LOCAL AREAS

This clause focuses on the local area implementation of the objectives and strategies set out in Clauses 21.02 to 21.07. Each subsection refers to a town or an area within the municipality and should be read in conjunction with the rest of the Benalla Planning Scheme and not in isolation.

The following local areas are addressed:

21.08-1 - Benalla
21.08-3 - Baddaginnie
21.08-4 - Devenish
21.08-5 - Goorambat
21.08-6 - Swanpool
21.08-7 - Tatong
21.08-8 - Thoona

Benalla

Benalla (Population 2011: 9328 persons) is the major urban centre of the municipality. It provides the focus of all residential, commercial, retail and industrial opportunities apart from limited and small scale opportunities in the surrounding small towns.

The Benalla CBD consists of a traditional strip shopping centre along a main road. The exposure offered by the major road meant that commercial growth tended to occur along the road rather than radiating out from a central node. This has resulted in a 'strip centre' that is inefficient from a user’s perspective and usually results in conflicts between local pedestrian and vehicular traffic and through traffic. Some fragmentation has already occurred to commercial activities with some larger stores locating on the city fringes (e.g. the former Coles in Sydney Road). While this trend is not confined to Benalla, lower land values on the urban fringe may continue to influence location decisions for major retail developments and place pressure on Council’s strategic planning policies that seek to confine retail development in the core areas.

Benalla is likely to continue as a focus for regional offices for government departments because of its central geographic location in servicing north east Victoria. The town also boasts state of the art Education Facilities including Goulburn Ovens Institute of TAFE.

Benalla has been subjected to two major floods in recent years causing considerable damage to both urban and rural areas. Future planning needs to take account of the information gained from previous flood events to minimise damage to property.

Council plays an important role in facilitating industrial development. As a regulator and owner of industrial land Council is in a strong position to meet the needs of the market. Enterprise Park will continue to provide the bulk of industrial opportunities while Benalla has the capacity to accommodate larger industry that requires buffers to the north of town. The Industrial Land Review, 2009 has confirmed the need for the provision and protection of industrial land to the northeast of Benalla. This land provides a long term land resource for manufacturing and other industries that require a substantial threshold distances from residential and other sensitive uses.

The ability to attract and supply water to new industries and where they should be located is a significant planning issue. The municipality has taken a leading role in attracting industries, and in particular major industries to the region such the Munitions Factory (formerly ADI), Schneider Electric and D & R Hendersons.

Local area implementation

Ensure that any use and development within Benalla is consistent with the Benalla Structure Plan and the Benalla CBD Structure Plan.
Settlement, Housing and Character

- Future residential development to be consistent with the *North West Outline Development Plan, 2005* and the *West Benalla Outline Development Plan, 2005* and the *Benalla Urban Growth Project, 2012* which has resolved local drainage issues within much of the Benalla West ODP area.

- All new residential development is to be fully serviced and occur outside of the designated urban floodway areas.

- Open space contributions from new residential development and infill development are to result in larger, strategically located areas of open space and where possible result in linkages with other forms of open space.

- Promote residential development that is consistent with the *Benalla Neighbourhood Character Study, 2002*.

- Encourage infill housing development to provide a diversity of choice provided the prevailing character is maintained.

- Provide rural living zoning and development in outlying areas of Benalla in accordance with the *Rural Living Study, Benalla Rural City, 2010*.

Environmental, Landscape and Heritage Values

- Protect the landscape character and environmental integrity of Lake Benalla and environs.

- Retain the integrity of heritage areas in Benalla.

Environmental risks

- Ensure new development can be protected from the effects of flooding and global warming.

Economic development

- Revitalise the western end of the Benalla CBD by relocating the municipal offices to the former post office building.

- Maximise tourism opportunities for Benalla by complimenting the development of the Winton Wetlands.
Lake Benalla Environs

Lake Benalla is a significant natural feature of local and regional importance. The establishment of the lake in the 1970’s has transformed the central area of Benalla. Various land uses adjoin the lake and its environs including residential, commercial, recreation, riverine habitat and farming. Development at the interface with the lake environs needs to be carefully assessed having regard to local settings, views and prevailing landscape and urban character.

The Lake Benalla Environs Study, 2007 and the Municipal Strategic Statement includes strategies directed at the protection of significant views, landscape character and environmental integrity of Lake Benalla and environs. These objectives are:

- Protect the natural ecosystems, waterways and habitat values of the riverine environment.
- Protect and enhance the water quality of Lake Benalla, the Broken River, Blind Creek, Chinaman’s Creek and Hollands Branch.
- Protect the landscape setting and natural environment surrounding Lake Benalla from obtrusive development.
- Encourage a high level of amenity and landscape improvements as part of new developments.
- Protect views and vistas within the lake environs including those to cultural community icons and heritage buildings, structures and places.
- Encourage the design of public spaces that add to the quality of recreational experiences.
- Establish physical and visual linkages between places of interest, cultural icons and community facilities.
- Encourage uses that attract people to the area such as festivals, markets, concerts and other people gathering activities.
- Ensure new residential development and alterations to existing residential buildings respect and enhance the character and setting of the lake environs.
- Encourage fencing that has a low visual impact on the environs of the lake.
- Develop and promote Fawckner Drive and Lowry Place as an active business and tourism precinct and primary lakeside node.
- Ensure new development respects the urban character of the street frontage and riverine character at the rear frontage.
- Maintain free passage and temporary storage of floodwaters and minimise flooding risk.

Local area implementation

Strategies

- Ensure development does not adversely impact on the character or setting of adjacent passive open space and recreation areas.
- Support development that is appropriately scaled to acknowledge and complement the lake environs character and avoid domination.
- Ensure that built form complements the setting, landscape, character, views and amenity of the lake and environs.
- Ensure the design of open space and recreation areas reflects the local landscape character and setting of the lake environs.
- Require development proposals within the riverine environment to demonstrate how nature conservation, habitat values and floodplain functions are to be maintained and enhanced.
- Ensure development and land use activities on private land in riverine areas respects native vegetation and habitat values on adjacent public land.
- Encourage use and development that improves recreational usage and access and provides for pedestrian links to activity areas.

Reference Document

Baddaginnie

Baddaginnie (Town and district population 2011: 465) developed along the Melbourne-Sydney Railway and the former Hume Highway approximately 10 kilometres south west of Benalla. Development has taken place either side of the railway line with most housing and all facilities being on the south side. Baddaginnie functions as a satellite of Benalla offering an attractive small town lifestyle to people who can enjoy the advantages and convenience of proximity to a regional centre.

Local area implementation

- Encourage infill residential development provided wastewater can be treated effectively on site.
- Provide low density residential zoning and development to provide subdivision and housing diversity in the township.
Devenish

Devenish (Population 2011: 360) is located 30 kilometres north of Benalla and services its rural hinterland. It provides opportunities for those seeking a rural living lifestyle with affordable housing. To ensure existing facilities (such as primary school) are maintained, population stability and growth is important. North East Water provides reticulated sewerage which will support further growth.

Local area implementation

- New residential development is encouraged in the existing Township Zone and in the ‘wedge’ area formed by the intersection of the Devenish-Goorambat Road and Woods (Saleyard) Road on lots capable of retaining treated waste water on site.
- Provide rural living zoning and development to provide subdivision and housing diversity adjacent to the township.
Goorambat (Town and district population 2011: 347) is a small township located on the Benalla-Yarrawonga railway line, approximately 20 kilometres north of Benalla, performing a local service centre role for their surrounding rural communities. New residents are attracted here for the small town lifestyle, affordable housing and proximity to Benalla. To ensure existing facilities (such as primary school) are maintained, population growth is important. North East Water provides reticulated sewerage which will support further growth.

Local area implementation

- New residential development is encouraged to the north of Goorambat-Dookie College Road and to the south of the recreation reserve and primary school on lots capable of retaining treated waste water on site.

- Provide low density residential zoning and development to provide subdivision and housing diversity in the township.
Swanpool

Swanpool (Town and district population 2011: 512) is located on the Midland Highway 20 kilometres south of Benalla. The township has limited housing but enjoys an extensive range of community facilities indicative of its function as a rural service centre for the hinterlands. Similar to other towns, Swanpool’s proximity of Benalla and its lifestyle option present opportunities for growth. It has tourism potential as a gateway to Mount Samaria, Strathbogie Ranges, Lake Nillahcootie and Goulburn River.

Local area implementation

- Provide low density residential zoning and development to provide subdivision and housing diversity in the township.
Tatong (Town and district population 2011: 350), located on the Tatong-Tolmie Road 26 kilometres south east of Benalla and is a local service centre for its rural hinterland.

**Local area implementation**

- Encourage infill residential development provided wastewater can be treated effectively on site.
- Encourage the Goulburn Brocken Catchment Management Authority to define the Holland Creek floodplain with the assistance of Council.
Thoona

Thoona (Town and district population 2011: 474) is located at the junction of the Thoona-Boweya Road and the Thoona-Devenish Road in the rolling hill country generally west of the Warby Ranges and north of the Winton Wetlands. While residential development is limited the town also functions as a service centre for the surrounding rural communities including the ‘environmental’ areas at the foothills of the Warby Ranges.

Local area implementation

- New residential development is encouraged in the Township Zone throughout the Thoona township.
- Provide low density residential zoning and development to provide subdivision and housing diversity in the township.
THOONA STRUCTURE PLAN

- Encourage and facilitate residential development, subject to lots being large enough for wastewater disposal. Encourage lot consolidation if individual lots are too small to comply with this requirement. New subdivision should only be approved if lots will satisfy this requirement.
- Encourage community and commercial related development.
- Investigate the potential for developing a picnic area on Boosey Creek.
- Remove willows and undertake revegetation works along Boosey Creek and its tributary.
- Seal roads priority - Thoona-Boweyes Road
- PS Primary School
- Township Boundary

Prevent development within 50m of Boosey Creek.