

11.01

31/07/2018
VC148

VICTORIA

11.01-1S02/09/2025
VC283**Settlement****Objective**

To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

Strategies

Plan for the delivery of 2.24 million homes across Victoria by 2051.

Develop sustainable communities through a settlement framework that:

- Offers a range of housing choices.
- Provides convenient access to jobs, services, infrastructure and community facilities.
- Takes into account regional and municipal contexts and frameworks.

Focus investment and growth in:

- Melbourne Central City.
- Metropolitan Activity Centres and Suburban Rail Loop Precincts in Metropolitan Melbourne.
- Priority Precincts (including the Suburban Rail Loop East Precincts).
- Major regional cities of Ballarat, Bendigo and Geelong.
- Regional cities of Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warrnambool and Wodonga.

Manage the expansion of settlements by:

- Creating and reinforcing settlement boundaries. Where no settlement boundary is identified, limit the expansion of a settlement to the extent of existing urban zoned land.
- Promoting and capitalising on opportunities for urban renewal and infill redevelopment.
- Limiting urban sprawl and directing growth into existing settlements.
- Ensuring land that may be required for future urban expansion is not compromised.

Provide for growth in population and development of facilities and services across a regional or sub-regional network in accordance with housing targets.

Plan for development and investment opportunities that make best use of existing and planned transport infrastructure.

Coordinate transport, communications and economic linkages between settlements through the identification of servicing priorities.

Strengthen transport links on national networks for the movement of commodities.

Deliver networks of high-quality integrated settlements, suburbs and towns that:

- Are great places with a strong identity and sense of place.
- Are inclusive, prosperous, liveable and sustainable.
- Comprise a form and density that supports healthy, active and sustainable transport.
- Are based around compact existing or planned activity centres to maximise accessibility to facilities and services.
- Concentrate retail, office-based employment, community facilities and services in central locations.

Facilitate environmentally resilient settlements by:

- Integrating the management of water resources into the urban environment in a way that supports water security, public health, environment and amenity outcomes.

WANGARATTA PLANNING SCHEME

- Minimising exposure to natural hazards.
- Contributing to net zero greenhouse gas emissions through renewable energy infrastructure and energy efficient urban layout and urban design.
- Supporting metropolitan and regional climate change adaption and mitigation measures.
- Supporting cooling and greening measures for urban areas.

Policy guidelines

Consider as relevant:

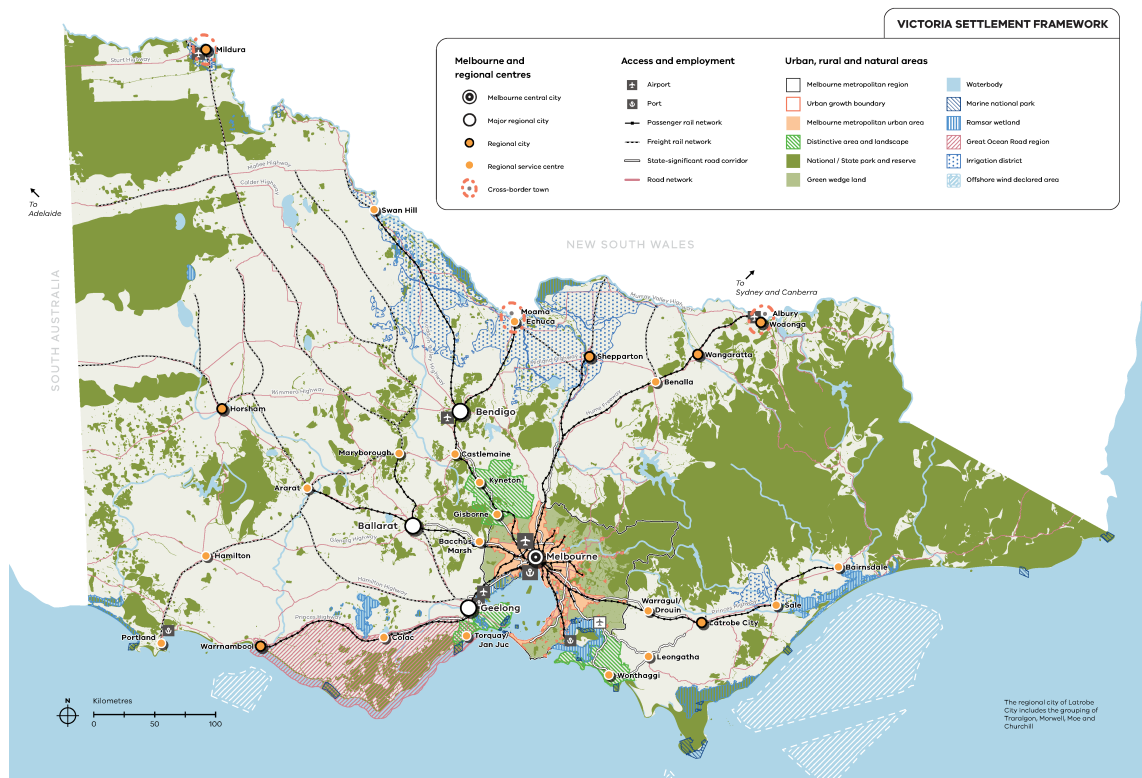
- Any settlement boundary identified in a document incorporated into this planning scheme.

Policy documents

Consider as relevant:

- *Plan for Victoria* (Department of Transport and Planning, 2025)
- *Victoria's housing Statement - The Decade Ahead 2024-2034* (Department of Premier and Cabinet, 2023)

Victoria Settlement Framework Plan



11.01-1R02/09/2025
VC283**Settlement - Regional Victoria****Strategies**

Focus regional investment and growth in:

- Major regional cities of Ballarat, Bendigo, Geelong.
- Regional cities of Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warrnambool and Wodonga.

Support sustainable development of the Regional service centres of Ararat, Bacchus Marsh, Bairnsdale, Benalla, Castlemaine, Colac, Echuca, Gisborne, Hamilton, Kyneton, Leongatha, Maryborough, Portland, Sale, Swan Hill, Torquay/Jan Juc, Warragul/Drouin and Wonthaggi.

Deliver networks of high-quality integrated regional settlements by:

- Building on strengths and capabilities of each region across Victoria to respond sustainably to population growth and changing environments.
- Developing settlements that will support resilient communities and their ability to adapt and change.
- Balancing strategic objectives to achieve improved land use and development outcomes at a regional, catchment and local level.
- Preserving and protecting features of rural land and natural resources and features to enhance their contribution to settlements and landscapes.
- Encouraging an integrated planning response between settlements in regions and in adjoining regions and states.
- Providing for appropriately located supplies of residential, commercial, and industrial land across a region, sufficient to meet community needs.
- Improving transport network connections in and between Major regional cities, Regional cities and Melbourne.
- Maintaining distinctive breaks and open rural landscapes between settlements.
- Planning for increased seasonal demand on services and infrastructure in towns with significant visitor accommodation and high holiday home ownership or periodic influxes of workers.

11.01-1R

02/09/2025
VC283

Settlement - Hume

Strategies

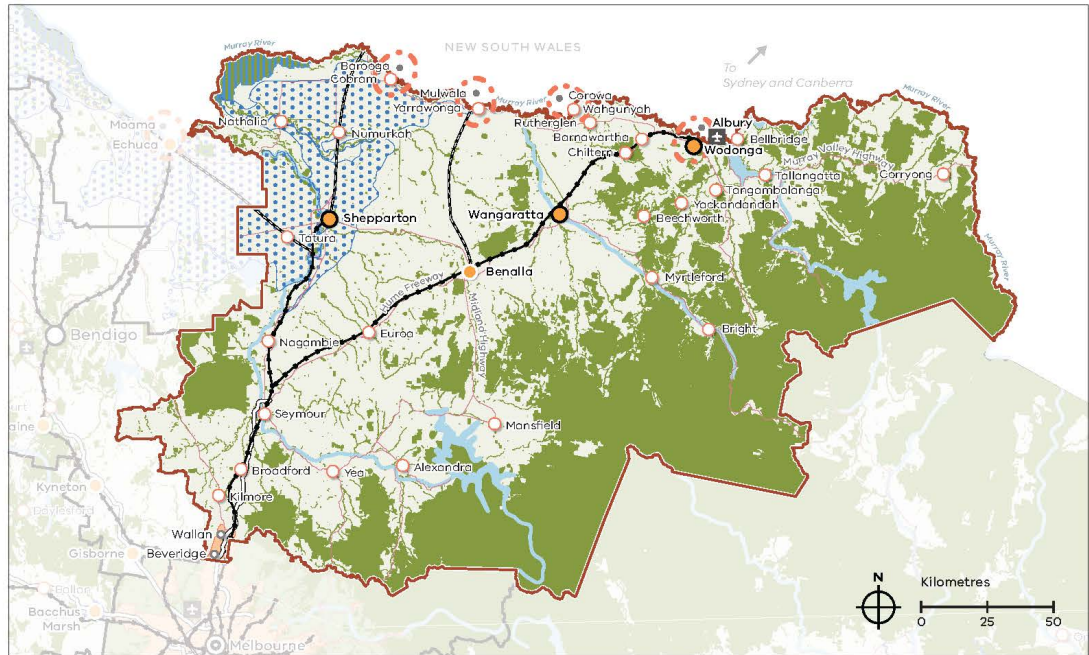
Facilitate growth and development specifically in the Regional cities of Shepparton, Wangaratta, Wodonga and Regional service centre of Benalla.

Facilitate and strengthen the economic role of Seymour, while supporting population growth and significant change.

Support growth in Broadford, Kilmore and Seymour without impacting on the economic and environmental roles that surrounding non-urban areas serve.

Support growth and development in district towns across the region.

Hume Settlement Framework



Hume Settlement Framework

Regional cities and towns

- Regional city
- Regional service centre
- District town
- Cross-border town
- Towns within Melbourne's Urban Growth Boundary

Access and employment

- Passenger rail network
- Freight rail network
- State-significant road corridor
- Road network
- Airport

Urban, rural and natural areas

- Hume region
- National / State park and reserve
- Waterbody
- Irrigation district
- Ramsar wetland
- Melbourne Urban Growth Boundary

11.01-1L-01 Glenrowan Township06/06/2022
C82wang**Policy application**

This policy applies to all land identified in the Glenrowan Township plan.

Objective

To preserve the landscape character and develop a sense of place unique to Glenrowan.

Landscape strategies

Support development that enhances the landscape character of Glenrowan.

Support the use of selected native vegetation species in landscaping works to preserve 'bushland' character.

Require the use of low threat vegetation in areas recognised as having high bushfire risk.

General strategies

Require any new installations of services to be located underground.

Precinct A – Gladstone Street

Promote Precinct A as the commercial hub of Glenrowan.

Facilitate opportunities to consolidate further retail and commercial tenancies, within Gladstone Street, in particular between Kate Street and Ned Street.

Direct residential development outside this precinct, unless it does not compromise its commercial nature, such as multi-unit development with limited street frontage.

Support subdivision of double-fronted lots fronting Gladstone and Hill Streets to enable commercial development to Gladstone Street and residential development to Hill Street.

Support development that respects existing scale and heritage character.

Encourage development on Gladstone Street to be built to the front boundary with active edges.

Locate car parking at the rear of developments.

Precinct B – Community Hub

Direct future development of public and community facilities to Precinct B.

Support upgrades to public and community facilities within this precinct.

Support use and development that conserves native vegetation and avoids adverse impact on the natural bushland character.

Precinct C – Core heritage

Maintain the 'Siege Precinct' as the focus of the town and protect its immediate context.

Facilitate tourism uses and commercial development related to the 'Siege Site' and bushranger experience.

Support the use of the site at the corner of Gladstone Street and Beaconsfield Parade for the future Ned Kelly Interpretive Centre.

Precinct D – Residential

Direct residential development to Precinct D.

Facilitate the subdivision of large double-fronted lots.

Precinct E – Fire Risk Area

Avoid subdivision and new development in areas of high fire risk.

Precinct F – Beaconsfield Parade

Maintain the streetscape character of Beaconsfield Parade.

Support community and residential development that enhances the amenity of the public realm.

Precinct G – Western Glenrowan

Discourage further subdivision.

Limit development due to servicing and drainage constraints.

Precinct H(a) – Northern Foothills - East

Encourage rural residential development with a connected street network and quality design that protects and enhances the rural character of Precinct H (a).

Support smaller lots along the Old Hume Highway transitioning to larger lots closer to the foot hills.

Protect existing servicing assets, easements and infrastructure, such as the high pressure gas pipeline and major North East Water Dam water supply.

Design a pedestrian and cycling pathway (linear public open space) to Mount Glenrowan that connects with the existing networks.

Maintain the existing bushland character.

Precinct H(b) Northern Foothills – West

Protect the primacy of agricultural uses in Precinct H(b) until it is considered for rezoning for rural living.

Precinct I – Sporting precinct strategies

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

Support the consolidation of recreation and sporting facilities.

Precinct J – Residential - South of Gladstone

Support subdivision of double-fronted, undeveloped lots in Precinct J, south of Gladstone Street.

Precinct K

Ensure agriculture remains the key land use.

Create a pedestrian and cycling network that links the township to Fosters Lake.

Policy guideline

Consider as relevant:

- Limiting development fronting Gladstone Street to not more than two storeys.

Policy documents

Consider as relevant:

- *Glenrowan Township Development Plan* (City of Wangaratta, 2019)
- *Glenrowan Bushfire Assessment* (City of Wangaratta, 2014)

Glenrowan Township plan



11.01-1L-02 Milawa Township06/06/2022
C82wang**Policy application**

This policy applies to all land identified in the Milawa Township plan.

Objective

To support development that enhances the rural character of Milawa.

General strategies

Upgrade pedestrian and cycle links.

Facilitate connectivity in subdivisions.

Require land to be adequately drained prior to rezoning or approval resulting in intensification of development.

Town Centre strategies – Precinct A

Create a township core along the Snow Road spine.

Strengthen the gateway site at the corner of Snow Road and Milawa-Bobinwarrah Road by activating street frontages.

Avoid direct access from Snow Road for new development.

Avoid car parking fronting Snow Road.

Low-density strategies – Precinct B, C, D & F

Protect and reinforce the low density residential character of Precincts D and F.

Support connected low-density development.

Support infill development in Precinct B.

Facilitate development that enhances connectivity within the precinct and beyond, particularly north-south and east-west connections.

Avoid development that prevents future east/west connections beyond the township boundary.

Improve connections between Milawa-Bobinwarrah Road (Factory Lane) and John Mcaleese Park.

As development occurs in Precinct F and C, support smaller lots fronting Milawa-Bobinwarrah Road (Factory Lane).

Mixed use strategies – Precinct E

Retain the existing rural focus and mixed use character of Precinct E.

Maintain the residential character of small lots activating Milawa-Bobinwarrah Road (Factory Lane).

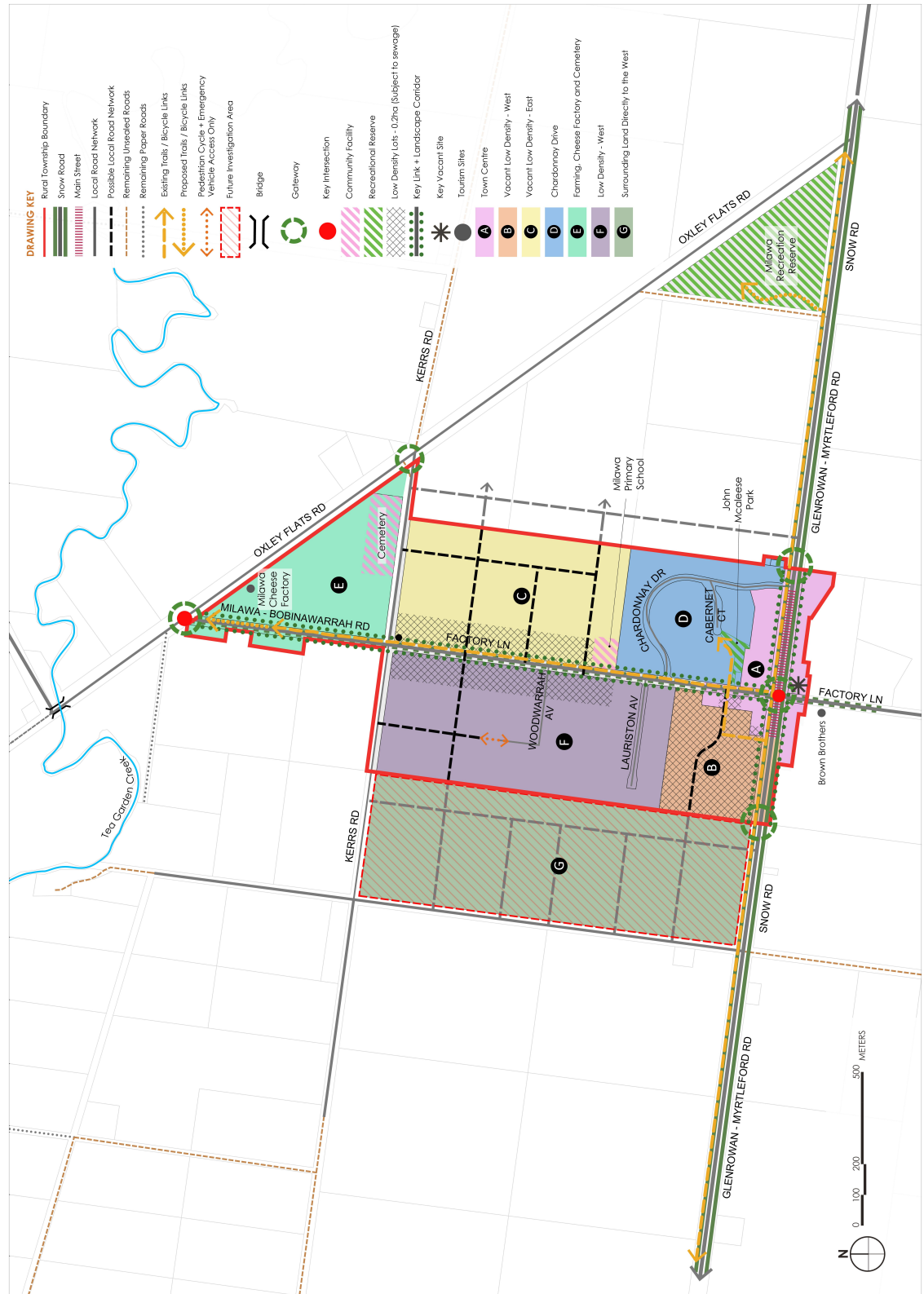
Reinforce the role of the Cheese Factory complex as an anchor location of the precinct.

Farming strategies – Precinct G

Avoid development in Precinct G that will preclude long-term growth.

Design development (including subdivision) to not prejudice or adversely impact the operation of existing businesses (such as agricultural farm gates) along the Snow Road.

Milawa Township plan



11.01-1L-03 Oxley Township06/06/2022
C82wang**Policy application**

This policy applies to all land identified in the Oxley Township plan.

Objectives

To support development that enhances the rural character of Oxley.

To enhance the amenity and accessibility to the King River.

General strategies

Support development that complements the scale and character of the township.

Design development to address the King River, including through the provision of active frontages.

Support farm gate businesses and small scale tourist attractions that are complementary to agriculture and farming.

Improve access, links and cycling connections to the King River and existing sporting facilities, particularly from Snow Road.

Create an open space reserve along the King River reserve with a shared path on public land.

Support the creation a shared path along Oxley Meadow Creek Road south of Snow Road to the Oxley Recreation Reserve.

Town Centre strategies – Precinct A

Support Snow Road as the core business and tourism node in the township.

Facilitate re-subdivision and intensification of development of large double-fronted and undeveloped sites.

Create pedestrian links from the Snow Road to the King River.

Low-density development strategies – Precinct B-E

Support low density development at a variety of lot sizes that respond to servicing access.

Support site layout and design that allows for future intensification in Precinct B and C.

Support subdivision design with activated front edge treatments along Horseshoe Creek and public land interfaces in Precinct B.

Require sewer connection in Precinct C prior to any subdivision of land.

Prioritise development of lots closest to Macartney Street in Precinct C then progressively moving south.

Support larger lot sizes in Precincts D and E as a buffer between residential and adjoining farming uses.

As subdivision occurs in Precinct D, use open space contributions to acquire land adjacent existing public land (and located in flood plain areas) to increase existing open space, along the King River.

Support road layouts, subdivision and site layouts in Precinct E that do not preclude the potential for future road connections and residential development.

Farming Zone strategies – Precinct F-I

Maintain the existing Farming Zone applying to land in Precinct F in the medium term.

Encourage the establishment of rural business in Precinct G.

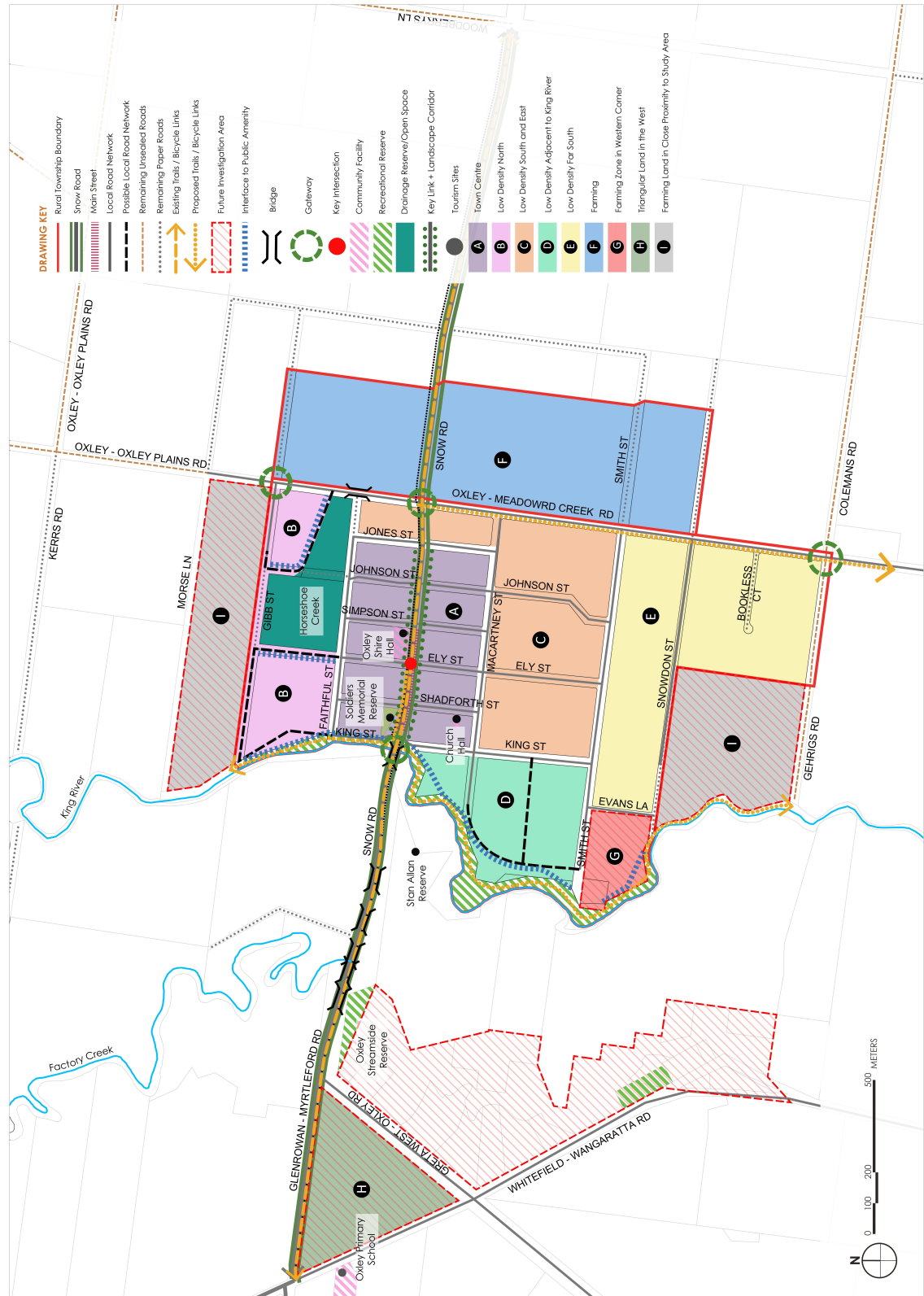
Support pedestrian and shared pathway connectivity between Precinct H and Snow Road.

Policy guidelines

Consider as relevant:

- Supporting 0.2 hectare minimum lot sizes in Precinct C.
- Requiring 0.4 hectare minimum lot sizes in Precinct D and E where reticulated sewer is available.

Oxley Township plan



11.01-1L-04 Snow Road between Oxley and Milawa

06/06/2022
C82wang

Objective

To maintain the close links between Milawa and Oxley.

Strategies

Strengthen the community infrastructure and facilities network between Oxley and Milawa.

Support the establishment of rural businesses such as farmgate sales between Oxley and Milawa.

Avoid linear extensions of residential development between Oxley and Milawa.

11.01-1L-05 Moyhu Township

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Proposed C95wang

Policy application

This policy applies to all land identified within and immediately adjoining the Moyhu TDP Structure Plan.

Objectives

Reinforce Moyhu's role as the key urban settlement within close proximity to the King Valley.

Facilitate a diverse and complementary mix of land uses that support the community of Moyhu and the greater King Valley.

Enhance the amenity and accessibility between the township and the King River, Moyhu Recreation Reserve and surrounding education facilities.

General Strategies

Support development that respects and enhances the existing scale and rural character of the township.

Design any development that expands the township to provide active frontages along any interface with farming zoned land.

Support development that increases amenity, improves connection to the surrounding natural landscapes and supports health and wellbeing.

Built Form and Character**Objectives**

Create a distinct and engaging built form character, designed for people, place and the environment.

Strategies

Encourage urban and architectural design that considers the existing township character and environmental elements.

Support infill development within the existing township form.

Actively manage the urban / farming interface along with the variety of land uses within the township.

Respect and enhance the identified heritage assets within the township.

Encourage the retention of buildings or parts of buildings that have efficient recycling potential and can be adapted to a variety of uses.

Provide diversity of housing in strategic locations across the township.

Public Realm

Objective

Improve the quality of the public realm and create a socially connected and healthy community.

Strategies

Create attractive and safe streets that accommodate all users.

Improve accessibility to existing open spaces.

Ensure the built environment, streets and public open spaces are designed to minimise their contribution to the urban heat island effect and contribute to urban cooling, including designing cool routes that support active travel.

Design the public realm and landscaping to be resilient to future climate conditions, bushfire resilient and incorporate water sensitive urban design including passive and active irrigation.

Movement and Access

Objective

Improve safety, amenity, productivity and accessibility of movement to and around the Township as outlined in the Moyhu TDP Structure Plan.

Strategies

Support the improved connectivity within the present and future township structure.

Support the creation, upgrading and completion as relevant, connectivity links between the township, the King River, Moyhu Primary School and Moyhu Recreation Reserve.

Provide high level of pedestrian and cycling amenity.

Improve connectivity with the present and future township structure, with a priority on active transport (walking/cycling) networks being most efficient and effective transport within the township.

Support the creation of cool routes within subdivision design through the establishment of continuous canopy cover.

Infrastructure

Strategies

Require the installation of any new services to be underground.

Design development to protect the existing landscape values on and adjoining the site, including canopy, vegetation and habitat for biodiversity.

Support development that reduces the amount of stormwater runoff onsite, and improves the quality of stormwater, and the impacts for stormwater that leaves the development.

Encourage development that supports innovation in the use of water.

Precinct A: Township - Byrne Street

Objectives

Promote the continued residential use of this precinct.

Reinforce the role of this precinct as a major tourist gateway and arrival experience.

Strategies

Support the continued enhancement of the arrival experience through this precinct.

Support residential uses and compatible tourism uses.

Support further consolidation and residential infill, including double fronted lots to Market Street.

Investigate and support subdivision to separate the Lions Park Reserve from the road reserve and rezone Lions Park to Public Park and Recreation Zone.

Precinct B: Commercial Centre

Objective

Reinforce the precinct as the preferred location for commercial activity within the township.

Strategies

Direct commercial uses to locate within this precinct to create a vibrant commercial and community focal point for the town.

Discourage the establishment of new residential uses within this precinct.

Ensure that appropriate investigations and remediation (if required) are undertaken into the potential for land contamination from past land uses on land at 9 and 22 Byrne Street, prior to the approval for any development or sensitive uses being established or extended.

Support improvements to the Carl Schultz Reserve to create a town square as a community focal point.

Precinct C: Township - Bartley Street

Objective

Reinforce the role of the precinct as primarily a residential area.

Strategies

Direct new residential development including infill uses to establish within the precinct.

Support further development and subdivision of underutilised Township Zoned land.

Avoid further extension of the Township Zone south of Bartley Street for residential purposes.

Ensure that appropriate investigations and remediation (if required) are undertaken into the potential for land contamination from past land uses at 33-35 Bartley Street (former fossil fuel depot) prior to the approval of any development that involves the establishment of sensitive uses on the land.

Precinct D: Former Moyhu Depot

Objective

Facilitate the re development or reuse and remediation of this centrally located site for community or social based uses.

Strategies

Prior to the approval of any use and development for the establishment or extension of sensitive uses, ensure that appropriate investigations and remediation (if required) are undertaken into the potential for contamination of 3 and 5 Market Street.

Subject to resolution of any potential contamination issues, support the re-development of the former Depot land (3 Market Street) for either one or a mix of the following:

- Community based or Social Enterprise based uses
- Affordable housing
- Community battery location
- EV charging station, subject to further investigation
- Overflow car parking

Ensure that any re-development is an appropriate use and capitalises on the sites central prominent location.

Precinct E: Moyhu Recreation Reserve

Objective

Reinforce the Moyhu Recreation Reserve as the principle formal recreation center for the township and surrounding area.

Strategies

Support the improved connectivity between the reserve and the greater township by:

- The creation of a pedestrian / cycle link (explore on road options given the large road reserve) along Bartley Street.
- The creation of internal cycle / pedestrian link between and through the principle Strategic Development Area.

Precinct F: Farming Zone

Objective

Support the continued agricultural use of the Farming Zone

Strategies

Require the agent of change to incorporate amenity interfaces within their land, through measures like perimeter roads and open space.

Support the long term investigation of the extension of Market Street northwards to create a secondary connection to the Wangaratta-Whitfield Road.

Strategic Development Area

Objective

Promote the Moyhu SDA as the primary location of township growth and residential land use.

Strategies

Design the development of this area to achieve:

- A diversity of housing typologies including medium density
- A re-connection of the two linear axis of the township to achieve a long term consolidated urban form
- Increased bushfire resilience for the town through subdivision design
- Opportunity to facilitate the development of currently land locked sites
- Opportunities for cross town connectivity for pedestrians and cyclists

Policy Guidelines

Consider as relevant:

Moyhu Township Development Plan (*Rural City of Wangaratta, June 2024*)

Moyhu Structure Plan

