SMALL SETTLEMENTS STRATEGIC FRAMEWORK

Alberton

Vision
Manage future development in accordance with the following vision:

“Alberton will develop in a manner that respects and enhances its rural residential character.”

Development will be sustainable and recognise the environmental constraints within the township and its adjoining areas, particularly flooding, high water table, Ramsar wetlands, agricultural land and coal resources.”

Buildings and subdivision will be of a design that reflects the existing rural residential character and open nature of the township.”

Objective 1
To protect and enhance the character and environment of Alberton and its surrounds.

Strategies
- Encourage well designed development that respects the historic building stock and surrounding landscape.
- Ensure development density and subdivision is limited to an appropriate size to protect township character.
- Avoid development which has the potential to adversely impact on the Corner Inlet Ramsar Wetlands and the surrounding Albert River, Jack River and Tarra River.
- Ensure Aboriginal cultural heritage sites are not adversely impacted by developments.

Objective 2
To ensure that development is appropriately located and occurs in a sustainable and orderly manner.

Strategies
- Contain urban development within the defined settlement boundary.
- Limit residential development to the Township Zone and, subject to a review of suitable zoning, retain surrounding land within the Farming Zone.

Objective 3
To ensure that development is provided with appropriate standard of infrastructure.

Strategies
- Ensure appropriate provision is made by development proponents for servicing infrastructure.
Briagolong

Objective

To facilitate development in accordance with the Briagolong Strategy Plan shown in this Clause.

Strategies

- Promote the development of ‘cottage’ based tourism, particularly along the main roads of the town and subject to such development being compatible with the amenity and character of the locality.

- Ensure that no new housing is constructed in or around the town unless it can be demonstrated that effluent can be adequately treated and contained on site and stormwater runoff is discharged in a manner which minimises impacts on the receiving environment.
Objective
To maintain the mountain village character of Dargo and Licola.
Strategies

- Promote the significant potential for the development of tourism in and around Dargo and Licola.
- Encourage further expansion of Licola where such development can be adequately serviced and will have a minimal impact on the environment, particularly the water quality in the Macalister River.
- Ensure that all development is sited and designed in a manner which responds to the ‘mountain village’ character of the towns.

Implementation

These strategies for Alberton, Briagolong, Dargo and Licola 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
- Applying the Coal Resources policy at Clause 22.06
- Applying the Coal Buffers policy at Clause 22.07
- 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-fields 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.
- Review future strategic directions for land use in the vicinity of the township of Licola.
- Review the extent and future demand for land zoned Low Density Residential and Rural Living, subject to there being a demonstrated need for such review.