YARRAM AND BUCKLEYS ISLAND ROAD STRATEGIC FRAMEWORK

Objectives
To facilitate development in accordance with the Yarram and Buckleys Island Road strategy plans shown in this clause.

Strategies
- Ensure that any future rezoning of land or proposed use and development in Yarram does not exacerbate existing drainage problems.
- Ensure outline development plans for land north of Hiho’s Lane and south of Rhoda Street, Yarram, manage the staging of residential development to achieve efficient infrastructure provision and avoid an oversupply of residential lots.
- Encourage the location of multi unit development and housing for senior citizens (including retirement homes and sheltered housing) in areas with good access to the town centre, hospital, and other facilities.
- Encourage development of existing industrial land as a priority.
- Encourage industrial development on the land on the corner of Church Road and Livingston Road, as noted in the strategy plan, as a first phase.
- Encourage the redevelopment of the old Murray Goulburn factory site in Commercial Road.
- Facilitate development of local timber businesses where possible to ensure immediate opportunities for employment and output growth for the Yarram area.
- Ensure that detailed development plans are prepared for all future industrial areas. This must include a traffic study and a comprehensive drainage study resulting in an approach for Water Sensitive Urban Design (WSUD).
- Provide low density residential opportunities for the Yarram area at Buckleys Island Road.
- Prior to subdivision, prepare an outline development plan for land identified on Buckleys Island Road Strategy Plan as “Low Density Residential Opportunities”, and at an appropriate time, also prepare an outline development plan for land identified on Buckleys Island Road Strategy Plan as “Possible Long Term LDRZ Expansion”, acknowledging in all outline development plans the need to extend or upgrade essential services (i.e. water and the sealing of roads etc) in this area.
- Ensure that additional off street car parking spaces are provided at the rear of the shopping centre.
- Protect the operation of the Parkside Aerodrome, Yarram and its ability to expand.
Implementation

These strategies will be implemented by:

Using zones, overlays, policy and the exercise of discretion

- Applying appropriate zones and overlays.
- Applying the Special Water Supply Catchment Areas policy at Clause 22.01
- Applying the Rural policy at Clause 22.02
- Applying the Heritage policy at Clause 22.03
- Applying the Car Parking policy at Clause 22.04
- Applying the Aerodrome and Environs policy at Clause 22.05
• Refer to the Country Fire Authority guidelines on subdivision, group accommodation and recreation accommodation when assessing whether a development proposal adequately addresses fire safety issues.

• Refer to the Healthy by Design guidelines to ensure development facilitates healthy communities through well planned networks of walking and cycling routes, streets with direct, safe and convenient access to local destinations within the Shire’s towns within easy walking distance from homes, public open space, public transport, shops and services.

• Require that development plans are prepared prior to subdivision of green-field sites that show the proposed layout of lots and road reservations and include infrastructure schemes that show where power, water, and sewerage will be located. These development plans will identify site advantages and constraints, main road networks and associated movement patterns, and social and community facilities.

Other actions

• Support the relevant water authority with identification and installation of appropriate effluent disposal and/or water supply systems for unsewered settlements, focusing on priority areas identified in the Municipal Domestic Wastewater Management Plan, following confirmation of the need (on environmental and health grounds).

Undertaking further strategic work

• Prepare outline development plans for the future development of residential and industrial areas that have regard to potential impacts on the natural environment and include these in a development plan overlay.

• Implement the land use planning recommendation from the “Industrial Land Strategy Yarram, Maffra and Stratford” May 2011.

• Develop planning controls to prevent development in the vicinity of the Parkside, Yarram Aerodrome that may prejudice its operation or ability to expand.

• Investigate alternative cost effective drainage scheme options to address flooding issues in Yarram prior to any further major developments occurring that may impact upon existing and future drainage requirements for the area.

• Prepare a masterplan for the Yarram urban area.

• Review the extent and future demand for land zoned Low Density Residential and Rural Living in particular areas, subject to there being a demonstrated need for such reviews.

• Review the peripheral Industrial 1 Zone land with the option of rezoning to Industrial 3 Zone.