

22.0414/09/2006
C38(Part 1)**TOWNSHIPS LOCAL POLICY**

This policy applies to land in the Kalkallo and Bulla townships, as shown on the attached plans.

Policy Basis

The Bulla and Kalkallo townships were established in the pre-1851 squatting era and are excellent examples of early rural town settlements. They contain many natural and cultural heritage sites of significance, including churches, hotels, monuments, bridges, waterways and, in the case of Kalkallo, important grasslands. These sites, together with the town's essentially subdivision grid layout, location on a main road and near creeks, predominance of low-rise building forms and surrounding rural landscape, contribute greatly to their historic ambience and character. It is important, therefore, that new development in the towns is designed and sited in a manner sympathetic with these features and complements this 'rural town' character.

The townships were subdivided into small allotments without regard for the provision of services or the effects of inadequate effluent disposal. As a result many of the allotments are incapable of adequately supporting a dwelling. To address this problem, restructure plans have been developed for the two townships that seek to encourage the consolidation of existing allotments before a dwelling is built. Where possible the restructure plans aim to ensure that allotments in common ownership are consolidated into one allotment.

The protection of the unique character, heritage and environment of the townships of Bulla and Kalkallo, and encouraging the consolidation of allotments within the townships where necessary to achieve adequate on-site effluent disposal envelopes, are strategies of the MSS.

Objectives

- To preserve and enhance significant natural and cultural heritage features that contribute positively to the character of the townships.
- To ensure that new buildings are sympathetic with the 'rural town' character of the townships.
- To preserve and enhance the amenity of the townships and reduce the environmental impacts of new dwellings and other development.

Policy

It is policy that:

- Sites of natural and cultural heritage significance and other features that contribute positively to the ambience and character of the towns are maintained and protected.
- Buildings are to be constructed of materials and painted in colours that blend with the surrounding landscape.
- New development should be sited and designed to reflect the prevailing scale, orientation and setbacks of existing buildings in the immediate vicinity of the site.
- Buildings intended for a commercial, business or other similar use should be designed in a rural town style, incorporating such features as bull-nose verandahs, brick face work and colourbond style roofing. The use of indigenous plant species in landscaped areas is also encouraged.
- Rural-style fencing (such as post and wire) is encouraged.

- The retention of established trees on private property where they contribute to the character of the townships, is encouraged.
- Visual clutter, created by too many or inappropriate sign types, is strongly discouraged.
- Allotments are restructured in accordance with the relevant restructure plan before new development occurs.
- Only one dwelling is constructed on a restructured allotment.

Bulla

Within the Deep Creek valley:

- Access roads and service lines should follow contour lines as far as possible.
- Strong 'architectural statements' and buildings that are not residential in scale are avoided.
- Buildings are sited to maximise the retention of existing remnant vegetation.
- Single-storey or split-level buildings are preferred.

Kalkallo

- Kalkallo Creek and its environs and the Kalkallo grasslands are conserved and protected from inappropriate land use and development.
- Where possible, improvements to the external appearance of prominent public buildings such as the Kalkallo Hotel and Kalkallo petrol station are encouraged.
- New development and uses that have the potential to cause the spread of salinity are discouraged.
- New development is to be accessible by a formed road.
- New development is to have appropriate storm water drainage.

Policy Reference: Hume City Council Kalkallo Development Principles, Statement of Strategic Planning Policy, Rural Areas Strategy Plan (1993).

Locality Plans for Bulla & Kalkallo townships



