

22.0315/06/2017
C66(Part 1)**GLENROWAN TOWNSHIP****Policy Basis**

This policy applies to all applications for use and development on land within the Glenrowan Township (Precincts) - Figure 1.

Glenrowan Township Development Plan, Revised November, 2016

The Glenrowan Township Development Plan, Revised November, 2016 establishes a vision to reinvigorate commercial and residential development within the township. This plan delivers policy to implement the vision, by creating a vibrant rural township centre, supporting a range of community needs, protecting the landscape, bushland and heritage character (of national significance) and encouraging both residents and visitors to enjoy the town.

Glenrowan Masterplan, 2002

This plan delivers policy to create a vibrant rural town, through land use planning. The Masterplan focuses on the cultural heritage and tourism opportunities associated with the preservation of the Kelly Gang Siege site and protection of the remnant native vegetation throughout the township that contributes so significantly to its neighbourhood character.

To ensure development is consistent with the intent of the Glenrowan Masterplan 2002 and the Glenrowan Township Development Plan, Revised, November, 2016, the township has been broken into eleven precincts, each with a distinct character. Each precinct is supported by objectives and policies to achieve the vision.

Precinct Objectives and Policies:

These objectives apply to individual Precincts within the Glenrowan Township (shown in Figure 1).

Objective 1 Make Precinct A - Gladstone Street the vibrant commercial hub of Glenrowan

In Precinct A - Gladstone Street, it is policy to:

- Policy 1.1 Conserve the main core of Glenrowan by supporting the development of the community facilities in Precinct B, Community Hub and Precinct I, Sporting Precinct.
- Policy 1.2 Facilitate opportunities to consolidate further retail and commercial tenancies, within Gladstone Street (between Kate Street and Ned Street).
- Policy 1.3 Direct residential development outside this precinct, unless it can be demonstrated that it adds vibrancy to the 'main' street (eg. multi-unit development with limited street frontage).
- Policy 1.4 Improve tourism prospects adjacent to Precinct C, by supporting development that promotes heritage and commercial uses.
- Policy 1.5 Support uses that respond to:
 - The heritage character and Ned Kelly story
 - Provide an active frontage to open space
- Policy 1.6 Support subdivision of double fronted lots (that front Gladstone Street and Hill Street) to enable commercial development to Gladstone Street and residential development fronting Hill Street.
- Policy 1.7 Develop a commercial precinct that provides high visitor amenity.
- Policy 1.8 Require development fronting Gladstone Street to:
 - Not exceed two storeys in height
 - Provide active edges fronting Gladstone Street
 - Be constructed to the front boundary of the allotment, wherever practical

- Provide car parking at the rear of the site

Objective 2 Enable Precinct B – Community Hub to grow into a focal point for community activity

In Precinct B - Community Hub it is policy to:

- Policy 2.1 Create a picnic node and community hub in the area surrounding the Glenrowan Primary School and Spring Reserve Hall.
- Policy 2.2 Support upgrades to public and community facilities within this precinct.
- Policy 2.3 Direct future development of public and community facilities to be located within this precinct.
- Policy 2.4 Support uses that conserve native vegetation and avoid adverse impact on the natural bushland character.

Objective 3 Celebrate the historic links to the Ned Kelly Siege Site ‘The Last Stand’ in Precinct C - Core Heritage Precinct

In Precinct C - Core Heritage Precinct it is policy to:

- Policy 3.1 Strengthen the heritage integrity of the Core Heritage Precinct, particularly the Siege Precinct (HO170)
- Policy 3.2 Protect the immediate context of the ‘Siege Site’
- Policy 3.3 Avoid development that detrimentally impacts on identified heritage places.
- Policy 3.4 Maintain the site at the corner of Gladstone Street and Beaconsfield Parade for the future Ned Kelly Interpretive Centre.
- Policy 3.5 Protect the special character of Glenrowan’s physical environment, principally by reflecting the character of ‘Kelly Country’ and north eastern Victoria within the town centre.
- Policy 3.6 Restore the ‘Siege Site’ topography and landscape characteristics to reflect the features present in 1880.
- Policy 3.7 Maintain the ‘Siege Precinct’ as the focus of the town.
- Policy 3.8 Require new buildings and building additions and alterations to be sympathetic to the heritage characteristics of the ‘Siege Precinct’ and other heritage sites in Glenrowan.
- Policy 3.9 Facilitate key tourism initiatives and commercial development related to the ‘Siege Site’ and bushranger experience.

Objective 4 Focus new and infill residential development in Precinct D – Residential

In Precinct D - Residential it is policy to:

- Policy 4.1 Facilitate new residential development in this precinct.
- Policy 4.2 Facilitate re-subdivision of large double fronted lots that can be appropriately serviced by existing infrastructure networks.

Objective 5 Minimise risks from bushfire in Precinct E – Fire Risk Area

In Precinct E - Fire Risk Area it is policy to:

- Policy 5.1 Avoid subdivision and new development in areas of high fire risk (including areas identified by the BMO).
- Policy 5.2 Recognise the important contribution of existing vegetation to the landscape character.
- Policy 5.3 Minimise the impact of bushfire.

Objective 6 Establish Precinct F - Beaconsfield Parade as the key movement link throughout the township

In Precinct F - Beaconsfield Parade it is policy to:

- Policy 6.1 Reinforce Beaconsfield Parade as the primary connection for pedestrians and vehicles between Gladstone Street Precinct (A) and the Community Hub Precinct (B).

- Policy 6.2 Provide safe and separate access for pedestrians through development that enhances the streetscape.
- Policy 6.3 Support high quality community and residential development throughout the precinct.
- Policy 6.4 Reinforce the character of Beaconsfield Parade.
- Policy 6.5 Recognise the links and key connection Beaconsfield Parade provides throughout the township.
- Policy 6.6 Facilitate greater pedestrian amenity through the provision of wider pedestrian zones and crossing points, and the introduction of streetscaping such as planting, street furniture and lighting.

Objective 7 Protect the natural features and vegetation in Precinct G - Western Glenrowan

In Precinct G - Western Glenrowan it is policy to:

- Policy 7.1 Avoid development by discouraging further subdivision.
- Policy 7.2 Protect vegetation by siting new development to minimise loss.
- Policy 7.3 Limit development due to servicing and drainage constraints.
- Policy 7.4 Minimise the impact of risk from bushfire.

Objective 8 Transition to a high quality Rural Residential lifestyle in Precinct H (a) Northern Foothills – East

In Precinct H(a) Northern Foothills - East it is policy to:

- Policy 8.1 Design high quality rural living opportunities, with a connected street network.
- Policy 8.2 Support smaller lots along the Old Hume Highway transitioning to larger lots adjacent to the foot hills.
- Policy 8.3 Require a pedestrian/cycle pathway (linear public open space) to Mount Glenrowan that connects with existing pedestrian/cycle networks.
- Policy 8.4 Plan for co-location of drainage lines and public open space.
- Policy 8.5 Recognise and respond to existing servicing assets, easements and infrastructure.
- Policy 8.6 Protect road side native vegetation.
- Policy 8.7 Maintain the existing bushland character.
- Policy 8.8 Protect the landscape and biodiversity values of steep, vegetated private land to the northeast of Glenrowan from inappropriate siting and design of development.

Objective 9 Maintain the rural character of Precinct H (b) Northern Foothills – West

In Precinct H (b) Northern Foothills - West it is policy to:

- Policy 9.1 Protect agricultural activity.
- Policy 9.2 Balance the need of agricultural activities and housing diversity.
- Policy 9.3 Plan for housing needs in the long term future.

Objective 10 Re-enforce the role of Precinct I - Sporting Precinct as a formal recreation area, a gateway site and community meeting point

In Precinct I - Sporting Precinct it is policy to:

- Policy 10.1 Reinforce the sporting ovals and halls as gateway sites.
- Policy 10.2 Support consolidation of recreation and sporting facilities.
- Policy 10.3 Support development that includes enhancing landscape character.
- Policy 10.4 Direct growth of recreational facilities to this precinct.

Objective 11 Balance the demand for housing and the risks from bushfire in Precinct J - Residential – South of Gladstone

In Precinct J – Residential - South of Gladstone it is policy to:

Policy 11.1 Minimise bushfire hazards and risks.

Policy 11.2 Support subdivision of large double fronted, undeveloped lots, with access to appropriate development infrastructure.

Objective 12 Provide opportunity to extend movement networks to Precinct K Farming

In Precinct K - Farming it is policy to:

Policy 12.1 Protect agricultural activity.

Policy 12.2 Create a pedestrian/cycle network that links the township to Fosters Lake.

Decision Guidelines:

Before deciding on an application, the responsibility authority must consider:

- The contribution the proposal makes to the streetscape, landscape and heritage character of the Glenrowan township
- The extent to which the proposal is consistent with the objectives of the *Glenrowan Township Development Plan, Revised November, 2016*
- Any relevant heritage studies or place citations
- The views of Council's Heritage Advisor, Heritage Victoria the Department of Environment and Energy or the National Trust of Australia (Victoria), where relevant
- How the development responds to heritage report recommendations
- How the development responds to the conditions of Glenrowan's physical environment

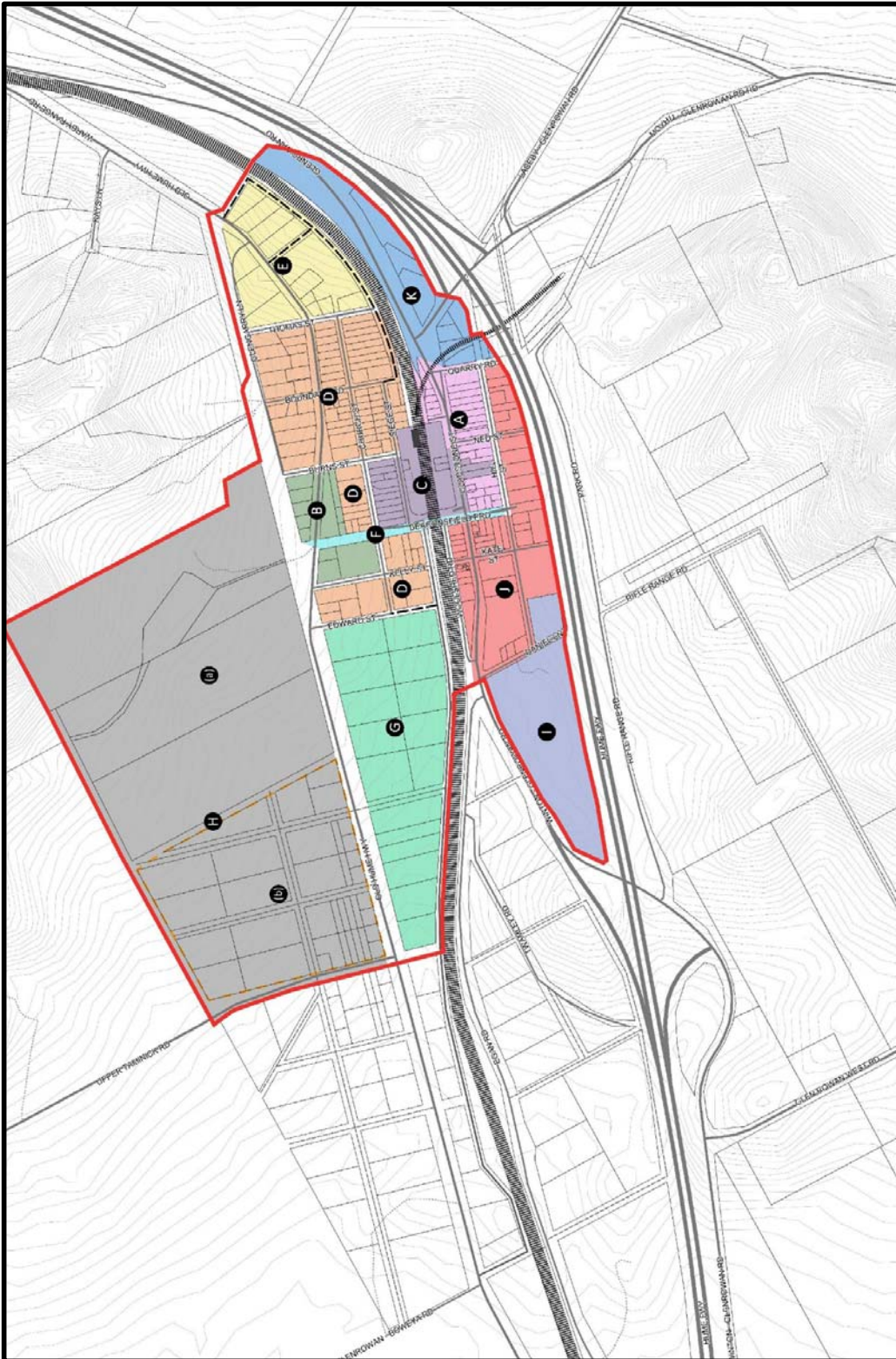
Further Work:

- In Precinct C Core Heritage Precinct – complete a heritage wide analysis to:
 - Develop exemption criteria for simple applications
 - Create urban design guidelines and or landscape guidelines as appropriate
 - Prepare development controls to guide appropriate built form in the Core Heritage Precinct
- In Precinct F investigate funding opportunities for improvements to Beaconsfield Parade over the railway line.
- In Precinct H (b) subject to saturation of available residential land, further investigate rural living housing opportunities.

Policy Reference:

- Glenrowan Masterplan, April, 2002
- Glenrowan Bushfire Assessment, January, 2014
- Glenrowan Township Development Plan, Revised, November 2016

Figure 1: Glenrowan Township (Precincts)



Precinct	Name/Description
A	Gladstone Street
B	Community Hub
C	Core Heritage Precinct
D	Residential
E	Fire Risk Area
F	Beaconsfield Parade
G	Western Glenrowan
H (a)	Northern Foothills – East
H (b)	Northern Foothills – West
I	Sporting Precinct
J	Residential South of Gladstone
K	Farming