

GLENROWAN TOWNSHIP DEVELOPMENT PLAN



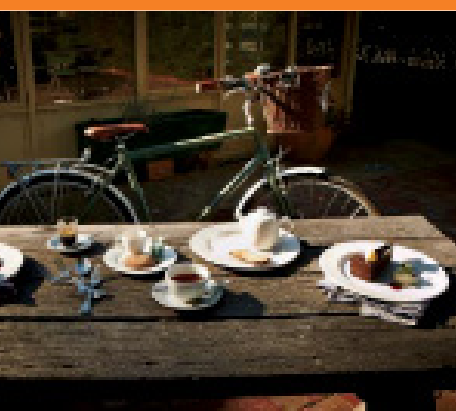
Prepared for

RURAL CITY OF WANGARATTA

By

MESH PTY LTD

Revised and Adopted by Council, November 2016



0.1

Executive Summary

The Rural City of Wangaratta is renowned for providing a range of lifestyle, economic and recreational opportunities and services to both residents and visitors.

The success in providing these opportunities is embedded in the City's vision for the municipality that takes an integrated approach to social, economic and environmental considerations. This vision established the basis upon which the City intends to approach long-term land use planning decisions and strategies, and includes the following core components:

- *Be a vibrant, diverse and secure place to live*
- *Facilitate a growing and sustainable economy and employment base*
- *Preserve and enhance our heritage and the environment (Clause 21.03 of the MSS)*

An important element of achieving this vision relates to the planning and development of the various small townships and rural settlements that support the larger city of Wangaratta. The townships of Glenrowan, Oxley and Milawa, located within the King Valley Gourmet Region and surrounds, are key towns that embody a range of characteristics that make

them attractive places to live and visit, and include (among other characteristics):

- Glenrowan's rich Australian heritage,
- Oxley's attractive riverside setting, and
- Milawa's important tourism attractors.

In order to further the Rural City's vision for these three important townships, Council has engaged Mesh in association with the Department of Transport, Planning and Local Infrastructure's Regional Flying Squad, to prepare Township Development Plans for the three townships of Glenrowan, Oxley and Milawa.

Council have recognised the need to prepare clear Township Development Plans with a strategic vision for each of the townships, that provide guidance to the community and other stakeholders in the face of a number of drivers of change including:

- recent upgrades to servicing (in particular, provision of reticulated sewer within the core of each of the three townships);
- changes to minimum subdivision sizes and land use provisions within residential and farming zones; and
- other recent strategic planning

work that has been undertaken for these towns in recent years, including further work triggered by Panel recommendations from a recent Planning Scheme Amendment (C26), the Population and Housing Strategy, Bushfire Studies, and Draft King Valley – Milawa Masterplan.

While from a demand perspective, each of the three towns is furnished with sufficient supply of zoned land, collectively the above drivers have the potential to result in significant change to the scale and form of development within the three townships in the absence of any overarching strategic vision. As such, a key focus of the Township Development Plans is to provide guidance and certainty in relation to key land use planning issues, to ensure that changes within the township will:

- **Maintain and enhance the rural township lifestyle,**
- **Provide conditions for enhanced economic performance and investment,**
- **Deliver a range of residential opportunities,**
- **Contribute positively to the community; and**
- **Protect and enhance the natural landscape and heritage conditions, which attract people to the townships.**

In responding to the challenges outlined above, Council has directed Mesh to undertake a rigorous analysis of physical and policy conditions of each of the townships. The unique attributes provide a number of opportunities for each of the towns that can be drawn upon in the Township Development Plans (TDPs) accompanied by thorough community consultation, to arrive at a set of TDPs that offer specific guidance for future development.

It is important to recognise the Rural City of Wangaratta's commitment to providing strategic leadership in delivery of a set of TDPs that will positively influence development outcomes in Glenrowan, Oxley and Milawa and to provide lifestyle, economic and tourism benefits.

It is ultimately intended that the three Township Development Plans will be implemented via amendments to the Wangaratta Planning Scheme Municipal Strategic Statement, Local Policies and via application of Development Plan Overlays. Once implemented, the Plans will provide the basis for cohesive and coherent land use planning decisions and the conditions for positive private and public investment in the townships.

5.1

Introduction

Mesh has prepared a draft Township Development Plan (TDP) for Glenrowan, which has been developed having regard to the regional and planning analysis undertaken in the previous chapters, the feedback and advice received in the two community consultation sessions (refer to separate Consultation Report) and further site-specific analysis for the Township (this chapter).

5.2

Context

Glenrowan is located about 14km south-west of Wangaratta and has a population of approximately 300 residents.

Hamilton Park, a recently developed Low Density Residential subdivision (with a population of approximately 700) located to the north-east of Glenrowan, and separated by a heavily vegetated rural living area, is considered to be part of the greater Glenrowan area. While the important relationship between the two settlements is recognised, given their physical separation, and in order to focus the analysis and plan outcomes, Hamilton Park is not included within the study area.

Glenrowan is characterised by a rich history associated with Ned Kelly and his last Siege. This is reflected throughout the town in the form of tourism businesses, interpretive signage and future plans for an interpretive centre in Gladstone Street.

The nearby Winton Wetlands and Warby Owens National Park offer recreational and tourism

opportunities, with significant funding being directed to enhancement of the wetlands and off-road cycling trails.

Glenrowan has historically been constrained by its lack of infrastructure, evidenced by a number of vacant lots and under-developed sites. The introduction of reticulated sewer to the core of the township is a significant opportunity to reinvigorate the township and encourage further development and investment.

Notwithstanding, it is acknowledged that the entire township is in a special water supply catchment, with water being supplied from Wangaratta. As such, it is understood, based on discussions with the Water Authority, that there may be some constraints to water supply in some parts of the town, with further investigation required to confirm servicing capabilities.

Table 1 provides a snapshot of some of the key features of Glenrowan.

Table 1: Glenrowan snapshot

Location/Scale	Approximately 14km southwest of Wangaratta Population of approximately 300 residents
Role	Tourism hub focused on the history of the Kelly Gang Siege Mountain biking mecca Future gateway to Winton wetlands Has been identified as having potential to be a satellite town to Wangaratta
Main Features and Character	Bushland character Kelly Gang Siege site and tourism precinct Within close proximity to the Winton wetlands Rural living lifestyle Historical train station with future potential to be reinstated The whole town is in the Ovens River special water supply catchment Hume Freeway forms southern boundary On the Melbourne-Sydney rail-line Proximity to Warby-Ovens National Park
Existing Infrastructure	Reticulated water Property connections of wastewater and sewerage reticulation to 100 lots with the capacity to accommodate an additional 140
Planning Controls and Strategies	Clause 21.07 Rural Townships and Settlements Clause 21.05 Rural Land Use and Agriculture Clause 22.03-1 Glenrowan Township Clause 32.05 Township Zone Clause 35.03 Rural Living Zone Clause 35.07 Farming Zone Clause 36.01 Public Use Zone2, Public Use Zone4 Clause 36.04 Road Zone1 Clause 42.02 Vegetation Protection Overlay1, Vegetation Protection Overlay2 Clause 43.01 Heritage Overlay Clause 44.06 Bushfire/Wildfire Management Overlay Glenrowan Masterplan (2002)

5.3

Site Analysis

A detailed site analysis of the existing and planned structural and character features of Glenrowan has been undertaken. These features have been carefully mapped and analysed in order to inform preparation of the Township Development Plan. These detailed plans (including an aerial plan) are provided in appendix A to this report. Figure 1 provides a summary site analysis, with key features described below.

Movement Network

The form of Glenrowan has been largely influenced by the movement network, including the following features, which has resulted in a linear form of development:

- the rail line which bisects the township, with only a single crossing point between north and south at Beaconsfield Parade,
- the Hume Freeway, which forms a barrier to the south of township, but also provides opportunities for gateway entrances at Winton-Glenrowan Road and Laceby-Glenrowan Road;
- a gridded network of streets within the compact town core, surrounded by a secondary network of gridded roads and paper roads to the north-west of the township (believed to be the historical footprint of the original Glenrowan settlement).

Although Glenrowan is fortunate to be a country town with a railway line and station running through its core, the trains do not currently stop. Though the train line creates a disconnect though the centre of the township, it is a much valued asset amongst the residents, who would strongly support the re-opening of the train station in Glenrowan.

A range of paths and trails have been developed throughout the township, focused on the Ned Kelly heritage story, but also linking to surrounding bushland areas. Opportunities have been identified through community consultation to provide pedestrian linkages to the north to Mount Glenrowan.

Land Use Pattern

Glenrowan comprises a compact town core (zoned TZ), with the main commercial/retail district focused around Gladstone St, on the south side of the rail line, however the main residential areas are located to the north of the rail. Community facilities are dispersed around the town, including a community centre co-located with active open space to the west, and a primary school and child care centre to the north. Local business and community facilities within the township have been mapped and can be found as in appendix A.

Heritage plays an important role in Glenrowan, with the HO applying to the core of the township, and

the central open space area (the Seige Site) being the key focus for development of historical interpretive centres and other tourism-focused experiences.

Surrounding the township is an area of Farming Zone, with lots of a range of sizes, but generally of a scale smaller than is usually viable for agriculture. Larger lots in the northern part of the township are controlled by a consolidated development interest, who seeks a Rural Living-style of development. Servicing facilities, such as a water storage pond and a range of easements affect these northern parcels.

A significant number of lots within the township core are vacant or under developed, with many offering dual road frontages at the back and front of the parcels (refer to appendix A for a plan showing vacant lots). These lots offer opportunities for further intensification of development through subdivision or construction of multi-unit sites. However, it is understood that it has historically been challenging to develop in Glenrowan due to servicing limitations and the added complexity associated with current planning controls (i.e. the Heritage Overlay which triggers a planning permit and additional reporting requirements for simple developments, including construction of a single dwelling on

a lot and the Vegetation Protection Overlay, which requires a planning permit for removal of most vegetation within the township).

Further analysis of land uses, is provided in the Precinct Analysis section.

Natural Features

Glenrowan is surrounded by bushland, including the Warby Ranges to the north (the foothills form to the northern boundary of the study area), the Quarry Reserve to the south and the significant roadside vegetation (particularly along Old Hume Hwy).

This bushland character is highly valued for both biodiversity and landscape amenity reasons, with views to hills an attractive feature of the township. However, in a development context, the bushfire risk this vegetation poses must be carefully considered and managed.

The Terramatrix bushfire study (refer to Chapter 3.6 of the background report), has suggested application of the BMO over the heavily vegetated hills that surround Mount Glenrowan, and has identified precinct 3 in the Terramatrix report as not suitable for further intensification of development. Although most of this precinct is outside the study area, there is a small section in the east that is in the study area.

DRAWING KEY

- Study Area
- Cadastre
- Contours (2m)
- Arterial Roads
- Regional Link
- Local Road
- Driveways
- Paper Road
- Bridge
- Gateway
- Key Intersection
- Existing Buildings
- Water Authority Facility
- Developer Interest Sites
- Municipal Boundary
- BMO / WMO
- Limit of Supply from Existing Water Tanks
- Proposed Sewer Scheme Boundary
- Drainage Line & Dams
- High Point
- Existing Vegetation
- Proposed Walking Trails
- Proposed New Kelly Interperative Centre
- Tourism Sites
- Heritage Precinct
- Existing Community Facilities
- Existing Businesses
- Future Closure of Siege Street
- Sporting / Recreational Precinct
- Extent of Existing Residential Development
- High Fire Risk Area
- Rural Residential Development
- Farming Zone
- Transport Purposes
- Rail Reserve

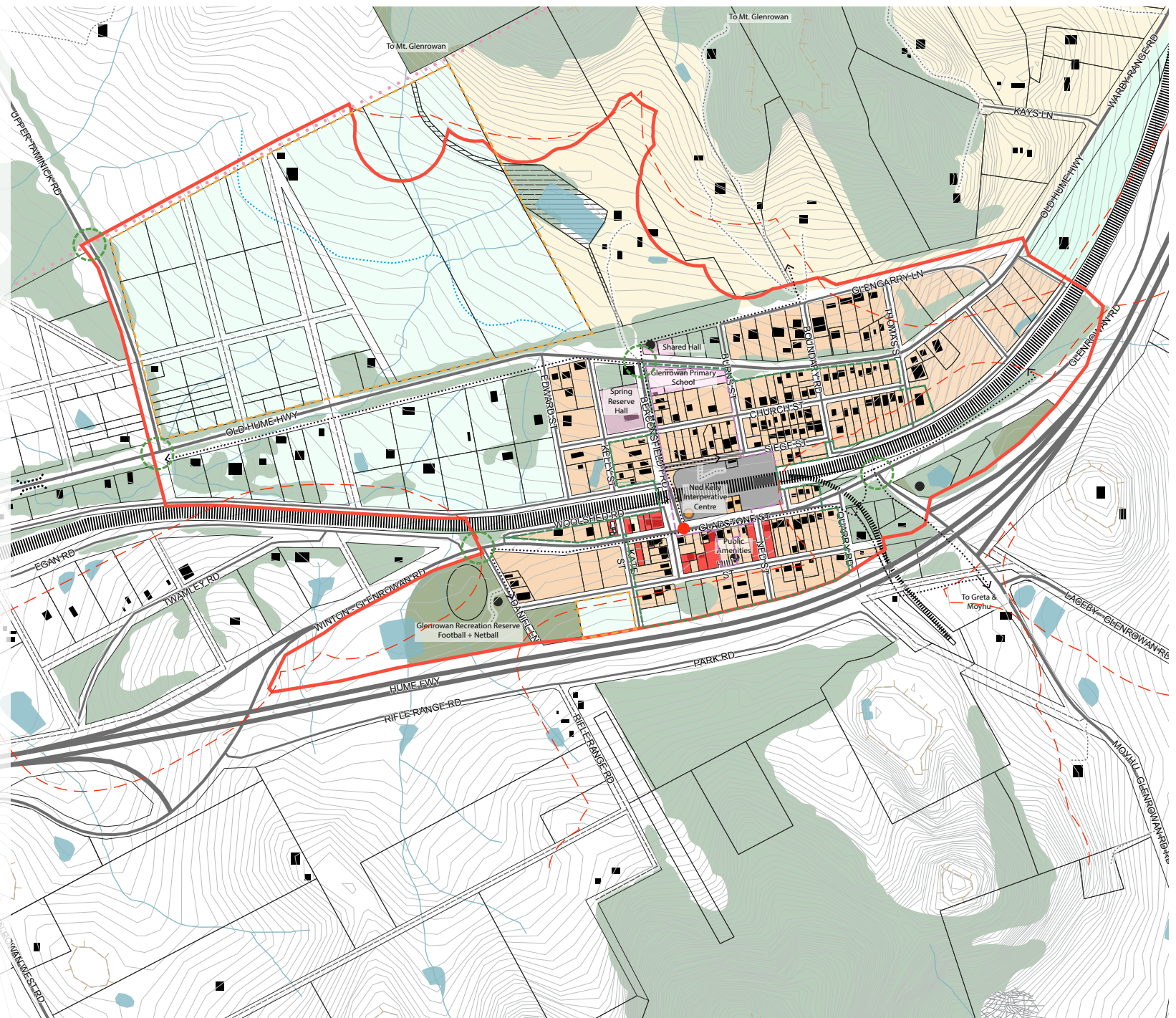


Figure 1: Site analysis plan

5.4

Precinct Analysis

In order to provide additional analysis of the various issues and opportunities within Glenrowan, a range of precincts have been identified (for the purposes of this TDP). The following provides a description of each precinct (Figure 2) (including an analysis of character), and identifies opportunities to be responded to in the Township Development Plan.

A Gladstone Street (tourism precinct and economic development hub)

Gladstone Street forms the commercial and retail core of town; the 'main street'. While there are a number of tourism and other small businesses in this central location, there are also a number of residential properties and vacant blocks, which interrupt the 'main street' feel. There are plans to develop a Ned Kelly interpretive centre at the corner of Gladstone St and Beaconsfield Parade and recent investment in upgrading the parking and landscaping in Gladstone Street presents opportunities to consolidate and reinforce the role of Gladstone Street as the 'main street' of Glenrowan.

B Community hub and mixed-use precinct

Glenrowan Primary School is located at the corner of Beaconsfield Parade and the Old Hume Highway. Its location on the north of the railway line means that it is well situated to support the majority of the residential community. There are a number of other community uses in this vicinity, presenting an opportunity to strengthen this precinct as a mixed-use community hub, supported by appropriate new infrastructure. The Glenrowan Masterplan also identifies this area as a location for a recreational picnic node that could be complementary to the community node.

C Core Heritage Precinct

This precinct is highly valued for its heritage significance (listed in the heritage register and affected by the HO), and comprises an open space area, the disused train station, an historical police station and a number of historical residential properties. Significant investment in signage tells the story of Ned Kelly and his final siege. Any development in this area would need to have very careful regard to the heritage implications, and as such, would be quite limited. Opportunities exist for investment in the open space and the train station precinct as a public and visitor node, associated with the future Ned Kelly Interpretive Centre. However, transport requirements and land ownership would need to be resolved as part of this process.

D Residential

This precinct is primarily residential, characterised by a range of lot sizes from 700m² to 5000m², and a gridded street network. The Old Hume Highway forms a vegetated spine through the precinct. The properties in the east of this precinct are scheduled to be sewered and will therefore be capable of accommodating more intense development. The layout of this area is such that many of the lots are double fronted presenting opportunities for affordable subdivision and consolidation of the town.

E Fire Risk Area

While located within the Township Zone, this area is of low-density residential nature, characterised by larger lots (many of which are approximately 1000m² in size) and significant stands of vegetation both within lots and roadsides.

Given the distance of this precinct from Gladstone Street and other town facilities, and given the bushfire risks highlighted within the Terramatrix report, there appear to be limited opportunities for further intensification of development. Any additional development would need to be constructed to appropriate Bushfire Attack Levels (BAL).

F Beaconsfield Parade

Beaconsfield Parade is structurally important, given it is the single access across the railway line, linking the northern and southern parts of Glenrowan. There are opportunities to strengthen the connection between the core township at Gladstone Street (south of the railway), the residential community and the primary school on the northern side of the railway line.

Feedback at community consultation sessions identified a desire to investigate alternative crossings of the railway, particularly noting the amenity and maintenance concerns associated with the existing bridge.

G Western Glenrowan

While zoned Farming Zone, lots in this area range from 1000-2000m² in size which is not generally considered to be a viable size to support sustainable farming practices. Given the proximity to community facilities, and the limited productive use as agricultural land, this area presents opportunities for further development. However, it is understood that there are issues associated with water supply, which would need to be investigated and resolved prior to any change of zone.

H (a+b) Northern foothills (developer interest)

Land in the northern part of the study area is zoned part Farming Zone and part Rural Living Zone and comprises larger parcels in single ownership. The area is topographically undulating located at the foothills of Mt Glenrowan, and comprising a number of natural drainage lines. As the landowner is interested in developing, there is the opportunity to consider development of a rural-living style estate of a scale that could provide a positive contribution to the community (such as through the provision of open space or pedestrian linkages to the hills).

The close proximity of the vegetation would necessitate careful consideration of the appropriateness of development due to bushfire risk. That said, the Terramatrix bushfire report does acknowledge this precinct as being the most suitable for future development.

A reservoir owned by NE Water is located within this precinct and although it has been partially decommissioned, the water authority has advised that they will continue to require access to the site and there is a possibility that additional tanks will be placed on the land in the future. Additionally, appropriate buffers will need to be applied around this reservoir. It is also noted that the land is affected by a number of easements.

I Sporting precinct

A sporting oval and community hall are located to the south west of the township, at the entry to the township. This location is somewhat disconnected from the core of the town, which has developed to the north and east of this site, however, there are opportunities to reinforce the role of this space as a community node and gateway feature to the township.

J Residential to the south of Gladstone Street

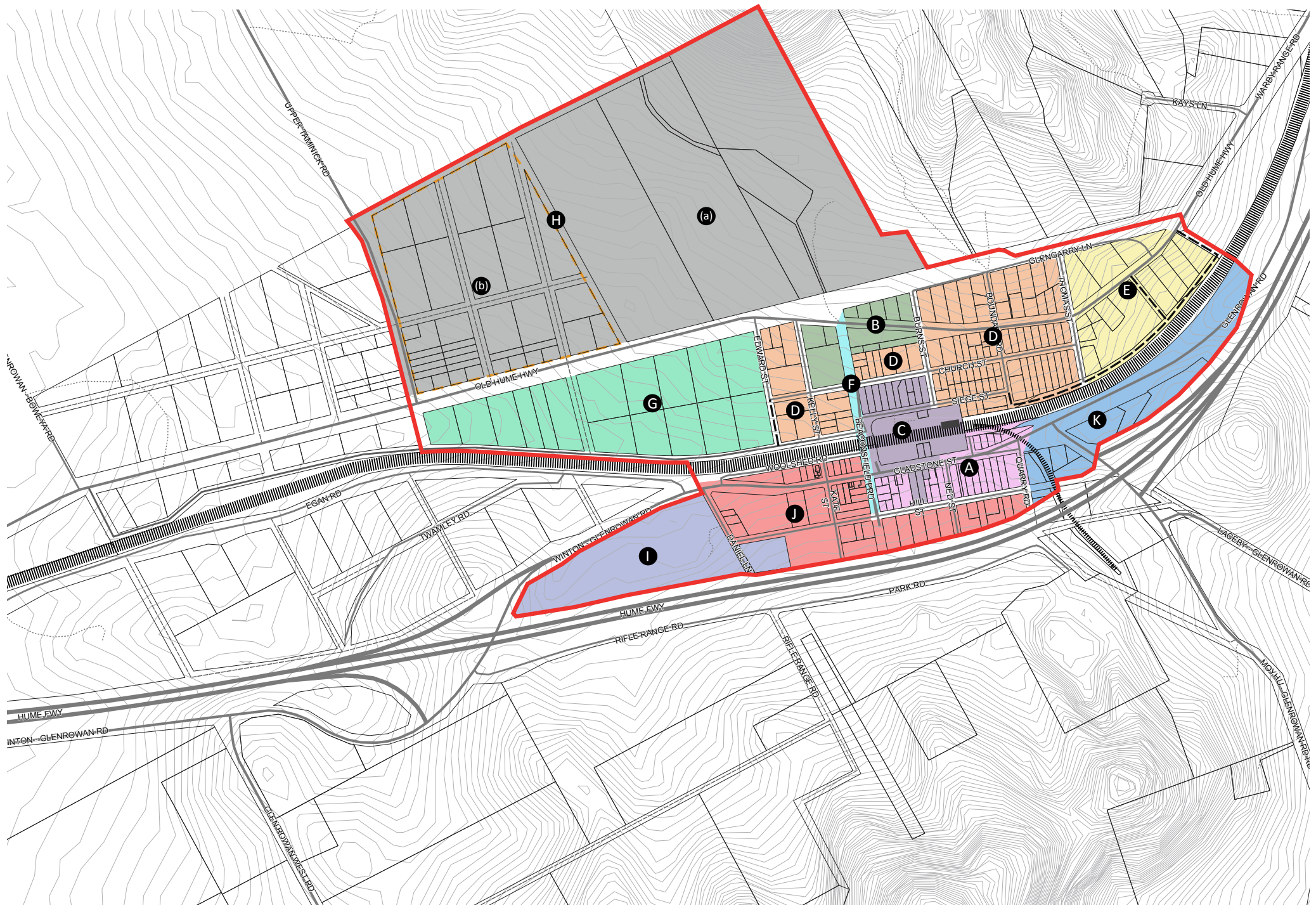
This precinct abuts the Hume Freeway to the south, the sporting precinct to the west, and is in close proximity to Gladstone Street in the north. The precinct is characterised as primarily residential with a small number of commercial businesses.

The Terramatrix bushfire report recommends application of the BMO along the southern boundary of the township, which encompasses much of the properties in this precinct. That said, this area is suitable for infill development, subject to being constructed to the appropriate BAL rating. Any lots affected by the BMO/WMO must also be designed to respond to bushfire risk appropriately, for example, in terms of access, a static water supply and defensible space.

The properties in the east of this precinct are scheduled to be sewered, which will assist facilitation any further subdivision of this precinct.

K Farming

This area is currently zoned farming, which reflects its rural nature. The precinct is not only heavily vegetated but it has been somewhat separated from the township by the railway line and Glenrowan Rd to the north, the highway to the south and Moyhu-Glenrowan Rd (highway underpass). Even so, this precinct provides a valuable link between the township and Fosters Lake which is located on the south of the highway and herein presents an opportunity for improved pedestrian connections to this facility and gateway opportunities.



5.5

Glenrowan Design Response

The vision for Glenrowan is to:

Reinvigorate development within the township, in the form of a range of residential and commercial development that:

- delivers a vibrant town centre, supports a range of community nodes to meet the needs of residents,
- respects the bushland and heritage character of the township, and
- attracts residents and visitors to the town.

Objectives

Key objectives include, to:










- Protect and enhance the existing bushland and heritage character of the town through improvements to existing streetscapes and within new development;
- Reinforce the role of Gladstone Street as the town centre, supported by community nodes to the north (around the Primary School) and west (around the sporting oval) of town;
- Provide a range of lifestyle opportunities at a variety of densities, through appropriate intensification of township lots, achieved by rezoning of land to existing development patterns and facilitation of rural living-style developments;
- Enhance gateways to township through built form, open space and establishment of community nodes;
- Enhance linkages to heritage and natural open space features through alignment of roads to important viewlines and provision of pedestrian connections;
- Support development of the Ned Kelly Interpretive Center within the centre of town;
- Encourage opportunities for use of alternative modes of transport through upgrades and additions to pedestrian links, and through support for reinstatement of passenger rail services;
- Encourage new development, where possible, to reflect and enhance the history of the township, including the historical 'paper road' network and the Ned Kelly story.







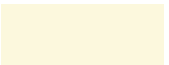


Figure 3 provides a design response, which has resulted from the site and precinct analysis. These plans culminate in the final TDP for Glenrowan found at Figure 4.

Design Response

The following drawing key provides key additional description to assist with the interpretation of the Design Response Plan at Figure 3.

DRAWING KEY

	Hume Freeway	Utilise the freeway as the logical southern boundary to the town.
	Old Hume Highway	Tree lined character street. Opportunity to retain the integrity of the tree canopy in the context of future development.
	Gladstone Street	Reinforce Gladstone Street as the key main street and tourism hub for Glenrowan.
	Beaconsfield Parade	Reinforce Beaconsfield Parade as a key north south pedestrian and vehicular street.
	Proposed Local Road Network	Reinforce existing gridded network of streets. Utilise existing paper roads where possible to facilitate development and provide a reference to Glenrowans planned heritage.
	Railway Line and Disused Station	Access across railway is limited to Beaconsfield Parade. Opportunity to explore additional pedestrian links across the railway line.
	Existing and Proposed Trail Network	Establish a connected link of pathway linking the township.
	Water Authority Facility	Plan development to respond to existing NECMA site.
	BMO/WMO	Respond to bushfire risks appropriately by building to the designated BAL, providing access, a static water supply and defensible space

	Business and Tourism Precinct	Encourage the clustering of businesses along Gladstone Street to reinforce this a main tourism hub and further invigorate the area.
	Community Hub	Encourage the clustering of community uses at the corner of Beaconsfield Parade and Old Hume Highway.
	Core Heritage Precinct	Protect the values of the heritage precinct as listed in the Heritage Register and National Heritage List. Requirements of the Heritage Act 1995 and EPBC Act 1999 apply.
	Fire Risk Area	Land subject to high bushfire risk.
	Residential within Township Zone	Opportunity for subdivision within township zone.
	Residential Allotments with Subdivision Potential	Existing large allotments with dual road frontages providing potential for future subdivision through the middle of existing allotments.
	Rural Residential Development	Rural residential development to be staged, with development directly to the north of the township commencing first and then moving to the west.
	Sporting Precinct/ Recreational Reserve	Encourage consolidation of sporting facilities in the Glenrowan Recreation Reserve and improve pedestrian network to this location. Consolidate future interpretive centre (with associated car parking) on the corner of Gladstone Street and Beaconsfield Parade. Improve pedestrian connectivity between the town and Fosters Lake.
	Drainage Lines, Dams and possible future linear reserves	Respond to designated waterways and dams with appropriate buffers and integrate these with linear reserves.

DRAWING KEY

- Study Area
- Cadastre
- Contours (2m)
- Arterial Roads
- Regional Link
- Local Road
- Driveways
- Paper Road
- Bridge
- Gateway
- Key Intersection
- Existing Buildings
- Water Authority Facility
- Developer Interest Sites
- Municipal Boundary
- BMO / WMO
- Limit of Supply from Existing Water Tanks
- Proposed Sewer Scheme Boundary
- Drainage Line & Dams
- High Point
- Proposed Walking Trails
- Linear Open Space with Predestrian + Cycle Connections to Mt. Glenrowan (Indicative Alignment)
- Proposed Ned Kelly Interperative Centre
- Tourism Sites
- Heritage Precinct
- Existing Community Facilities
- Existing Businesses
- Future Closure of Siege Street
- Sporting / Recreational Precinct
- Extent of Existing Residential Development
- Low Density Residential + Subject to High Bush Fire Risk
- Rural Residential Development
- Farming Zone
- Transport Purposes
- Rail Reserve
- Viewline
- Existing Vegetation

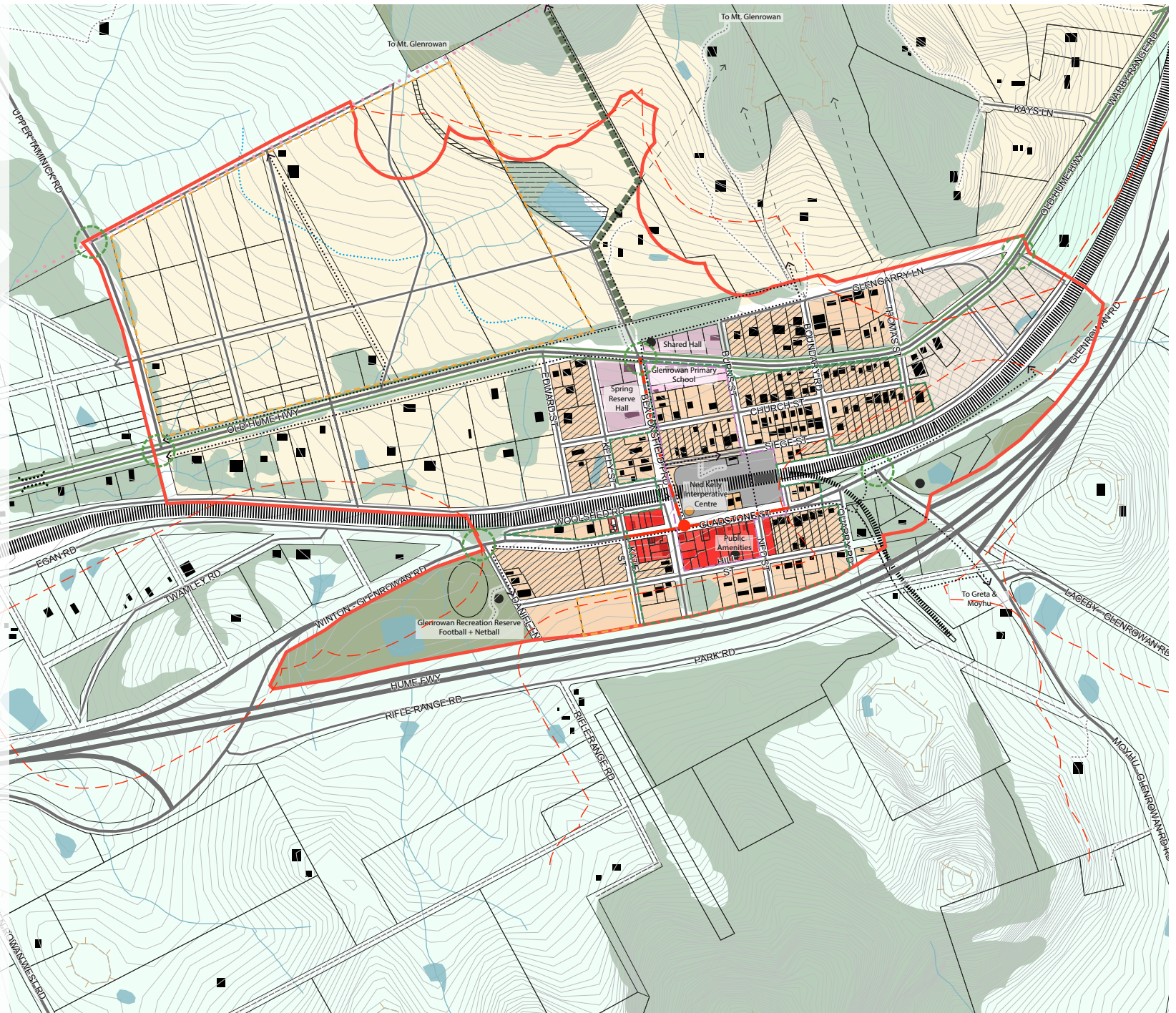


Figure 3: Design Response

5.6

Glenrowan Township Development Plan

The purpose of this Glenrowan Township Development Plan is to:

- articulate a vision for the Glenrowan township,
- identify and describe the existing precincts within the township, and the opportunities and constraints of each precinct;
- provide a higher-level plan to provide certainty and guidance for future development in Glenrowan;
- Provide an overview of the design rationale underpinning the Township Development Plan;
- Identify a set of objectives specific to Glenrowan that can be used to guide discretionary decision making;
- Identify requirements of future planning permit applications for development and subdivision.
- Make recommendations regarding implementation of the Glenrowan Township Development Plan are provided at the end of this chapter.

Glenrowan has a sufficient supply of township zoned land with opportunities to further subdivide on connection to sewer. This will address the infill requirements of the Population and Housing strategy.

Notwithstanding, as recognised in the Hume Regional Growth Plan, rural towns should identify suitable areas for rural living and ensure that they are planned for and developed appropriately. As such, the parcel of land (in single ownership) nominated as precinct H, has been identified as having all the characteristics necessary for rural living development.

The TDP at Figure 4 is to be read in conjunction with the recommendations at table 2 .

An implementation plan is provided at the end of this chapter.

DRAWING KEY

- DP Boundary
 - Cadastre
 - Arterial Roads
 - Regional Link
 - Local Road
 - Future Extension to Road Network
 - ||||| Rail Reserve
 - Disused Train Station
 - <-----> Existing + Proposed Pedestrian Network
 - - - - - Future Investigation Area for Rural Living Zone
 - Key North / South Link + Landscape Corridor
 - Gateway
 - - - - - Bushfire Management (BMO)
 - - - - - Proposed Sewer Scheme Boundary
 - Rural Living Zone (RLZ)
 - Low Density Residential (LDRZ)
 - Township Zone (TZ)
 - Commercial Zone (CZ) - Indicative Only
 - Public Use - School (PUZ)
 - Public Use - Railway + Open Space (PUZ)
 - Public Use - Utility (PUZ)
 - Public Conservation + Recreation Zone (PCRZ)
 - Public Park + Recreation Zone (PPRZ)
 - Farming Zone (FZ)
 - ▨ Residential Lots with Subdivision Potential
 - - - - - Community Node
 - Siege Heritage Precinct
 - ▨ Smaller Lots Fronting Road
 - Proposed Ned Kelly Interpretive Centre
 - Linear Open Space with Pedestrian + Cycle connections to Mt. Glenrowan (Indicative Alignment)
 - Development Frontages to Street (i.e. no battle axe)
 - - - - - View Lines
- Note: Zoning shown on plan reflects recommendation from table 2.

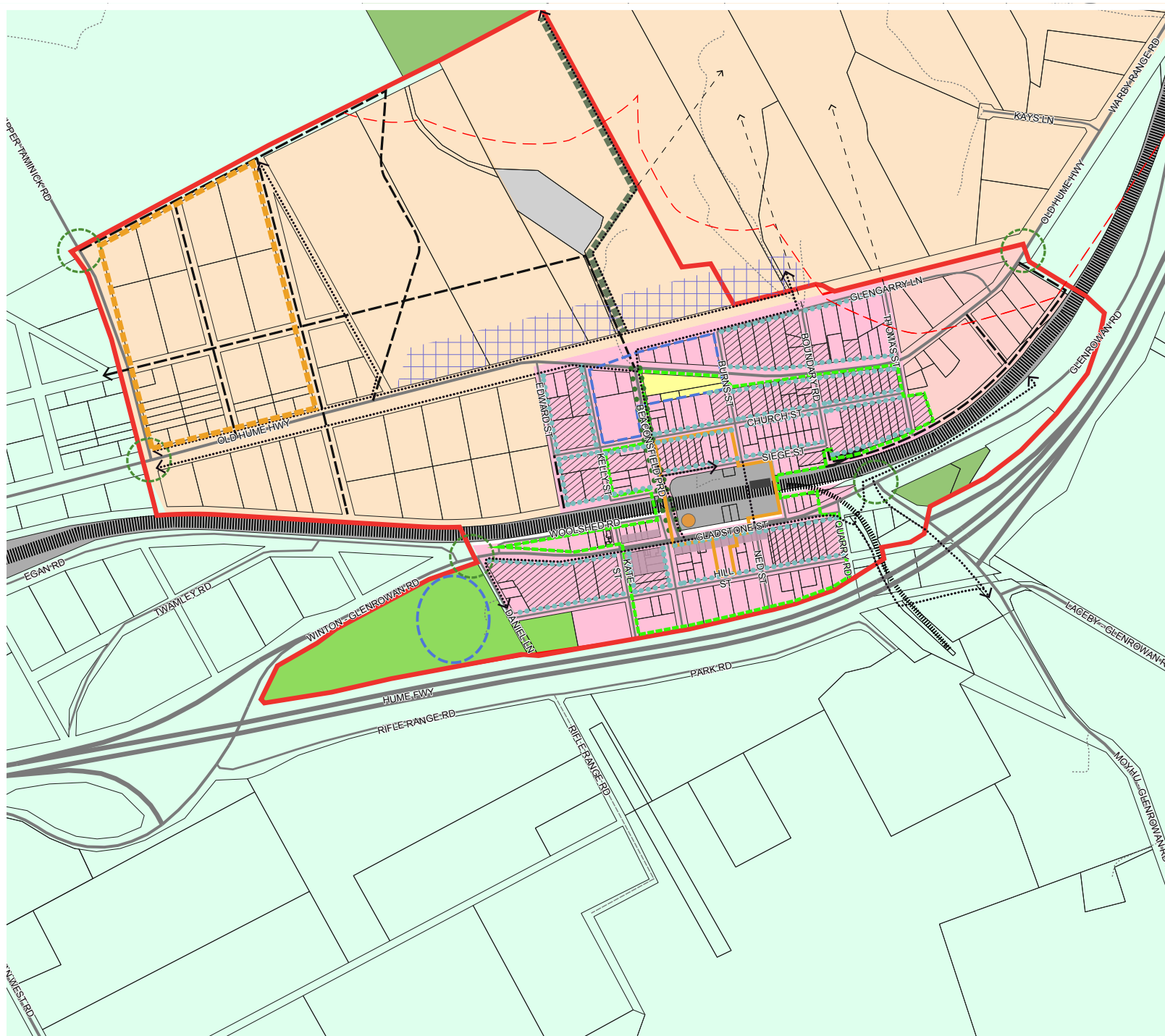


Figure 4: Township Development Plan

Table 2: TDP Recommendations

Precinct	Recommendations
A	Gladstone Street <ul style="list-style-type: none"> ■ Reinforce as the main town core of Glenrowan, supported by community nodes to the north (Precinct B) and west of town (Precinct I). ■ Encourage establishment of further retail and other commercial tenancies within 'main street' (the area between Kate Street and Ned Street, fronting Gladstone Street). ■ Discourage residential development in the 'main street' area unless it can be demonstrated that it will contribute to the vibrancy of the town centre, for example through development of multi-unit development, that has limited street frontage. ■ Consider rezoning 'main street' between Kate Street and Ned Street from Township Zone to the Commercial Zone 1, to reinforce the retail/commercial focus of this section of Gladstone Street and reduce 'red tape' associated with establishment of new retail, office and other appropriate uses. ■ Focus tourism development within the Gladstone main street' and adjacent heritage precinct (Precinct C). ■ Support uses that appropriately respond to heritage character and the Ned Kelly story, and provide an active frontage to the adjacent open space (Precinct C). ■ Support subdivision of double fronted lots (fronting Gladstone and Hill Streets) to enable commercial development fronting Gladstone Street and residential development fronting Hill Street (subject to access to services).
B	Community Hub <ul style="list-style-type: none"> ■ Encourage consolidation of community facilities (public and private) within the area surrounding the Primary School and the proposed picnic node to form a community 'hub' for the northern Glenrowan community. ■ Support uses that respond to the natural bushland character of the precinct, through retention of vegetation where safe and appropriate.
C	Core Heritage Precinct <ul style="list-style-type: none"> ■ Reinforce the Seige Precinct as the public open space and heritage core of Glenrowan - limited scope for further intensification of development within this Precinct due to heritage implications ■ Preserve the site at the corner of Gladstone Street and Beaconsfield Parade for development of the Ned Kelly Interpretive Centre. However, transport requirements and land ownership would need to be resolved as part of this process. ■ Promote and support opportunities for reinstatement of passenger rail services at the existing train station. ■ Require development applications, including for vacant lots fronting Seige Street, to provide a thorough analysis of heritage implications. Support development that appropriately responds to heritage report recommendations. ■ Consider undertaking a precinct wide heritage analysis in order to develop a set of recommendations for simple development applications to minimise the burden of compliance with the HO, and to facilitate appropriate development and upgrade to streetscapes.
D	Residential <ul style="list-style-type: none"> ■ Encourage infill development to consolidate conventional density residential development into the existing township boundaries. ■ Encourage re-subdivision and intensification of development of large, double fronted and underdeveloped sites, subject to demonstration that development: <ul style="list-style-type: none"> ■ Will provide a positive contribution to the streetscape character ■ Can be appropriately serviced ■ Responds to requirements of the heritage overlay (where applicable) ■ Township Zone recommended to remain in place in this precinct.
E	Fire Risk Area <ul style="list-style-type: none"> ■ Apply the BMO as recommended in the Terra Matrix Report ■ Discourage further intensification of development in precinct (BMO and non BMO area) unless it can be demonstrated through further site-specific bushfire analysis that development/subdivision can occur safely without compromising the bushland character of the area. ■ Ensure any development that does occur maintains and enhances the bushland character of the area. ■ Consider rezoning land to Low Density Residential Zone in future to reflect existing land use pattern and limited further development potential

Table 2: TDP Recommendations continued

G	Western Glenrowan <ul style="list-style-type: none"> ■ Limited further development potential in this precinct due to servicing, drainage and vegetation constraints., as such discourage further subdivision ■ Consider rezoning land to Rural Living Zone to reflect the current land use pattern and to enable construction of dwellings on vacant lots (subject to land capability assessment and water supply) ■ Ensure new development accessed from Old Hume Highway minimises loss of road side vegetation, through careful siting of driveways
H (a)	Northern Foothills - east <ul style="list-style-type: none"> ■ Provide opportunities for further Rural Living-style housing opportunities through staged rezoning of Precinct from foothills (BMO boundary) to Upper Taminick Road to Rural Living Zone 1 ■ Require development to provide a connected street network from Old Hume Hwy to Upper Taminick Road (refer to appendix (movement network plan) for indicative higher order road network) ■ Encourage smaller lots along Old Hume Hwy, transitioning to the larger lots adjacent to the foothills ■ Encourage development to: <ul style="list-style-type: none"> ■ Incorporate a range of low density-rural living lot sizes (subject to servicing and land capability assessments) ■ Incorporate a local road network that responds to the historical 'Old Glenrowan' paper road network and existing driveways/access ways where possible ■ Utilise natural drainage lines as linear open space links ■ provide pedestrian/cycle connections to Mount Glenrowan ■ respond to existing servicing assets, such as the reservoir and easements in the design response ■ align roads and linkages to provide viewlines to surrounding hills and natural features ■ sensitively align roads and access driveways along Old Hume Hwy to minimise native vegetation removal ■ incorporate a landscape character that is reflective of the existing Glenrowan bushland character
H (b)	Northern foothills - west <ul style="list-style-type: none"> ■ Provide for long term rural living housing opportunities, when and if demand requires (future rezoning to RLZ1 if required)
I	Sporting Precinct <ul style="list-style-type: none"> ■ Reinforce sporting ovals and community hall as a community node and gateway to the township ■ Encourage further consolidation of community facilities and community investment in an around the sporting ovals and hall ■ Encourage enhanced landscaping and signage to improve the gateway to the township
J	Residential - south of Gladstone <ul style="list-style-type: none"> ■ Encourage infill development to consolidate conventional density residential development into the existing township boundaries. ■ Encourage re-subdivision and intensification of development of large, double fronted and underdeveloped sites, subject to demonstration that development: <ul style="list-style-type: none"> ■ Will provide a positive contribution to the streetscape character; and ■ Can be appropriately serviced ■ Township Zone recommended to remain in place in this precinct. ■ Incorporate the entire Precinct J within a revised study area boundary (proposed future boundary of a Development Plan Overlay) ■ Consider rezoning the farming land township zone
K	Farming <ul style="list-style-type: none"> ■ Encourage improved pedestrian connections between the township and Fosters Lake

5.7

Implementation

The implementation plan is divided in to a number of actions. These actions have been divided in to four sections as discussed below:

Immediate and ongoing:

Actions to be undertaken as a direct result of this document.

Short term:

Clear recommendations for actions that can be commenced and progressed.

Medium/Long term:

Actions that involve further investigation/work to be undertaken prior to reaching specific strategies and objectives.

Table 3: Implementation

Action	Comment/Purpose	Responsibility
Immediate and Ongoing		
Adopt the Glenrowan Township Development Plan.	Following public exhibition and detailed consultation completed, the final Glenrowan Township Plan to be adopted by Council.	Strategic Planning (RCoW)
Continue to promote opportunities to reinstate passenger rail services	Passenger rail services would significantly reinvigorate the Glenrowan Township, and facilitate non-vehicle based commuting	Council, community and advocacy action
Require preparation and submission to Council of a land capability assessment to support any applications or proposals to rezone, or subdivide land outside the Township Zone.	Land capability assessment is required prior to rezoning or subdivision to confirm the land can be adequately drained and support further intensification of development as a result of any proposed rezoning/subdividing.	Land owners/applicants to undertake studies, followed by Strategic and Statutory Planning involvement to assess the rezoning/subdivision applications.
Short Term		
Undertake a Planning Scheme Amendment to: <ul style="list-style-type: none"> ■ Update Clause 22.03 Rural Townships and Settlements policy to introduce the objectives of the Glenrowan Township Development Plan. ■ Update Clause 21.07 Rural Townships and Settlements to reflect the necessary outcomes of the Township Development Plan. ■ Introduce Development Plan Overlay for Glenrowan at Clause 43.04. 	These updates to the LPPF will ensure that, where relevant, the objectives of the township development plans are introduced in to the MSS and local policy.	Strategic Planning (RCoW)
Progress rezoning and planning applications for land in precinct H (a) to RLZ1 subject to suitable land capability studies that address drainage capacity and disposal of wastewater.	These assessments will provide advice on the capacity of the land to drain and to dispose of wastewater.	Land owners/applicants to undertake studies, followed by Strategic and Statutory Planning involvement to rezone and assess applications.
Progress the relevant planning work necessary to introduce schedules to the BMOs in those precincts recommended by the Bushfire Study.	Planning Practice Note 64: Local Planning for Bushfire Protection.	Strategic Planning (RCoW)

Table 3: Implementation continued

Action	Comment/Purpose	Responsibility
Undertake a Planning Scheme Amendment to: <ul style="list-style-type: none"> ■ <i>Apply the BMO in accordance with the recommendations of the Bushfire Study.</i> ■ <i>Update Clause 21 to reflect the objectives of Bushfire Risk, as identified in the Bushfire Study.</i> ■ <i>Introduce schedules to the BMO, where relevant.</i> 	These updates to the LPPF and overlay will incorporate the recommendations from the Bushfire Study in to the planning scheme.	Strategic Planning (RCoW)
Undertake a Planning Scheme Amendment to rezone 'Main Street' section of Gladstone Street to Commercial Zone 1	This action will enable commercial uses to operate within appropriate locations without the need for planning approval.	Strategic Planning (RCoW)
Medium Term		
Council to consider a township wide drainage assessment to facilitate orderly development.	This assessment will ensure that any drainage issues are resolved prior to rezoning of any land.	Strategic Planning (RCoW) in consultation with infrastructure (technical services)
Council to consider refinement of the Vegetation Protection Overlay 1 (currently applies to entire town)	Further assessment of the 'in tact vegetation' would provide a better reflection of the logical areas for the application of the VPO to reduce 'red tape'.	Strategic Planning (RCoW) in consultation with environment
Council to consider undertaking a township wide heritage study for HO affected land.	This action may assist in reducing 'red tape' for simple applications within the HO, while also providing a holistic response to heritage.	Strategic Planning (RCoW) in consultation with heritage advisor
Council to consider rezoning land at the water treatment facility PUZ.	This action will more accurately reflect the existing land use.	Strategic Planning (RCoW) in consultation with Goulburn Murray Water
Progress rezoning of land in precinct G to RLZ1 subject to suitable land capability and servicing studies.	This action will ensure the zoning reflects the existing development pattern, but ensures that the land is able to be adequately service and drained to enable development (such as construction of dwellings) to occur.	Strategic Planning (RCoW)
Progress rezoning of land in precinct E to LDRZ	This action will ensure that the land is zoned to reflect existing land use pattern and its limited further development potential.	Strategic Planning (RCoW)
Long Term		
Consider rezoning precinct H(b) subject to demand and suitable land capability studies that address drainage capacity and disposal of wastewater.	This action should only be activated should land supply in Precinct H(a) be exhausted, and demand for additional RLZ be demonstrated.	Strategic Planning (RCoW)
Investigate viability and construction of an alternartiove railway crossing.	This action will address the increase in traffic, structural stability and capacity of the current railway overpass at Beaconsfield Parade.	Infrastructure / Tech Services (RCoW) Strategic Planning (RCoW) & VicTrack

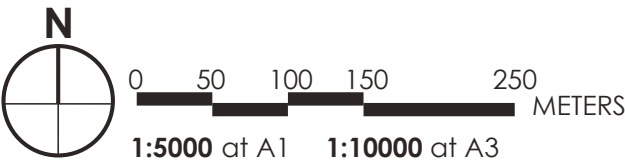
A

DRAWING KEY

- Site Boundary
- Cadastral
- Contours (Primary)
- Contours (2m)

MOVEMENT NETWORK

- Arterial Road
- Regional Link
- Local Road
- Driveway
- Paper Road



DRAWING KEY

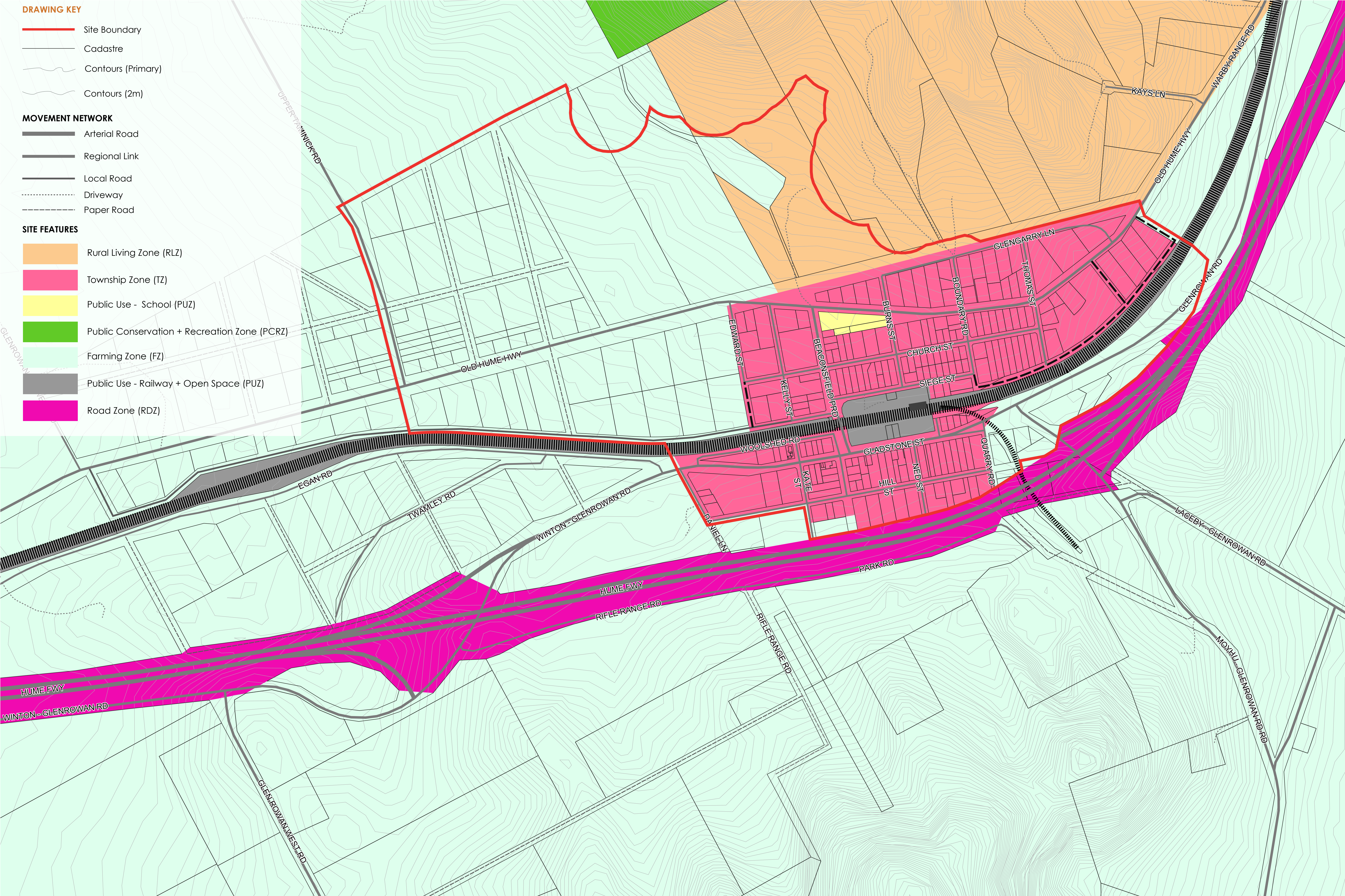
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- Cadastre
- Contours (Primary)
- Contours (2m)

MOVEMENT NETWORK

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- Regional Link
- Local Road
- Driveway
- Paper Road

SITE FEATURES

- Rural Living Zone (RLZ)
- Township Zone (TZ)
- Public Use - School (PUZ)
- Public Conservation + Recreation Zone (PCRZ)
- Farming Zone (FZ)
- Public Use - Railway + Open Space (PUZ)
- Road Zone (RDZ)



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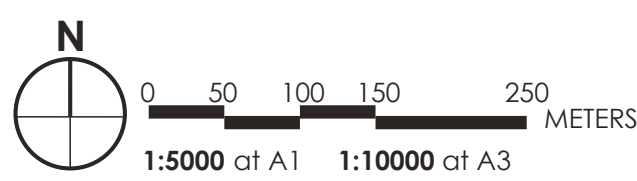
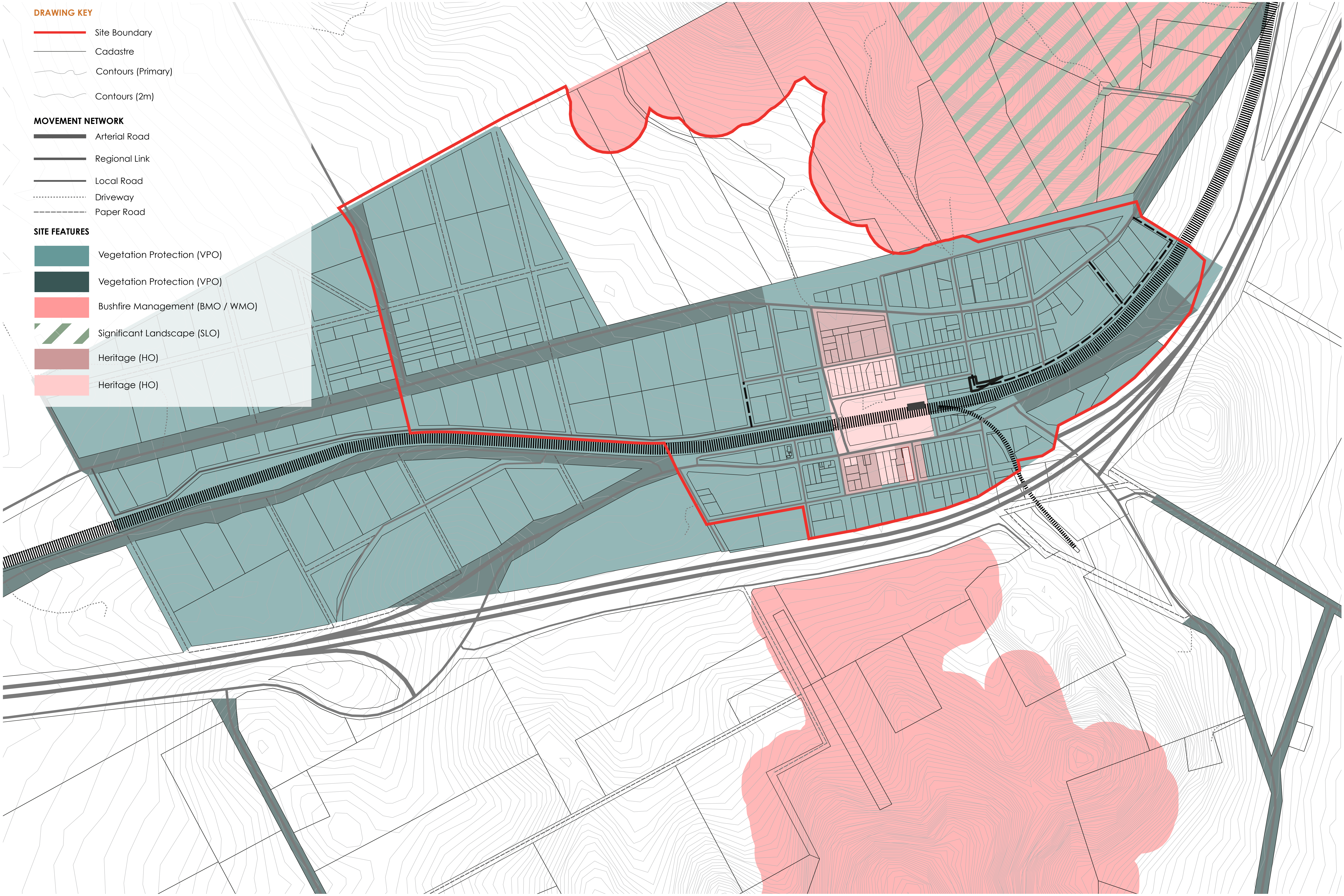
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MOVEMENT NETWORK

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- Paper Road

SITE FEATURES

- Vegetation Protection (VPO)
- Vegetation Protection (VPO)
- Bushfire Management (BMO / WMO)
- Significant Landscape (SLO)
- Heritage (HO)
- Heritage (HO)





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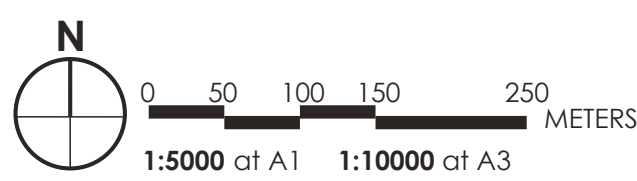
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MOVEMENT NETWORK

- Arterial Road
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SITE FEATURES

- Cultural Heritage

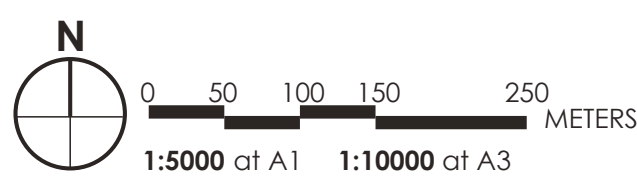
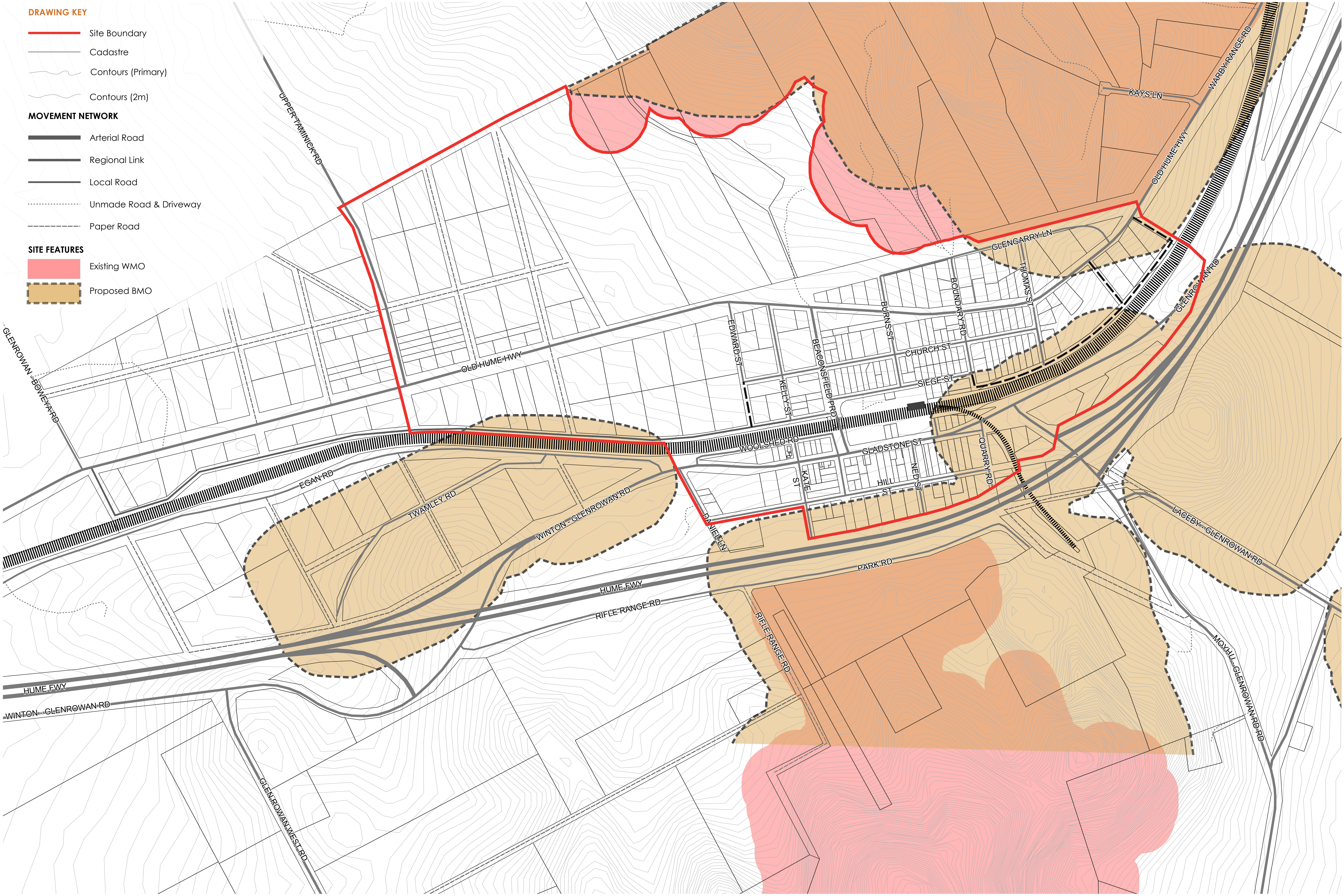


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SITE FEATURES

- Existing WMO
- Proposed BMO



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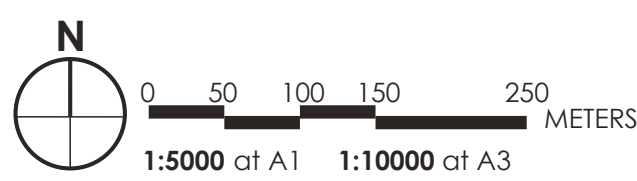
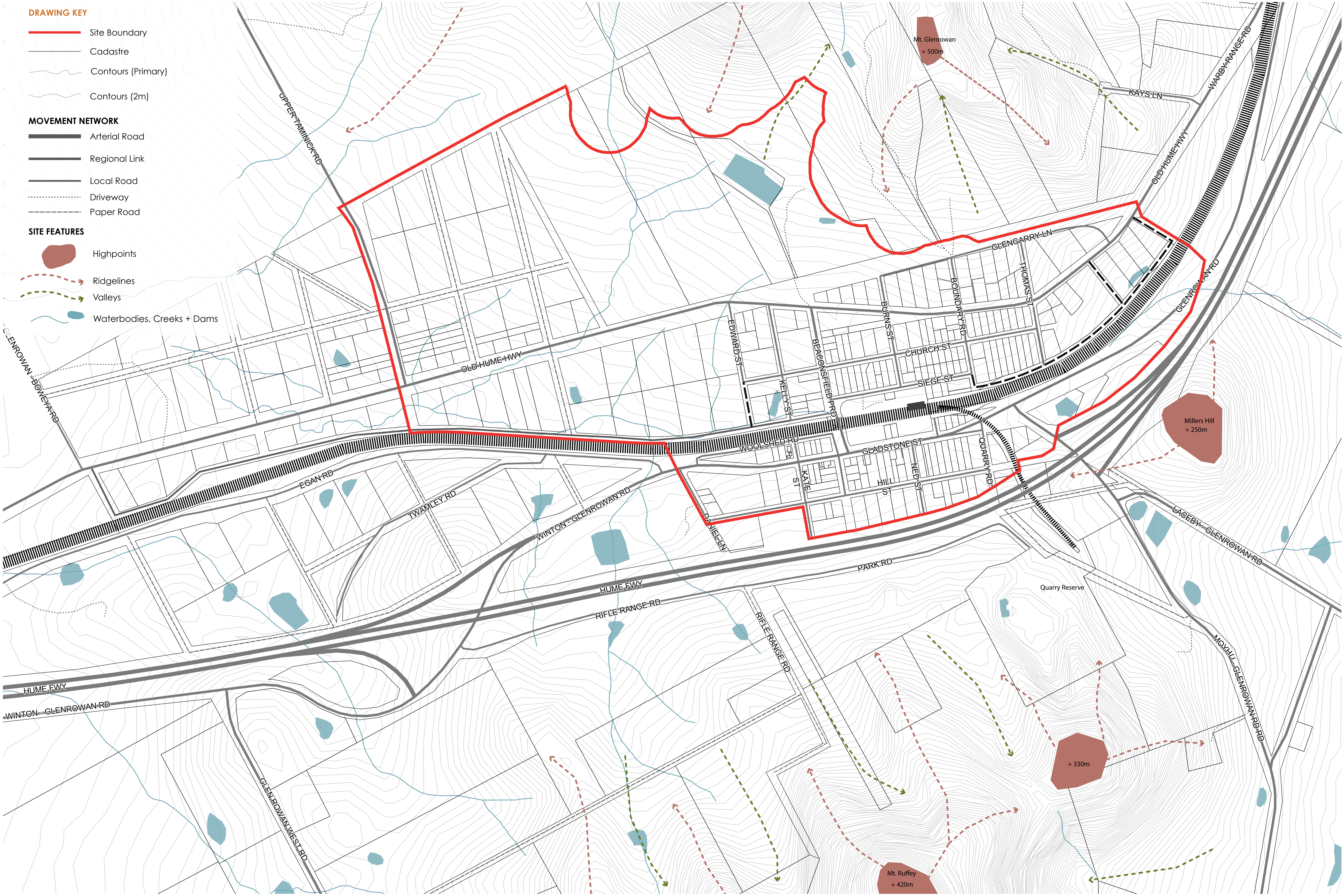
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MOVEMENT NETWORK

- Arterial Road
- Regional Link
- Local Road
- Driveway
- Paper Road

SITE FEATURES

- Highpoints
- Ridgelines
- Valleys
- Waterbodies, Creeks + Dams



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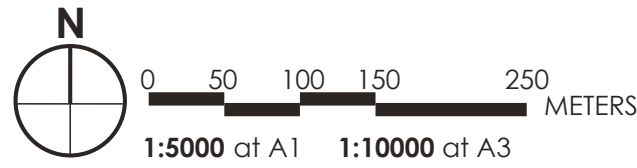
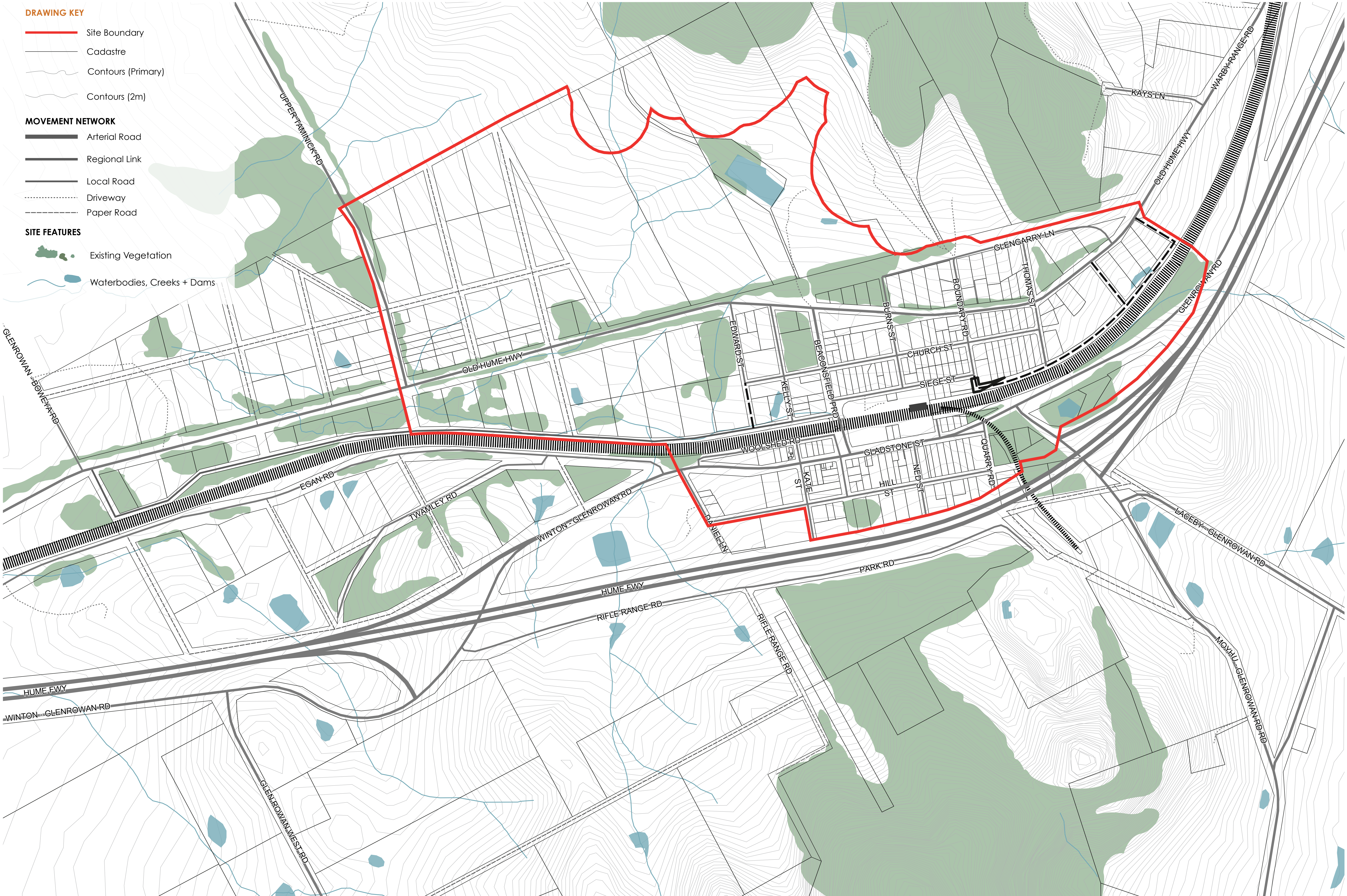
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MOVEMENT NETWORK

- Arterial Road
- Regional Link
- Local Road
- Driveway
- Paper Road

SITE FEATURES

- Existing Vegetation
- Waterbodies, Creeks + Dams

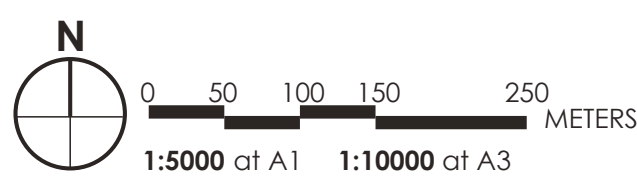


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SITE FEATURES

- Existing Buildings

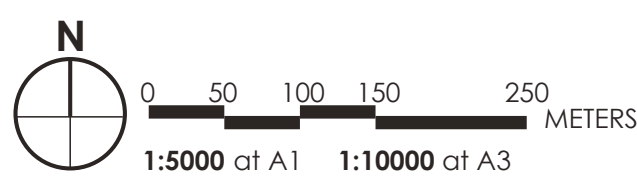


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SITE FEATURES

- Pedestrian Link
- Bridge
- PT
Public Transport Node



Initial lots 140
Allowable Future lots 100

GLENROWAN SEWER SCHEME



- LEGEND**
- PROPOSED SEWER SCHEME BOUNDARY
 - EXISTING SEWER SCHEME BOUNDARY
 - FUTURE SEWER SCHEME BOUNDARY EXTENSION
 - SEWER DISTRICT - DECLARED
 - SEWER DISTRICT - PROPOSED
 - WATER DISTRICT - DECLARED
 - WATER DISTRICT - PROPOSED

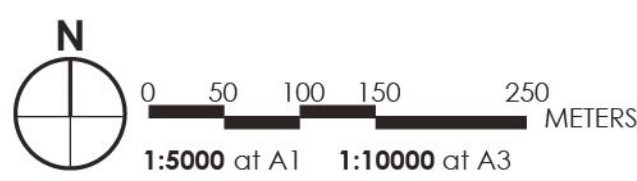
NORTH EAST REGION
WATER CORPORATION

PO BOX 863
106 HOVELL STREET
WODONGA VIC 3690
TEL: 1300 361 622
FAX: 02 6024 7454



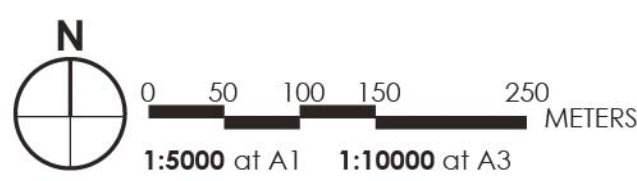
DRAWING NUMBER
STSS_GLE01
DATE
OCTOBER 2010
DRAWN BY
MELANIE MURRAY
SCALE
NOT TO SCALE

- COMMUNITY FACILITIES
- 1 Shared Hall
(160 Old Hume Hwy)
 - 2 Spring Reserve Hall
(29 Beaconsfield Pde)
 - 3 Playground at Siege site
(Siege St / Gladstone St)
 - 4 Glenrowan Recreational Reserve
Football + Netball
(5 Daniel Lane)
 - 5 Rifle Range
(91 Rifle Range Rd)
 - 6 Fosters Lake
(Moyhu - Glenrowan Rd + Hume Fwy)
 - 7 Glenrowan Primary School
(40 Beaconsfield Pde)



BUSINESSES

- 1 BP North + South Bound Centres (Hume Hwy)
- 2 Glenrowan Blacksmith Shop + Armoury (Siege St)
- 3 Glenrowan Railway Hotel (46 Gladstone St)
- 4 Glenrowan Plumbing Supplies (8 Beaconsfield Pde)
- 5 Glenrowan Veterinary Clinic (56 Gladstone St)
- 6 Glenrowan Tourist Centre (41 Gladstone St)
- 7 Buffalo Mountain Wines (54 Gladstone St)
- 8 Glenrowan Gallery (32 Gladstone St)
- 9 Kates Cottage Gift Shop (35 Gladstone St)
- 10 Glenrowan Cob + Co Museum (39 Gladstone St)
- 11 Glenrowan Post Office + Hair Co (33 Gladstone St)
- 12 Smiths Orchards (34 Gladstone St)
- 13 Kelly Country Motel (44 Gladstone St)
- 14 Glenrowan Bushland Caravan + Camping (2 Old Hume Hwy)
- 15 Dad + Daves Billy Tea Rooms B+B (39 Gladstone St)
- 16 Glenrowan Kelly Country Motel

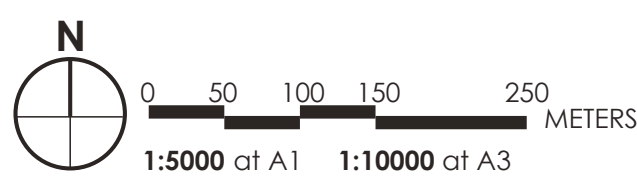
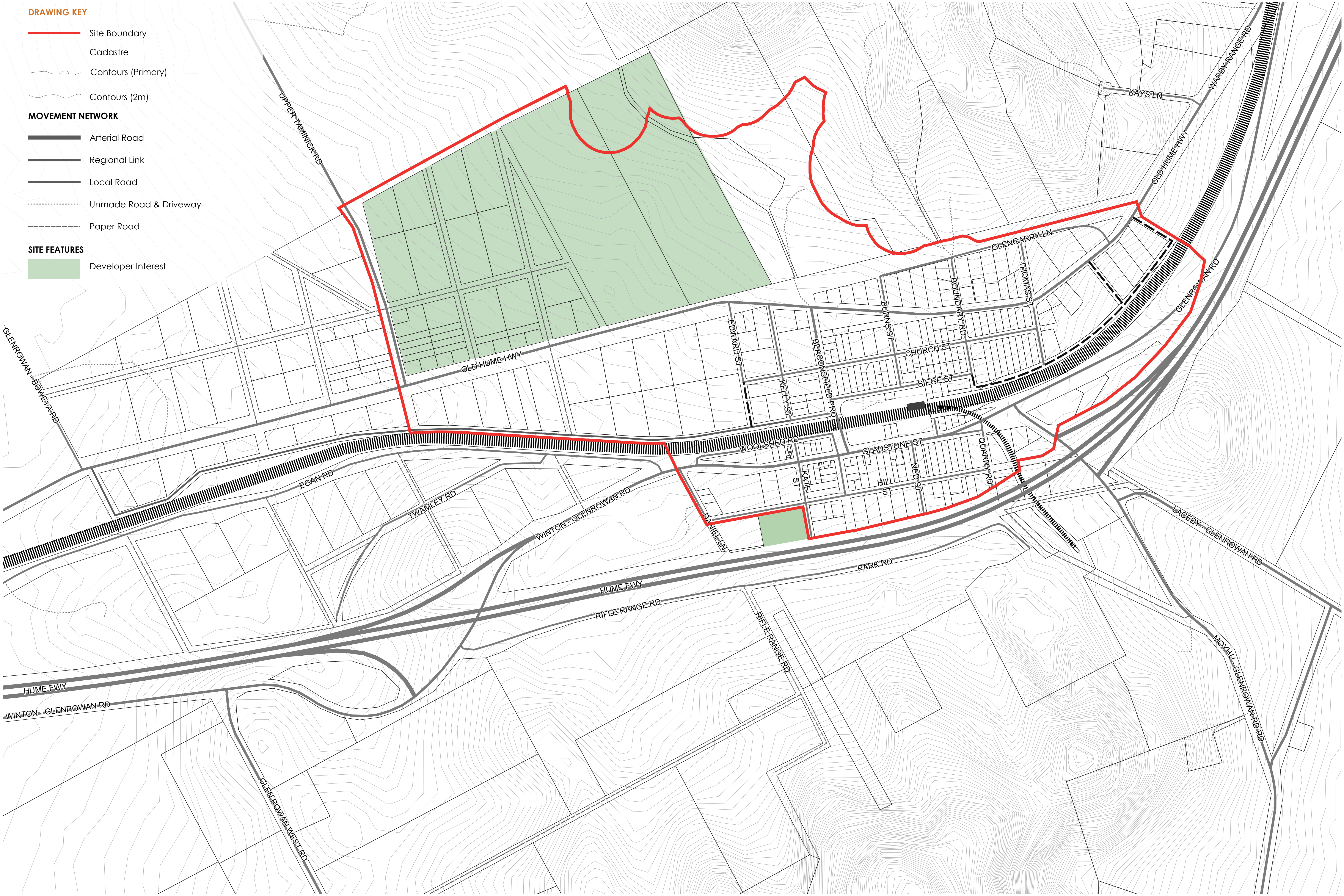


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SITE FEATURES

- Developer Interest



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