◆ Buildings are predominantly single storey.
- ◆ Building materials consist of timber and brick, with iron or tile roofing.
- ◆ Front setbacks are varied; however, dwellings are generally well set back from the front.
- ◆ Side setbacks are moderate, allowing room for side access into the rear of developments.

Interwar / Post War / Contemporary Mix Precinct:

- ◆ Dwellings are a mix of styles such as interwar and post-war brick and weatherboards, 1960s-70s brick housing and contemporary timber or brick.
- ◆ Buildings are predominantly single storey, with some two-storey contemporary.
- ◆ Building materials consist of timber and brick, with iron or tile roofing.
- ◆ Dwellings are generally well set back from front and both side boundaries.

Rural interface / Future Residential:

- ◆ Dwellings are sparse and varied, with a mix of Victorian, Edwardian, post-war and contemporary styles.
- ◆ Buildings are predominantly single storey.
- ◆ Building materials are usually timber or brick, with iron or tile roofing.
- ◆ Dwellings are generally well set back from front and both side boundaries.

Strathbogie Heritage Study

The Strathbogie Shire Heritage Study has identified four preliminary potential heritage areas within Violet Town that are to be the basis of further detailed analysis in Stage 2 of that project. The identified precincts are:

- ◆ Primary School and Environs.
- ◆ Memorial Precinct.
- ◆ Central Precinct.
- ◆ East Violet Town Residential Precinct.

Although the neighbourhood character precincts and potential heritage areas do not exactly overlap each other it is important to note that any 'statements of significance' for those potential heritage areas will recognise the neighbourhood character precincts and will be taken into account in any future planning processes.

SWOT Analysis:

Strengths:

- ◆ The existing small country town aspect of single storey residential buildings set amongst large, well vegetated gardens.
- ◆ The historic nature of the buildings, particularly along Cowslip Street.
- ◆ Retail and commercial buildings along Cowslip Street are built to the street edge, presenting active frontages and reading as a town centre.
- ◆ The presence of weather protection through the form of verandas in the town centre along Cowslip Street.

Weaknesses:

- ◆ Some buildings in the town centre are not suitable for modern day business/retailing.
- ◆ Some buildings in the town centre are in poor condition.

Opportunities:

- ◆ Providing protection to defined historic areas / buildings
- ◆ Well designed medium density housing that caters for changing demographics and takes advantage of the large lots throughout the township.

- ◆ Development of a 'Violet Town style' of building that compliments the existing historic buildings and small country town feel of the township.
- ◆ Many lots throughout the township (both residential and commercial) have a low building site coverage, providing opportunity to accommodate additional buildings without significantly affecting the openness and treed aspect of the township.
- ◆ Incorporation of sustainability elements into new buildings, and retrofitting of existing building stock.

Threats

- ◆ Development of suburban style housing areas not in character with the township.
- ◆ Construction of buildings set back from the street in the retail and commercial areas.

Discussion and Recommendations

Neighbourhood Character

Neighbourhood Character Design Guidelines have been developed for each of the identified Precincts throughout the Violet Town Township. They are located on the following pages.

They identify each of the character elements that are important to each precinct and provide a design objective and response to each element that should be incorporated in any new buildings/developments. In addition to this, outcomes that should be avoided in respect to each character element are also identified.

Strathbogie Heritage Study

The Shire-wide Heritage study is an ongoing project that should continue to be supported by the Council.

Objectives, Strategies and Actions:

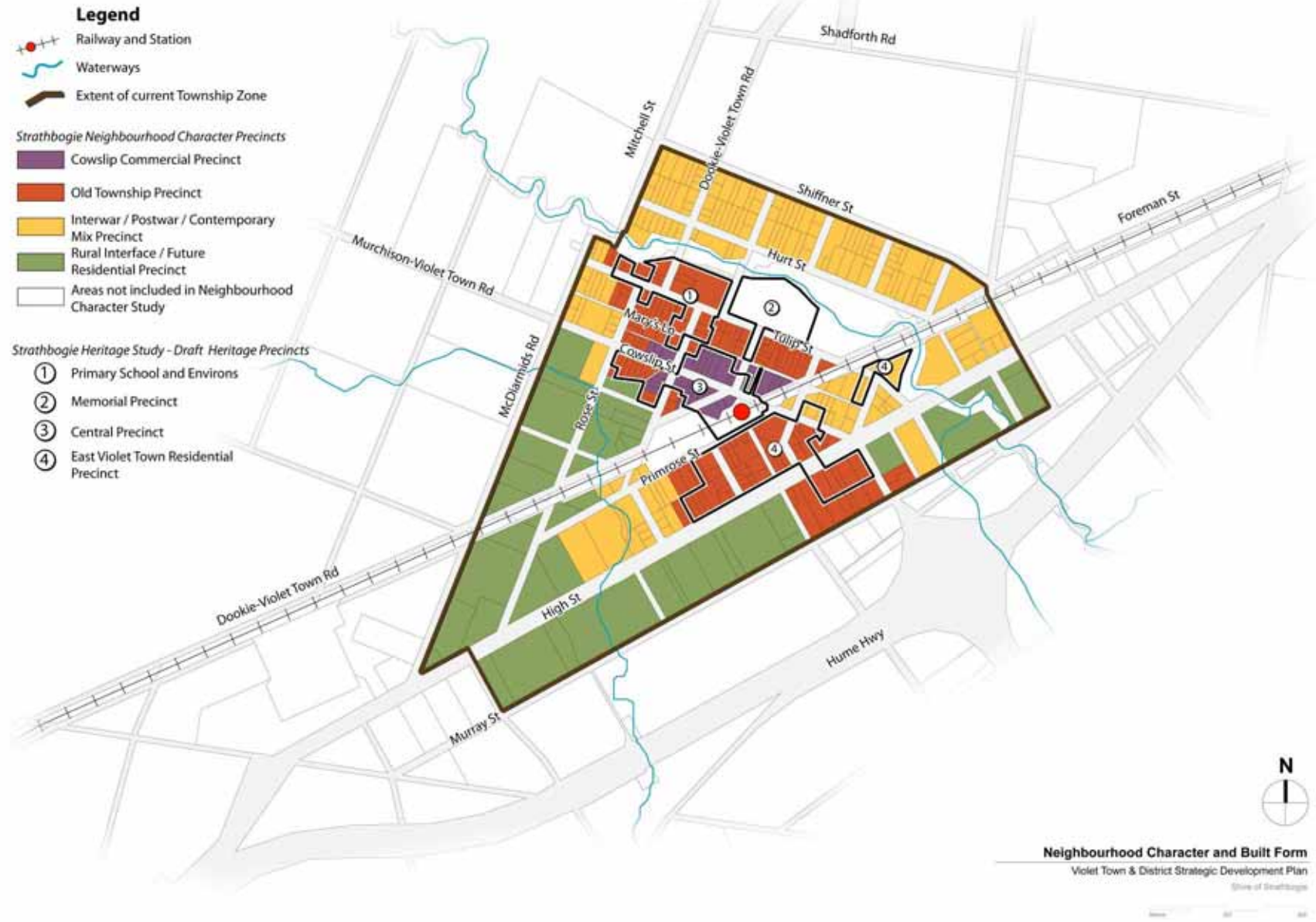
Objectives

- ◆ Protect historically significant buildings and sites throughout the township.
- ◆ Protect the existing neighbourhood character of the township, whilst also accommodating new, well designed buildings.

- ◆ Provide a diversity of housing types that compliments the existing character of the township.

Strategies

- ◆ Continue to undertake the Strathbogie Heritage Study.
- ◆ Ensure new buildings in Violet Town complement the existing character in both residential and commercial areas.
- ◆ Construct buildings in the town centre along Cowslip Street should right up to the front and side boundaries of the lot to create a continuous frontage along the footpath.
- ◆ Provide for well designed and located medium density housing that contributes to the identified character of the township.
- ◆ Retain and enhance the existing verandas in the town centre along Cowslip Street.





Character Description: Cowslip Street Commercial Precinct



Precinct Description

This precinct is the commercial and social heart of Violet Town. It has a commercial and retail function, with a limited number of residential dwellings throughout. The street is wide, with formal footpaths, concrete kerbs and a central median strip lined with exotic trees. The many original Victorian and Edwardian landmark buildings such as the Violet Town Hotel, railway station, Catholic Church, post office, bakery and op shop all add to the distinctive character of the precinct. The predominant building style of dwellings in the Precinct is Victorian and Edwardian, with some Interwar and contemporary infill. The well established tree lined streets complement these building styles, while unique signage along the formally planted median strip and flower themed street names add to the sense of place in the commercial area.

Key Existing Characteristics

- Architecture style is predominantly Victorian and Edwardian. Some dwellings may be of potential heritage and significance.
- Buildings are predominantly single storey, although high ceilings add to the overall height of most buildings.
- Materials are predominantly brick, with some timber. Roofs are mainly corrugated iron.
- Residential dwellings are either detached or annexed to an existing business along Cowslip Street.
- Front setbacks are varied throughout the precinct, however most buildings are situated on or close to the front boundary.
- Side setbacks are generally small, ranging between 0m and 2m.
- Front boundaries are predominantly open, with the exception of low scaled timber, steel or post and wire along the front boundary of some residential properties.
- Streets are wide and formally planted with generally exotic trees.
- Gardens are well established with low maintenance exotic or native vegetation throughout.
- Kerbs are predominantly formal and upstanding, whilst minor sections are unsealed and merging with nature strips.
- Concrete footpaths are found on both sides of the main road, while other areas have informal pathways.

Community Values

- The historical aspect of the township.
- Generally low building heights.
- Historic buildings that are well-maintained and the character derived from older buildings.
- Attractive streetscapes with uniformly maintained trees.
- Vegetation in the private and public domain.
- The quiet atmosphere of local streets.
- Proximity of shops, parks and the railway station.
- Views to trees and hills.
- The avenue feel of streetscapes and informal layout of some streets.
- Good street lighting.

Policy Context

- The Municipal Strategic Statement (MSS) contains strategies that
 - ensure that future residential growth and development is accommodated for in a planned manner.
 - encourage consolidation of residential development in existing urban centres, new development that provides for a high quality lot layout and diversity of sizes and housing options to maintain a diverse population mix within the Shire.
- The Township Zone provides for residential development and a range of commercial, industrial and other uses in small towns, whilst encouraging residential development that respects the neighbourhood character.
- The Urban Floodway Zone, Land Subject to Inundation Overlay and Floodway Overlay seek to ensure that development maintains the free passage and temporary storage of floodwaters and minimises the damage caused by flooding.

Issues / Threats.

- The removal of original Victorian and Edwardian buildings.
- Contemporary reproduction style architecture.
- Loss of street trees.
- Large areas of hard, impervious surfaces.
- Large unarticulated facades.
- High front fences that block views to dwellings.

Preferred Character Statement

The distinctive appearance of Cowslip Street, with its landmark buildings and treed character will be maintained and strengthened. Over time, landmark buildings and facilities will be restored to enhance their appearance and maintain their impact on the town centre. The street will continue to have an open and spacious appearance, with no or low front fences and frontages with clear entrances that welcome passers-by. Infill development will complement the character of the precinct and allow the continued prominence of original buildings. The streetscape will be further improved with additional planting and greater pedestrian amenity.

This will be achieved by:

- Encouraging the retention of older buildings that contribute to the valued character of the area.
- Encouraging low or no front fencing.
- Encouraging the retention of vegetation in private and public gardens and ensuring that new development is sited to provide for new and existing vegetation.



Design Guidelines: Cowslip Street Commercial Precinct

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
Existing Buildings	To encourage the retention of older buildings that contribute to the character of the area.	> Consider retaining and/or adapting older Victorian and Edwardian buildings that are in good condition, particularly the front section, wherever possible in new developments.	Loss of older buildings that contribute to the character of the area. New development that are out of scale and character with the existing Victorian / Edwardian buildings.
	To respect the qualities of older adjoining buildings that are in good condition.	> Where adjoining an older building in good condition, respect the height, building forms, siling and materials of the building/s in the new building design.	Buildings that dominate older buildings by height, siting or massing. Historical reproduction styles.
Vegetation	To maintain the strong landscape character of the streets.	> Retain large and established trees. > Provide for the planting of new trees and substantial vegetation, including canopy trees, wherever possible.	Removal of large, established trees. Lack of landscaping and substantial vegetation. High fences that block views to front gardens or period dwellings.
	To encourage sustainable vegetation and drought resistant planting in gardens.	> Select plant types that are tolerant of drought conditions on properties without access to a sufficient water supply.	Inappropriate planting in drought affected areas.
Siting	New buildings and works should reinforce the pattern of development nearby in terms of front and side setbacks.	> Commercial and retail buildings should generally be developed to the street line. > Side setbacks of new developments should be consistent with other buildings in the street, with partition walls along Cowslip Street.	New developments that interrupt the established pattern of the street. Gaps in the commercial streetscape that reduce activity and surveillance.
	Height and building form	To ensure that buildings and extensions respect the dominant building scale and forms. > Articulate the form of buildings and facades through the composition of openings and setbacks.	Buildings that appear to exceed by more than one storey the predominant height of buildings in the street and on nearby properties. Large, bulky buildings with flat, poorly articulated wall surfaces.
Front boundary treatment	To maintain the openness of the streetscape and views of gardens and buildings.	> Front fences should be appropriate to the building era or reflect the typical fencing height and style of the street. > Provide a front fence that allows views through or over the fence into the front garden and to the dwelling. > In streets where front fencing is predominantly absent, provide an open frontage.	High, solid front fencing that blocks views of gardens.
	Encourage the development of active frontages along the commercial sections of the precinct.	> New developments should retain or otherwise make provision for displays and commercial activity in the frontages between Lily, Daphne and Hyacinth Street. > Vehicle access crossovers should be developed to the rear of the properties along the commercial section of Cowslip Street, to avoid or minimise interruptions along the footpath.	Blank facades and windows above eye level.
Materials and design detailing	To ensure that the use of materials and design detail in new buildings complements that of the predominant buildings styles in the street.	> Articulate the facade of buildings through the use of muted tones that complement the landscape and materials found commonly within the precinct, and through variations in wall surfaces.	Brightly coloured or highly reflective materials or finishes. Large, unarticulated wall surfaces.



Character Description: Old Township Precinct



Precinct Description

This Precinct is founded on the original development of the township, with a grid pattern style subdivision, comprising many community services and facilities such as the school, aged care centres, health clinics and church. Flower-themed street names contribute to the precinct's distinctive sense of place. Honeysuckle Creek runs along the northern section of this precinct, with a small section of properties adjoining the creek interface. This Precinct comprises many of the original Victorian and Edwardian dwellings, with some mixed styles of infill. Buildings are low scale, constructed of timber or brick, with predominantly iron roofing. Native and exotic vegetation play a significant role in this precinct, with many established trees planted along verges and in private gardens, creating leafy streetscapes. Streets are expansive due to the wide nature strips and non-existent to low fence heights, offering views of dwellings and front gardens. The southern areas of this precinct have expansive long-range views into the rural landscapes, which enhances the village nature of the area.

Key Existing Characteristics

- Architecture style is predominantly Victorian and Edwardian, with some interwar and post-war infill.
- Buildings are predominantly single storey.
- Building materials consist of timber and brick, with iron or tile roofing.
- Front setbacks are varied, however, dwellings are generally well set back from the front.
- Side setbacks are moderate, allowing room for side access into the rear of developments.
- Front fences are either non-existent or low in height built in predominantly timber or post and wire, allowing views to dwellings and front gardens.
- Streets are wide and verges are planted with native or exotic vegetation that is either planted formally or informally.
- Garden styles are varied, but generally well established and maintained in exotic and native vegetation.
- Kerbs are either formal and upstanding, or informal with unsealed shoulders that merge with nature strips.
- Some streets contain concrete footpaths on both sides, while others have informal gravel pathways.
- Long range expansive views to rural landscapes and mountains.

Community Values

- The informal village atmosphere of the town.
- Private, well-maintained gardens.
- Housing under two storeys, and generally low building heights.
- Spaciousness of streetscapes, large building allotments and large building setbacks.
- Wide, clean roadways with grassed verges.
- Natural landscapes and parks.
- Diversity of building materials and variation in building styles.
- The quiet atmosphere of local streets.

Policy Context

- The Municipal Strategic Statement (MSS) contains strategies that
 - ensure that future residential growth and development is accommodated for in a planned manner.
 - encourage consolidation of residential development in existing urban centres, new development that provides for a high quality lot layout and diversity of sizes and housing options to maintain a diverse population mix within the Shire.
- The Township Zone provides for residential development and a range of commercial, industrial and other uses in small towns, whilst encouraging residential development that respects the neighbourhood character.
- The Urban Floodway Zone and Land Subject to Inundation Overlay seek to ensure that development maintains the free passage and temporary storage of floodwaters and minimises the damage caused by flooding.

Issues / Threats

- Buildings with a high proportion of site coverage that reduce the feeling of spaciousness in streets.
- Loss of established trees.
- Lack of water, due to drought, affecting the amenity of private gardens and vegetation.
- Loss of informal roadways.
- Overdevelopment of sites.
- Excessive hard surfaces surrounding dwellings.
- High front fences or overgrown vegetation that block views to dwellings.
- Demolition of older housing stock.
- Inconsistent building materials that is out of character with the area.

Preferred Character Statement

This Precinct will develop with some new infill housing designed to respect the older character of the area. Pre World War II houses and gardens will be retained and improved as key contributors to the Precinct's character. Dwellings will continue to be set back from the front and side boundaries to maintain the spaciousness of the streetscape and allow views into gardens. The leafy streetscapes will continue to be a strong feature of this precinct, with the retention of vegetation in the public and private domain encouraged.

This will be achieved by:

- Encouraging the retention of older housing stock that contributes to the valued character of the area.
- Ensuring setback distances reflect the existing setback pattern in the street.
- Encouraging low or no front fencing.
- Encouraging the retention of established significant street trees.
- Ensuring development is sited to reduce the loss of vegetation and to provide for new vegetation.



Design Guidelines: Old Township Precinct

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	
Existing Buildings	To encourage the retention of older dwellings that contribute to the character of the area.	<ul style="list-style-type: none"> > Consider retaining and/or adapting older Victorian or Edwardian dwellings that are in good condition, particularly the front section, wherever possible in new development. > Additions and modifications to enable expansion should be to the rear of the site and recessive in design if visible from the street. 	<ul style="list-style-type: none"> Loss of older dwellings that contribute to the character of the area. New development that is out of scale and character with existing dwellings 	
	To respect the qualities of older adjoining buildings that are in good condition.	<ul style="list-style-type: none"> > Where adjoining an older building in good condition, respect the height, building forms, siding and materials, of the building's in the new building design. 	<ul style="list-style-type: none"> Buildings that dominate older buildings by height, siting or massing Historical reproduction styles 	
Vegetation	To maintain and strengthen the landscape character of streets and garden settings of dwellings.	<ul style="list-style-type: none"> > Retain large, established trees and provide for the planting of new trees and substantial vegetation, including canopy trees, wherever possible. > In the vicinity of Honeysuckle Creek and associated parkland, planting in private gardens should contribute to the unique landscape quality of the creek and its surrounds through the use of native vegetation. 	<ul style="list-style-type: none"> Removal of large, established trees. Lack of landscaping and substantial vegetation. High fences that block views to front gardens 	
	To encourage sustainable vegetation and drought resistant planting in gardens.	<ul style="list-style-type: none"> > Select plant types that are tolerant of drought conditions on properties without access to sufficient water supplies. 	<ul style="list-style-type: none"> Inappropriate planting in drought affected areas. 	
Siting	To provide space for front gardens.	<ul style="list-style-type: none"> > Buildings should be set back from the front boundary a sufficient distance to accommodate a front garden including trees and shrubs. 	<ul style="list-style-type: none"> Loss of front garden space. 	
	To maintain the rhythm of spacing between buildings and allow for planting.	<ul style="list-style-type: none"> > Buildings should be set back from boundaries to create the appearance of space between buildings and to accommodate substantial vegetation. 	<ul style="list-style-type: none"> Boundary to boundary development New development that interrupts the rhythm of side boundary setbacks 	
	To minimise the loss of front garden space, the dominance of car parking structures and the number of vehicular crossovers.	<ul style="list-style-type: none"> > Locate garages and carports behind the line of the dwelling. > Minimise hard paving in front yards. > Provide only one vehicular crossover per typical site frontage. 	<ul style="list-style-type: none"> Car parking structures that dominate the façade or view of the dwelling Front setbacks dominated by impervious surfaces 	
Height and Building Form	To ensure that buildings and extensions respect the dominant building scale and forms.	<ul style="list-style-type: none"> > Respect the predominant building height and pitched roof forms in the street and nearby properties. > Articulate the form of buildings and facades through the composition of openings and setbacks. 	<ul style="list-style-type: none"> Buildings that appear to exceed by more than one storey the predominant height of buildings in the street and on nearby properties. 	
	Materials and Design Detailing	To ensure that the use of materials and design detail in new buildings complements that of the predominant building style in the street.	<ul style="list-style-type: none"> > Articulate the facade of buildings through the use of muted tones that complement the landscape and materials found commonly within the precinct, and through variations in wall surfaces. 	<ul style="list-style-type: none"> Large, bulky buildings with flat, poorly articulated wall surfaces.
Front Boundary Treatment	To maintain the openness of the streetscape and views into front gardens.	<ul style="list-style-type: none"> > Front fences should be appropriate to the building era or reflect the typical fencing height and style of the street. > Provide a front fence that allows views through or over the fence into the front garden and to the dwelling. > In streets where front fencing is predominantly absent, provide an open frontage. 	<ul style="list-style-type: none"> High, solid front fencing that blocks views of gardens. 	
	Honeysuckle Creek Interface	To use materials and finishes that complement the landscape features of Honeysuckle Creek.	<ul style="list-style-type: none"> > Use materials such as natural timber, stone, or brick in subdued tones and finishes that complement the natural environment and its bushland qualities. Consideration should also be given to how the materials will weather over time. 	<ul style="list-style-type: none"> Brightly coloured or highly reflective materials or finishes



Character Description: Interwar/Postwar/Contemporary Precinct



Precinct Description

The wide streets with open frontages and long-range views create a rural atmosphere in this precinct. Roads are informal, with unsealed shoulders and channelled stormwater drainage, further enhancing the rural character of the area. Dwellings are generally low scale, with some vacant lots that are yet to be developed. Lot sizes vary, with smaller lots in older subdivision areas and larger lots in the more recently developed areas. There are various buildings styles ranging from interwar and post-war brick or timber dwellings, with contemporary infill throughout. Vegetation is often in low maintenance forms in private gardens, with indigenous and exotic species. Some areas contain large native trees that significantly contribute to the character of the precinct. There is a strong rural interface in certain streets that provides expansive views of the surrounding landscapes.

Key Existing Characteristics

- Dwellings are a mix of styles such as interwar and post-war brick and weatherboards, 1960s-70s brick housing and contemporary timber or brick.
- Buildings are predominantly single storey, with some two-storey contemporary.
- Building materials consist of timber and brick, with iron or tile roofing.
- Dwellings are generally well set back from front and both side boundaries.
- Front fences are either non-existent or low, in a variety of materials.
- Streets are wide and verges are planted with generally native vegetation that is either planted formally or informally.
- Garden styles are varied with well established and low maintenance exotic styles and native vegetation throughout.
- Roadways are generally informal, with channelled and unsealed shoulders.
- There is a lack of footpaths, yet some areas have informal gravel pathways.

Community Values

- Private, well-maintained gardens.
- Housing under two storeys, and generally low building heights.
- Spaciousness of streetscapes, large building allotments and large building setbacks.
- Wide, clean roadways with grassed verges.
- The informal layout of some streets.
- Natural landscapes and parks.
- Diversity of building materials.
- Variation in building styles.
- The quiet atmosphere of local streets.
- Views to open spaces, trees and hills.
- Vegetation in the private and public domain.
- The open environment.

Policy Context

- The Municipal Strategic Statement (MSS) contains strategies that
 - ensure that future residential growth and development is accommodated for in a planned manner.
 - encourage consolidation of residential development in existing urban centres, new development that provides for a high quality lot layout and diversity of sizes and housing options to maintain a diverse population mix within the Shire.
- The Township Zone provides for residential development and a range of commercial, industrial and other uses in small towns, whilst encouraging residential development that respects the neighbourhood character.
- The Urban Floodway Zone and Land Subject to Inundation Overlay seek to ensure that development maintains the free passage and temporary storage of floodwaters and minimises the damage caused by flooding.

Issues / Threats

- Large scale subdivision that results in overdevelopment of sites.
- Boundary to boundary development.
- Lack of vegetation around new subdivisions and dwellings.
- Lack of water, due to drought, affecting the amenity of private gardens and vegetation.
- Large areas of impervious surfaces on private property.
- Housing developments that exceeds the existing low scale of streetscapes.
- New development lacking on-site landscaping or tree planting.
- Car parking structures that dominate the streetscape.
- Loss of informal roadways.
- Use of highly reflective materials or finishes that are out of character with surrounding dwellings.

Preferred Character Statement

This precinct has undergone and will continue to see moderate levels of change. New development will continue to respect the existing neighbourhood character through the use of complementary materials and finishes. Development will be low scale and will respect the form of existing interwar and post-war housing. Dwellings will continue to be set back from front and side boundaries in order to maintain the spaciousness of streetscapes and allow for additional planting in private gardens. Native vegetation and private gardens should continue to be a strong feature of both the public and private domain.

This will be achieved by:

- Encouraging the retention of older housing stock that contributes to the valued character of the area.
- Ensuring buildings to be well set back from front and side boundaries.
- Encouraging low or no front fencing.
- Encouraging planting in new developments.



Design Guidelines: Interwar/Postwar/Contemporary Precinct

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
Existing Buildings	To encourage the retention of older dwellings that contribute to the character of the area.	> Consider retaining and/or adapting older Interwar dwellings that are in good condition, particularly the front section, wherever possible in new development.	Loss of older dwellings that contribute to the character of the area. New development that is out of scale and character with existing dwellings.
		> For properties adjoining flood lines or existing vegetation corridors, consider the use of indigenous and native species to enhance the landscape character of these natural features.	Removal of large, established trees. Lack of landscaping and substantial vegetation.
		> In the vicinity of Honeysuckle Creek and associated parkland, planting in private gardens should contribute to the unique landscape quality of the creek and its surrounds through the use of native vegetation.	
Vegetation	To maintain and strengthen the landscape character of streets.	> Retain large, established trees and provide for the planting of new trees and substantial vegetation, including canopy trees, wherever possible.	
		> Select plant types that are tolerant of drought conditions on properties without access to sufficient water supplies.	Inappropriate planting in drought affected areas.
Siting	To encourage sustainable vegetation and drought resistant planting in gardens.	> Buildings should be set back from boundaries to create the appearance of space between buildings and to accommodate substantial vegetation.	Boundary to boundary development. New development that interrupts the rhythm of side boundary setbacks.
		> To minimise the loss of front garden space, the dominance of car parking structures and the number of vehicular crossovers.	Car parking structures that dominate the facade or view of the dwelling. Front setbacks dominated by impervious surfaces.
		> Locate garages and carports behind the line of the dwelling. > Minimise hard paving in front yards. > Provide only one vehicular crossover per typical site frontage.	
Height and building form	To ensure that buildings and extensions respect the dominant building scale and forms.	> Respect the predominant building height and pitched roof forms in the street and nearby properties.	Buildings that appear to exceed by more than one storey the predominant height of buildings in the street and on nearby properties.
		> Articulate the form of buildings and facades through the composition of openings and setbacks.	Large, bulky buildings with flat, poorly articulated wall surfaces.
Materials and Design Detailing	To ensure the use of materials and design detail in new buildings complements that of the predominant building styles in the street.	> Articulate the facade of buildings through the use of muted tones that complement the landscape and materials found commonly within the precinct, and through variations in wall surfaces.	Large, unarticulated wall surfaces.
Front boundary treatment	To maintain the openness of the streetscape and views into front gardens.	> Front fences should be appropriate to the building era or reflect the typical fencing height and style of the street.	High, solid front fencing that blocks views of gardens.
		> Opposite Honeysuckle Creek, Strathford Reserve and at the rural interface, front boundaries should either be open or fences should be low and constructed of permeable materials.	
		> Provide a front fence that allows views through or over the fence into the front garden and to the dwelling. > In streets where front fencing is predominantly absent, provide an open frontage.	
Township edge development	To create a defined urban edge that complements the character of surrounding rural and natural landscapes.	> In new subdivisions, provide a street or road edge to the development. > Encourage consistent front and side building setbacks.	New subdivision with an internal focus delineated by high fences at the boundary.
Properties adjoining flood and vegetation lines	To retain and complement the natural landscape features that contributes to the valued character of the area.	> Buildings should be sited away from existing green corridors along flood and vegetation lines.	Filling of natural topographical landscape features.
		> New development should be designed to maintain existing vegetation and topographical features of the existing area.	Excessive use of impervious surfaces. Excessive removal of native vegetation to accommodate residential buildings.



Character Description: Rural Interface/Future Residential Precinct



Precinct Description

The rural character of this Precinct is derived from its location at the edge of the township. Streets are wide and open, with many long-range views to mountains and rural landscapes. There is inconsistent development throughout the precinct, with many properties subject to rural uses. There are many undeveloped large lots, often without road access. Vegetation is native and informal, generally located along verges and property boundaries. Some streets contain large native trees which significantly contribute to the character of the Precinct.

Key Existing Characteristics

- Dwellings are sparse and varied, with a mix of Victorian, Edwardian, post-war and contemporary styles.
- Buildings are predominantly single storey.
- Building materials are usually timber or brick, with iron or tile roofing.
- Dwellings are generally well set back from front and both side boundaries.
- Front fences are generally low or non-existent, in post and wire.
- Roadways are generally informal, with channelled and unsealed shoulders.

Community Values

- Well-maintained private gardens.
- Housing under two storeys, and generally low building heights.
- Spaciousness of streetscapes, large building allotments and large building setbacks.
- Wide, clean roadways with grassed verges.
- The informal layout of some streets.
- Natural landscapes and parks.
- Diversity of building materials.
- Variation in building styles.
- The quiet atmosphere of local streets.
- Views to open spaces, trees and hills.
- Vegetation in the private and public domain.

Policy Context

- The Municipal Strategic Statement (MSS) contains strategies that
- ensure that future residential growth and development is accommodated for in a planned manner.
- encourage consolidation of residential development in existing urban centres, new development that provides for a high quality lot layout and diversity of sizes and housing options to maintain a diverse population mix within the Shire.
- The Township Zone provides for residential development and a range of commercial, industrial and other uses in small towns, whilst encouraging residential development that respects the neighbourhood character.
- The Urban Floodway Zone and Land Subject to Inundation Overlay seek to ensure that development maintains the free passage and temporary storage of floodwaters and minimises the damage caused by flooding.

Issues / Threats

- Large-scale subdivision that results in cul-de-sacs and narrow roadways and overdevelopment of sites.
- Loss of informal roadways.
- Excessive clearing of existing vegetation and new development that fails to provide adequate space for vegetation.
- Lack of water, due to drought, affecting the amenity of private gardens and vegetation.
- Buildings with a high proportion of site coverage that reduce the feeling of spaciousness in streets.
- Large unarticulated facades.
- Boundary to boundary development.
- Large areas of impervious surfaces.
- High front fences that block views to dwellings.
- Car parking structures that dominate the streetscape.
- Bulky development with blank facades that is out of character with the area.
- Use of reflective materials at the rural interface.

Preferred Character Statement

This Precinct will undergo considerable change with new subdivisions and housing development when demand for new housing arises. Subdivisions will respect the existing character of the township and new dwellings will provide a low scale built form with substantial front and side setbacks. Established vegetation and eucalypts will be retained where possible to contribute towards the character of new subdivisions. Where possible, roads will remain informal with predominantly unsealed kerbs and wide verges.

- This will be achieved by:
- Encouraging low or no front fencing.
- Encouraging planting and vegetation in new developments.
- Ensuring development is sited to reduce the loss of vegetation and to provide for new vegetation.
- Ensuring sites are not overdeveloped to allow extensive views along the streetscape.
- Encouraging retention of informal streetscape treatments.
- Encouraging the retention and planting of indigenous and native trees.



Design Guidelines: Rural Interface/Future Residential Precinct

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
Vegetation	To maintain and strengthen the spaciousness of the streetscape and to enhance the landscape character of the precinct.	> Retain large, established trees and provide for the planting of new trees and substantial vegetation wherever possible.	Removal of large, established trees. Lack of landscaping and substantial vegetation.
		> For properties adjoining food lines or existing vegetation corridors, consider the use of indigenous and native species to enhance the landscape character of these natural features.	
Siting	To provide space for front gardens.	> In the vicinity of Honeysuckle Creek, planting in private gardens should contribute to the unique landscape quality of the creek and its surrounds through the use of native vegetation.	
		> Select plant types that are tolerant of drought conditions on properties without access to sufficient water supplies.	Inappropriate planting in drought affected areas.
Siting	To maintain the rhythm of spacing between buildings and allow for planting.	> Buildings should be set back from the front boundary a sufficient distance to accommodate a front garden including trees and shrubs.	Loss of front garden space.
		> Buildings should be set back from boundaries to create the appearance of space between buildings and to accommodate substantial vegetation.	Boundary to boundary development. New development that interrupts the rhythm of side boundary setbacks.
Siting	To minimise the loss of front garden space, the dominance of car parking structures and the number of vehicular crossovers.	> Locate garages and carports behind the line of the dwelling.	Car parking structures that dominate the façade or view of the dwelling.
		> Minimise hard paving in front yards. > Provide only one vehicular crossover per typical site footage.	Front setbacks dominated by impervious surfaces.
Height and building form	To encourage well designed, innovative architectural responses.	> Articulate the form of buildings and facades through the composition of openings and setbacks.	Large, bulky buildings with flat, poorly articulated wall surfaces.
		> Where vegetation forms an important part of the streetscape, keep new development below the established mature tree canopy height.	Buildings that protrude above the tree canopy height.
Materials and design detail	To use building materials, features and finishes that complement surrounding landscapes.	> Use materials such as natural timber or brick in muted tones and finishes that complement the natural environment and its bushland qualities. Consideration should also be given to how the materials will weather over time.	Large, unarticulated wall surfaces that use one material only. Shiny or reflective materials, other than glazing.
Front boundary treatment	To maintain the openness of the streetscape and views into front gardens.	> Provide a front fence that allows views through or over the fence into the front garden and to the dwelling.	High, solid front fencing that blocks views of gardens.
		> Opposite Honeysuckle Creek, Stratford Reserve and at the rural interface, front boundaries should either be open or fences should be low and constructed of permeable materials. > In streets where front fencing is predominantly absent, provide an open frontage.	
Township edge development	To create a defined urban edge that complements the character of surrounding rural and natural landscapes.	> In new subdivisions, provide a street or road edge to the development. > Encourage consistent front and side building setbacks.	New subdivision with an internal focus delineated by high fences at the boundary.
Properties adjoining flood and vegetation lines	To retain and complement the natural landscape features that contributes to the valued character of the area.	> Buildings should be sited away from existing green corridors along food and vegetation lines	Filling of natural topographical landscape features.
		> New development should be designed to maintain existing vegetation and topographical features of the existing area.	Excessive use of impervious surfaces. Excessive removal of native vegetation to accommodate residential buildings.



5.0 Implementation Plan

5.1 Introduction

Implementation of the Strategic Development Plan will involve a range of statutory and non-statutory tools and actions, with responsibility for various elements primarily falling to Council along with private developers and the wider community (including community groups such as VTAG, stakeholders and residents)

5.2 Zones

The Township Zone applies to the vast majority of the township. Its aim is to provide for residential development and a range of commercial, industrial and other uses in small towns, whilst encouraging residential development that respects the neighborhood character.

Advice from the Department of Planning and Community Development (DPCD) has indicated that the Township Zone should only apply to areas that are not serviced by either town water or sewerage, or do not have a critical mass of population and/or land uses that could justify separate zones.

The current part of Violet Town to which the Township Zone applies is both serviced by town water and sewerage, and has a critical mass of population and land uses that are relatively clearly defined. In this case a comprehensive re-zoning of land that is subject to the Township Zone is required to be undertaken.

This Strategic Development Plan has examined the options for land use and development and has identified a number of changes to be made to the zoning of Violet Town, which effectively replaces the Township Zone, with a number of other zones to better reflect the current and preferred future land uses.

5.3 Implementation

Statutory Implementation

Statutory implementation will see the Vision, Objectives, Strategies and Actions of the Strategic Development Plan embedded in the Strathbogie Planning Scheme through

the preparation of a Planning Scheme Amendment to change the remove the Township Zone and replace it with a suite of zones as outlined in the following implementation table.

Ultimately the preferred approach will be determined through further discussion with the Department of Planning and Community Development (DPCD) in drafting the Planning Scheme Amendment.

Local Planning Policy Framework

There are two options for including the Strategic Development Plan within the Local Planning Policy Framework of the Planning Scheme, outlined below.

Municipal Strategic Statement, Incorporated Document and Reference Document

The high level components of the Plan, i.e. the vision and objectives, would be included in the Planning Scheme as a part of the Municipal Strategic Statement (MSS).

The Plan would be divided into three parts. An abridged version of the Plan comprising only the key directions of the vision, objectives, strategies and actions, and accompanying maps, would be included in the Planning Scheme as an Incorporated Document. The MSS directions and the Incorporated Document would form the basis of assessment for all planning permit applications.

The other parts of the Plan, namely the background information and Action Plan, would form background documents that could be included in the Planning Scheme as Reference Documents. These would be available to assist in the decision making process.

Implementation of plans in this way is favoured by the DPCD as a means of reducing the amount of Local Planning Policies in Planning Schemes, and is consistent with the current State Government initiatives of 'Cutting Red Tape in Planning'.

Local Planning Policy

The other option for statutory implementation to be considered is to include components of the plan in a Local Planning Policy.

The existing policy for the Violet Town Township (Clause 21.03-4 Settlement Implementation) would need to be updated where relevant.

Changes to Zones and Overlay Controls

As previously outlined number of changes to Zones and Overlays are proposed in the Strategic Development Plan.

Zones

It is proposed that the Township Zone that currently applies to the township be replaced with a number of other zones that reflect the current and preferred future uses as outlined in the Plan. This includes the application of the Residential 1 Zone (R1Z), Low Density Residential Zone (LDRZ), Business 1 Zone (B1Z), Public Use Zones (PUZ), Public Park and Recreation Zone (PPRZ), and Industrial 1 Zone (IN1Z).

These are fully detailed in the following implementation table.

Overlays

No changes to any Overlays have been suggested in the Strategic Development Plan, however it is noted that the ongoing Strathbogie Heritage Study may, in the future, result in the application of heritage controls, potentially via a Heritage Overlay.

Similarly, the Violet Town Floodplain Management Study, which is currently underway, may suggest changes to the Flood and Land Subject to Inundation Overlays.

Other Reports

An aim of the Strategic Development Plan has been to take a holistic approach to bringing together various Reports and Policies into one comprehensive document to guide the future land use and development of Violet Town.

Keeping this in mind, the Violet Town Flood Study Report (2007) prepared for the Goulburn Broken Catchment Management Authority recommends, amongst other things that:

“SSC and GBCMA liaise in the preparation and adoption of a planning scheme amendment to enable the draft flood related planning zone and overlays”

This refers to the application of an Urban Flood Zone (UFZ), and Flood Overlay (FO) and a Land Subject to Inundation Overlay (LSIO), as indicated on the map on page 66 of the Violet Town Flood Study Report (2007).

There may be opportunity to ‘bundle’ this recommended change to the Planning Scheme with the Planning Scheme Amendments recommended in this Plan.

Non-Statutory Implementation

In addition to the statutory implementation of the new zones (and potential overlays via the recommendations of the Flood Study), there are a number of actions proposed that will be initiated and achieved by different parts of Council, State Government agencies, community groups and the private sector. This may include:

- ◆ Community groups, such as VTAG
- ◆ Council’s capital works program
- ◆ VicRoads
- ◆ VicTrack
- ◆ Department of Infrastructure (public transport)
- ◆ Major landowners and business operators

Many of the actions show multiple responsibilities. In some instances partnerships will need to be formed to implement the recommendations of the Plan. The goals and strategies will need to be incorporated into the Planning Scheme where appropriate to provide statutory weight to the Plan. It will also be critical to integrate the goals, strategies and actions into other Council planning processes to ensure consistent implementation across Council departments and capital works programs.

Funding

Funding for initiatives of the Plan will be provided through existing or future Council budgets or through State Government grants. This includes funding through the Community Support Fund, administered by the Department of Planning and Community Development, or through Regional Development Victoria.

Monitoring and Review

It is important that the Council establishes and maintains a monitoring and review program for the Plan. One obvious starting point is to monitor implementation of the actions shown in the Implementation Plan. This should ideally be undertaken annually, as input to the Council’s budget preparation cycle. A formal review of the status and content of each action could be undertaken every three years. This review should also consider performance of the Planning Scheme policies (once they are in place). Any recommendations for change would best be considered at the same time as the

Council is undertaking its three-yearly MSS review. Public consultation may be needed if the changes being considered have significant community or property impacts.

Council should keep a watching brief on the emergence of this program, and any implications it may have for its own monitoring program.

A process should be established for collecting information on development approvals on an ongoing basis, with annual reporting (perhaps feeding into the Council's Annual Report), and a formal review of the effectiveness of the Structure Plan's policies and their implementation every three years. This could occur as part of the three year MSS-linked review referred to above.

Implementation Plan

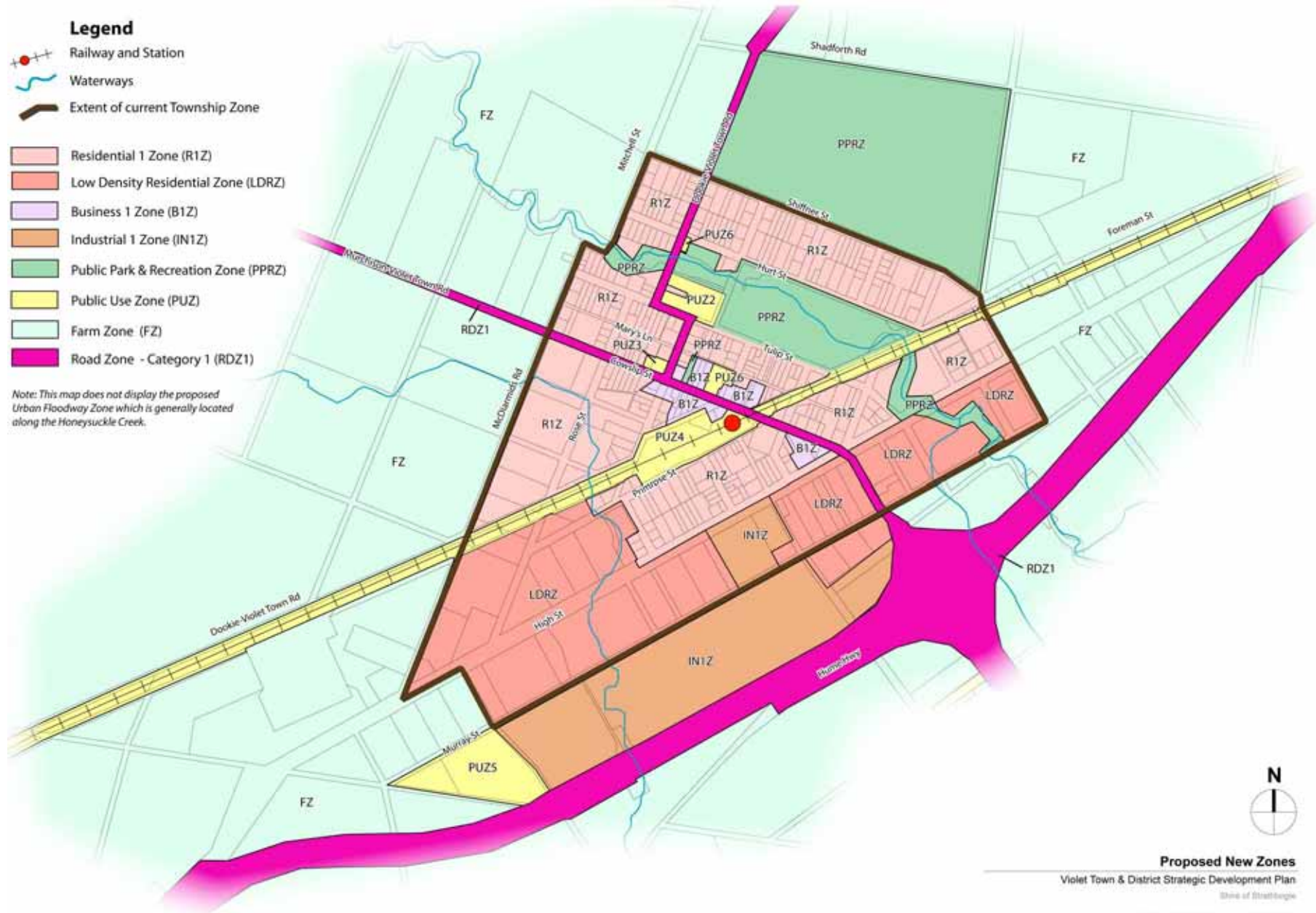
The Implementation Plan comprises a table listing the actions required to carry out the goals and strategies of the Plan. The Implementation Plan identifies:

- ◆ **Who will lead it?** The primary implementation responsibility within Council for each action (e.g. Strategic Planning, Statutory Planning, Engineering).
- ◆ **Who else may help?** Details of other responsible agencies and stakeholders outside Council (e.g. Government departments, developers, community groups, land owners) that can assist with or take responsibility in implementation of the actions.
- ◆ **When will it happen?** Approximate timeframes and priorities for each initiative.

When using the Implementation Plan, it will be important to read the actions in conjunction with the set of goals and strategies for each theme of the Plan, to ensure a clear understanding of what the action seeks to achieve.

- Legend**
-  Railway and Station
 -  Waterways
 -  Extent of current Township Zone
 -  Residential 1 Zone (R1Z)
 -  Low Density Residential Zone (LDRZ)
 -  Business 1 Zone (B1Z)
 -  Industrial 1 Zone (IN1Z)
 -  Public Park & Recreation Zone (PPRZ)
 -  Public Use Zone (PUZ)
 -  Farm Zone (FZ)
 -  Road Zone - Category 1 (RDZ1)

Note: This map does not display the proposed Urban Floodway Zone which is generally located along the Honeysuckle Creek.



Proposed New Zones
 Violet Town & District Strategic Development Plan
 Stone of Strategies



Action	Council Primary Implementation responsibility	Other Responsible Agencies and Stakeholders	Priority
♦ Prepare a Planning Scheme Amendment to incorporate the Violet Town and District Strategic Development Plan into the Strathbogie Local Planning Policy Framework.	Planning		High
♦ Prepare a Planning Scheme Amendment to rezone Violet Town and surrounds to the new zones as recommended in the Violet Town and District Strategic Development Plan.	Planning		High
♦ Prepare a Planning Scheme Amendment to implement the recommendations of the Neighbourhood Character Assessment as outlined on pages 51-54 of the Violet Town Strategic Development Plan.	Planning		High
♦ Review the Violet Town and District Strategic Development Plan 4 yearly as part of the regular Strathbogie Planning Scheme Review.	Planning		Medium (ongoing)
♦ Investigate opportunities for well designed medium density housing in the areas indicated as ' <i>Medium density housing opportunity areas</i> ' on the map on page 13 of the Violet Town and District Strategic Development Plan.	Planning		Medium
♦ Develop design guidelines for the industrial precinct to form part of the Planning Scheme Amendment	Planning		High
♦ Investigate options for the relocation of existing industrial land uses to the new industrial precinct in the medium to long term.	Economic Development	Industrial landowners / Business tenants	Medium/ Low
♦ Develop a coordinated plan for the management, use and future of the public open spaces in Violet Town (particularly the Sports Complex and Shadforth Reserve).	Recreation		Medium/ Low
♦ Negotiate with landholders and developers to incorporate new areas of open space along the creek lines when they are developed as indicated on the map on page 28 of the Violet Town Strategic Development Plan.	Recreation		Ongoing
♦ Investigate the potential to 'up light' key feature trees or buildings in the township at night.	Recreation		Low
♦ Develop a coordinated and staged plan for the construction of footpaths in Violet Town, initially focusing upon links between the main pedestrian areas of the train station, town centre, primary school, Sports Complex and the Bush Nursing Service.	Engineering/ Town Planning		High
♦ Negotiate with VicRoads for construction of footpaths on Cowslip Street and Dookie-Violet Town Road.	Engineering	Vic Roads	High
♦ Negotiate with developers to ensure that footpaths are included any new development throughout the township (this includes residential, commercial or industrial development).	Planning/ Engineering	Developers/ Applicants	High (ongoing)

♦ Install bicycle parking racks at key locations in the township.	Engineering/ Recreation		Medium/ Low
♦ Negotiate with VicRoads for a lowering of speed limits along Cowslip Street, particularly through the town centre.	Engineering	Vic Roads	Medium
♦ Investigate with VicTrack the options for use of the railway land in Railway Street for a large vehicle parking area.	Engineering/ Planning	Vic Track	Low
♦ Develop a coordinated signage and wayfinding strategy for the township which includes a rationalisation of directional and welcoming signage.	Community/ Engineering		Medium
♦ Implement the recommendations of the 2007 Violet Town Flood Study Report, particularly the preparation of a Planning Scheme Amendment as applies to the application of an Urban Flood Zone (UFZ), and Flood Overlay (FO) and a Land Subject to Inundation Overlay (LSIO), as indicated on the map on page 66 of the report.	Engineering/ Planning		High

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