

Yarrawonga

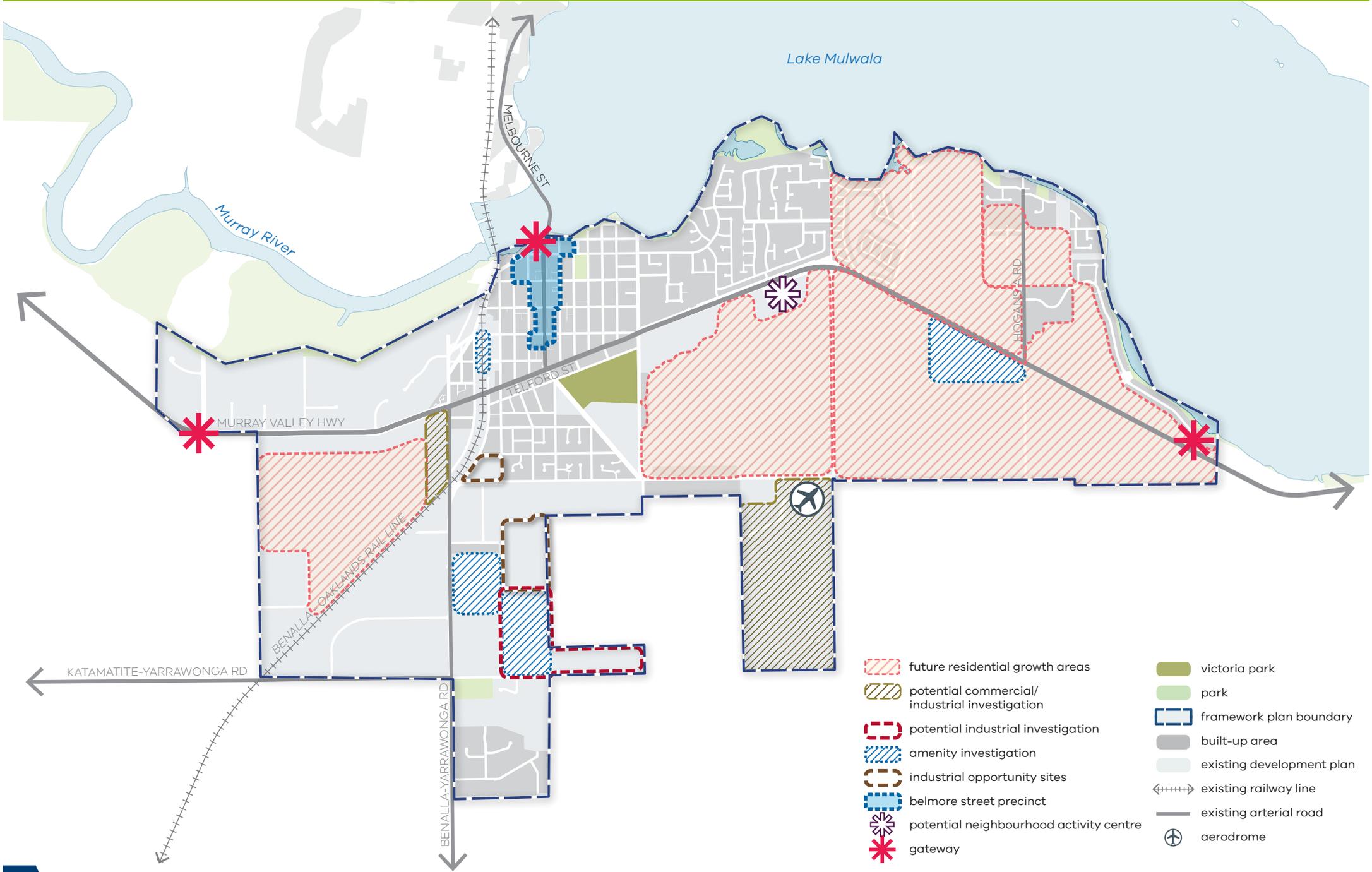
FRAMEWORK PLAN

JANUARY 2020



Table of contents

1	Introduction			
1.1	Purpose of the document	6		
1.2	Summary of project to date	7		
1.3	Summary of community engagement	8		
1.4	How will the Framework Plan be implemented?	9		
2	Context			
2.1	Regional context	11		
2.2	Planning context	13		
2.3	Growth context	14		
3	Vision & principles	17		
3.1	Overarching vision	17		
4	Themes, objectives & strategies	19		
4.1	Drainage, major infrastructure and utilities	20		
4.2	Housing and community infrastructure	25		
4.3	Industry	31		
4.4	Commerce and retail	35		
4.5	Recreation, environment and heritage	39		
5	Implementation plan summary	42		
6	References	50		
7	Appendices	51		
7.1	Appendix A – Existing planning zones and overlays	51		
7.2	Appendix B – Community Engagement Summary Report	54		
6	Plans			
Plan 1	Framework Plan	6		4
Plan 2	Regional context	7		10
Plan 3	Local context	8		12
Plan 1	Framework Plan	9		16
Plan 4	Drainage, Major Infrastructure and Utilities	11		18
Plan 5	Housing and Community Facilities	11		24
Plan 6	Industry	13		30
Plan 7	Commercial and Retail	14		34
Plan 8	Recreation, Environment and Heritage	14		38
17	Tables			
Table 1	Principles for future residential development	17		26
Table 2	Indicative staging of future residential areas	19		27
Table 3	Implementation plan	20		42
19	Figures			
Figure 1	Population projections to 2036 (based on <i>Victoria in Future 2019</i>)	25		14
Figure 2	Forecast population growth and dwelling demand for Yarrawonga	31		14
Figure 3	Forecasted shifts in industry share	35		15
Figure 4	Indicative residential staging map	39		27
Figure 5	Belmore Street precinct opportunities	42		36



- future residential growth areas
- potential commercial/industrial investigation
- potential industrial investigation
- amenity investigation
- industrial opportunity sites
- belmore street precinct
- potential neighbourhood activity centre
- gateway
- victoria park
- park
- framework plan boundary
- built-up area
- existing development plan
- existing railway line
- existing arterial road
- aerodrome

Executive summary

Yarrawonga is a key regional centre of the Goulburn regional partnership, which sits within the broader Hume planning region, and has unique strengths as a lifestyle and recreation destination. Across the Murray River is its twin township, Mulwala, which shares economic and community services. Yarrawonga is growing at a faster rate than other townships in Moira Shire, and is expected to continue accommodating most of the shire's population growth. A co-ordinated approach to growth will help ensure that the Yarrawonga of the future is adequately serviced by utilities, infrastructure and community facilities to meet the changing needs of existing and future residents.

As the nature of industry shifts, Yarrawonga will need to adapt to a growing share of population-serving sectors while retaining opportunities for industrial uses that add value to the region. Natural assets, biodiversity, retail and community facilities are key lifestyle and amenity drawcards for both residents and visitors. Therefore waterway health, green spaces and a liveable urban environment are important in planning for Yarrawonga's future in the face of climate change and urban growth.

Yarrawonga has a rich history. There are opportunities to acknowledge and celebrate the connection between Traditional Owners and country, through active engagement with Yorta Yorta Nation Aboriginal Corporation. Conversations with the Yarrawonga community have also revealed a strong generational tie between existing residents and the township's built heritage. We asked the community of Yarrawonga to think about what they want the township to look like in 2050, and captured these aspirations in the vision:

Yarrawonga in 2050 will offer a unique lifestyle experience in a vibrant tourism and community setting that links the town to Lake Mulwala. Its temperate climate, world class recreation facilities, outstanding hospitality and water sports on offer will set it apart as one of Victoria's premier tourism destinations. Yarrawonga will continue to be a location of choice for new residents and businesses seeking to build on the town's proud history and growth potential. Its connectivity to nearby regional centres, diverse community and waterfront location will ensure its future success.

The Victorian Planning Authority (VPA), in partnership with Moira Shire Council, has prepared the *Yarrawonga Framework Plan*. This work has been delivered as part of the 2018/19 *Streamlining for Growth* program. The Framework Plan is a high-level plan that sets the direction and necessary steps to achieve the vision for Yarrawonga over the next 30 years.

The vision will be achieved through actions under five major themes:

- 1 **Drainage, major infrastructure and utilities** – priorities for critical infrastructure projects such as drainage, roads and utility provision.
- 2 **Housing and community infrastructure** – staging for residential growth areas and facilities required to meet the needs of the community.
- 3 **Industry** – opportunities for industrial uses, and direction around maintaining amenity of industrial land and surrounds.
- 4 **Commerce and retail** – principles for enhancement of the main street, a retail hierarchy and location of future activity centres.
- 5 **Recreation, environment and heritage** – considerations for protecting and enhancing the natural and built environment and drawing connections between past and future.

Many steps are required to implement the vision identified in this Framework Plan which is why the plan has been structured in a way that helps to coordinate delivery. Therefore, each of the five themes contains objectives that direct what changes should be achieved in Yarrawonga. Strategies are listed that support the achievement of each objective, and actions provide key stakeholders with steps to implement the relevant strategy.

1 Introduction

1.1 Purpose of the document

A range of policy documents, council and agency strategies, and technical reports have informed this Framework Plan, including:

- the *Hume Regional Growth Plan 2014* which identifies Yarrowonga as a key sub-regional settlement and cross-border town;
- the *Yarrowonga Strategy Plan 2004* which guides future growth of residential, retail, commercial and industrial uses in Yarrowonga. This Framework Plan is an update to the 2004 Strategy Plan and will supersede it;
- the *Yarrowonga Growth Management Strategy Stage 1: Background Analysis Report* which provides a high-level economic summary and identifies key issues for future consideration.
- the *Yarrowonga Growth Management Strategy Stage 2: Forecast Report* which presents three growth scenarios that forecast population, jobs and dwellings from 2016 to 2051. Preliminary spatial analysis and land use recommendations were provided based on these forecasts. This Framework Plan assists with meeting land use needs identified in the Growth Management Strategy.

Stage 1 and 2 of the *Yarrowonga Growth Management Strategy* were tabled and received at the Moira Shire Council Ordinary Council Meeting on 22 November 2017. Council granted approval for the Growth Management Strategy to form the basis of the framework planning process.

A list of key documents and reports is included in the [References](#) section of this plan.

1.1.1 Why a framework plan is important

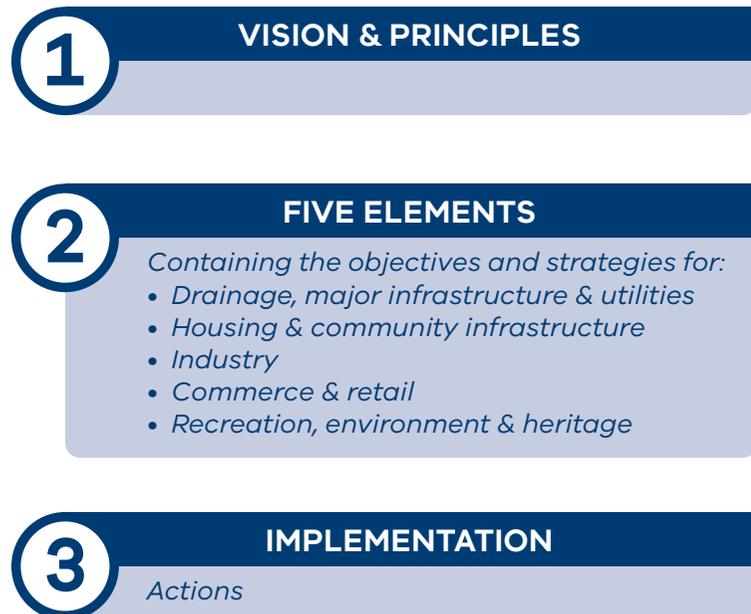
The *Yarrowonga Framework Plan* is an over-arching land use plan that establishes a vision and spatial structure for the growth of Yarrowonga to 2050. It seeks to:

- identify residential and industrial growth areas for Yarrowonga to 2050
- provide direction for co-ordination and staging of growth
- provide direction around servicing and community facility requirements for growth
- identify strategic sites and associated opportunities
- provide a high-level action plan for implementation.

This document provides the reader with an overview of Yarrowonga's strategic planning context. It is primarily a document for council, agencies, the community and potential land owners to get greater certainty around the growth requirements of the township, as well as the broad location and timing of growth. The Framework Plan also addresses flooding issues in the township and provides a whole-of-township strategy to manage stormwater drainage and treatment while contributing to a liveable and resilient community.

The Framework Plan is intended to be more than just a list of popular projects and a list of actions to implement the plan. A list of project and actions on its own will not inspire and will be difficult to attract investment and buy-in. The Framework Plan tells the story about the township so that the projects and actions make logical sense and will help to deliver improved outcomes for the township.

How to read this plan



1.2 Summary of project to date

As part of the VPA's 2018/19 *Streamlining for Growth* program, Moira Shire Council was allocated VPA staff assistance to deliver the *Yarrowonga Framework Plan*, and to commission a stormwater drainage study.

Project timeline



1.3 Summary of community engagement

The framework planning process involved an analysis of council's previous community engagement processes, to acknowledge and gain an understanding of the issues that community members have already raised. This included acknowledging:

- Moira Shire Council's commitment to community engagement in its *Council Plan 2017–2021*
- engagement processes for *Moira Shire's Recreation Strategy 2016–2026*, *Municipal Wellbeing for All Ages Strategy 2017–2021*, Yarrowonga Library and Town Hall, Yarrowonga Aerodrome, and Yarrowonga Multisport Stadium Project
- the engagement process for *Moira Shire's Major Towns Strategy Plan Review (2018)*.

A separate engagement process was conducted to inform the Framework Plan's vision for the township to 2050. To distinguish the engagement process for the Framework Plan, it was pitched at a thematic level and emphasised the project's longer time horizon. Many community members have specific projects in mind and while this is useful information, the purpose of the engagement was to develop a vision for Yarrowonga which then informs a series of principles to guide future decision making and investment decisions.

Council and the VPA launched an online platform between 26 June to 19 July 2019, which allowed community members to articulate what they value and hope for Yarrowonga to become in the future. Information sessions were also held at Yarrowonga Visitor Information Centre on 4 July 2019 for community members to raise questions and provide feedback in person.

1.3.1 Online story map

54 comments were received through the online story map. Many comments were focused on Belmore Street, Victoria Park and recreational spaces along the foreshore.

1.3.2 Drop-in sessions

127 responses were recorded from the community drop-in session. Priorities that emerged from face-to-face community engagement included better care for the natural environment and open spaces, improved pedestrian and cycling tracks, adaptive re-use of heritage sites for community uses (particularly the school site) and provision of community infrastructure and recreational facilities.

1.3.3 Written submissions

Five written submissions were received, and sentiments were largely aligned with other feedback received online and in drop-ins. Many written submissions had a strong focus on retention of heritage buildings for community purposes.

A full summary of community feedback can be found in [Appendix B – Community Engagement Summary Report](#).

Several of the site-specific issues (e.g. town hall redevelopment, use of former school site and future use of the aerodrome) are being investigated by Moira Shire Council through separate processes. However, the engagement process of the Framework Plan has helped identify major considerations for the future growth of the township and things that the local community values.

The feedback received has been used to inform a vision and principles for the growth of Yarrowonga to 2050.

1.4 How will the Framework Plan be implemented?

1.4.1 Council

The *Yarrawonga Framework Plan* and *Yarrawonga Stormwater Drainage Strategy* will be reference documents in the Moira Planning Scheme, superseding the *Yarrawonga Strategy Plan 2004*. Completion of these plans also fulfils directions in the planning scheme¹.

Relevant sections, strategies or actions may be incorporated into the Moira Planning Scheme. It is recommended that Moira Shire Council investigates changes to the planning scheme to implement this Framework Plan.

1.4.2 Agencies

The *Yarrawonga Framework Plan* will flag issues and relevant actions to be taken by agencies to ensure orderly development of the township. The framework planning process has involved a range of key agencies that will be important partners in the successful implementation of the Framework Plan, including:

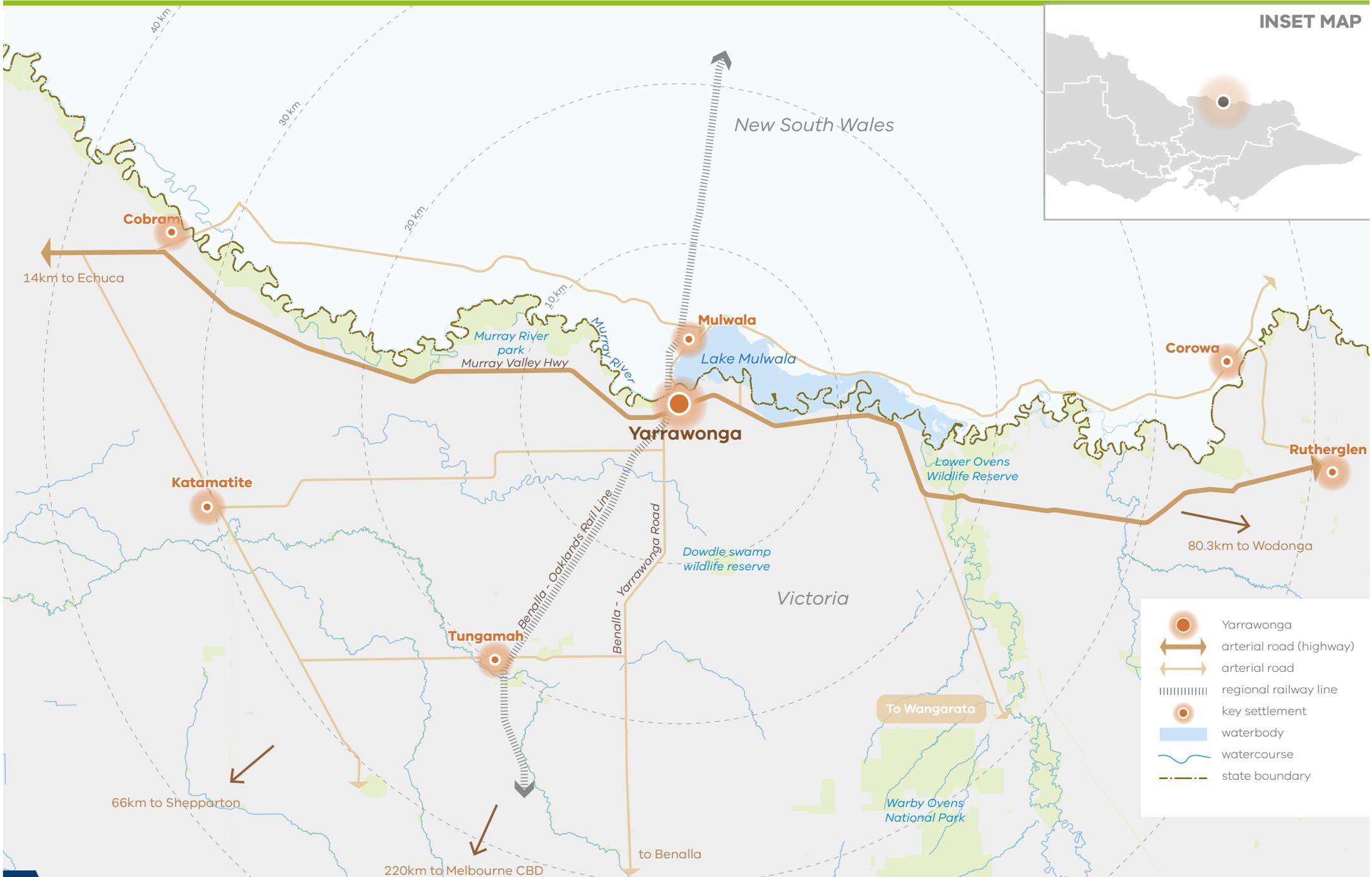
- Aboriginal Victoria
- Department of Education and Training
- Department of Environment, Land, Water and Planning
- Department of Transport (Hume Region Network Planning and North East Region Regional Roads Victoria)
- Environmental Protection Authority Victoria
- Goulburn Broken Catchment Management Authority
- Goulburn–Murray Water
- North East Water
- Utilities providers (NBN, APA Group, Powercor)

1.4.3 Developers and investors

While the Framework Plan cannot guarantee specific development outcomes, it provides recommendations and broad advice on where, when and how residential and industrial growth should occur. Prospective developers and landowners should consider the issues raised in the Framework Plan and work with council to achieve outcomes that benefit the township.

1 Clause 21.03-9: Direction to "Review existing strategy plans for the four major towns – Cobram, Yarrawonga, Nathalia and Numurkah".

Clause 21.04-5: Direction to "Prepare the Yarrawonga Drainage Study".



- Yarrawonga
- arterial road (highway)
- arterial road
- regional railway line
- key settlement
- waterbody
- watercourse
- state boundary

2 Context

2.1 Regional context

Yarrawonga is a township in the Goulburn regional partnership, which sits within the broader Hume planning region, and is located on the Murray River across from its twin town in New South Wales, Mulwala. Yarrawonga is well-connected via arterial roads to other towns in the region such as Cobram, Rutherglen and Benalla. It also has strong road connections to the larger regional centres of Albury–Wodonga, Wangaratta and Shepparton. Yarrawonga services a large catchment of settlements beyond its local population, including the rural areas of southern New South Wales. As Yarrawonga grows, opportunity for increased retail and services offer will also grow and therefore reduce the need to access higher-order retail and services in other towns.

2.1.1 Mulwala

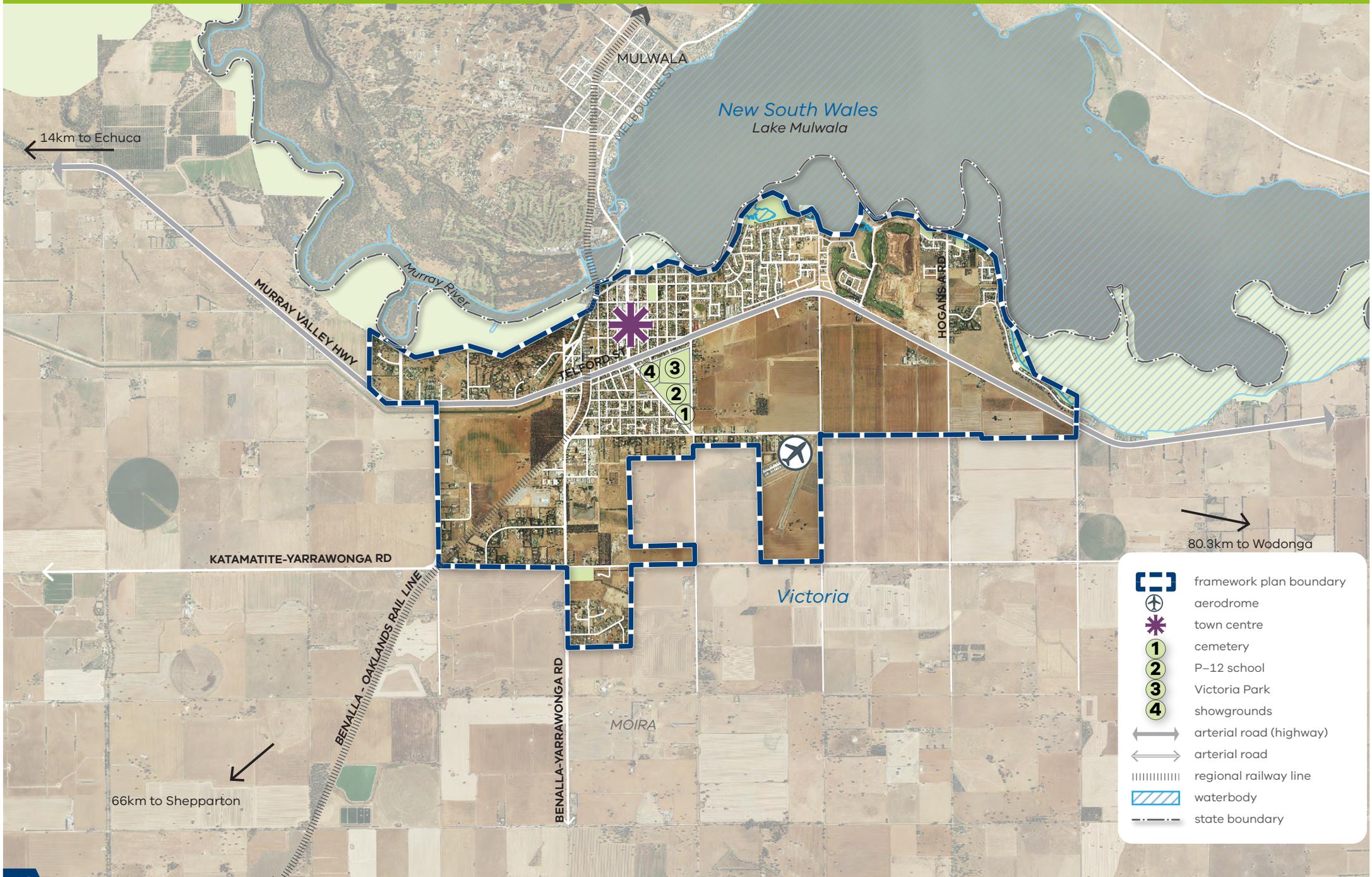
The twin township of Mulwala falls under the jurisdiction of Federation Council in New South Wales. Mulwala has a smaller population than Yarrawonga, with 2,161 people in the 2016 census and a total land area of 33,416 hectares. Mulwala's economy is largely supported by the New South Wales Department of Defence explosives manufacturing facility, located on the western edge of the township. This facility poses a geographical constraint to the further expansion of the township.

Mulwala's relationship with Yarrawonga as a cross-border twin town is significant as they share important tourism assets, economic activity, and health and education services². Residents of Mulwala are likely to experience a level of reliance on Yarrawonga to provide services such as healthcare and retail³.

Cross-border settlements such as Yarrawonga–Mulwala are important from an economic perspective as they have larger, relatively diverse economies when considered as combined rather than isolated settlements. The *Hume Regional Growth Plan 2014* contains the following direction:

Recognise and plan for the influence of cross-border settlements.

-
- 2 *Inter-regional assessment: An analysis of regional Victoria's strengths and challenges* (Aither, 2019, p. 18).
 - 3 *Yarrawonga Growth Management Strategy Stage 1: Background Analysis Report* (MacroPlan Dimasi, 2017, p. 15).



	framework plan boundary
	aerodrome
	town centre
	cemetery
	P-12 school
	Victoria Park
	showgrounds
	arterial road (highway)
	arterial road
	regional railway line
	waterbody
	state boundary

2.2 Planning Context

State Planning Policy Framework

Yarrawonga is identified in the *Hume Regional Growth Plan 2014* as a key sub-regional settlement. Yarrawonga will continue to accommodate some growth and provide services to support surrounding rural communities, alongside other urban localities in the region⁴. The *Hume Regional Growth Plan* notes that locations such as Yarrawonga offer unique growth opportunities centred around natural and lifestyle attractions.

Local Planning Policy Framework

The township sits within the municipality of Moira Shire Council and is subject to the provisions of the Moira Planning Scheme. Moira Shire's municipal profile lists Yarrawonga as one of four major towns. Several strategies and reports referenced in the planning scheme are relevant to Yarrawonga, including:

- *Yarrawonga to Bathumi Future Land Use Strategy 2002*, which guides development at the western end of the Yarrawonga–Bundalong corridor to protect Lake Mulwala and the Lower Ovens River;
- *Yarrawonga Strategy Plan 2004*, which informed and is superseded by this Framework Plan;
- *Yarrawonga to Bundalong Foreshore Management Plan 2008*, which provides direction for an integrated and sustainable approach to the management, use and development of the Lake Mulwala foreshore between Yarrawonga and Bundalong.

Other strategic planning documents relating to Yarrawonga that are not in the planning scheme include:

- *Yarrawonga Urban Design Framework 2000*, which provides direction around the built form of Yarrawonga, particularly the town centre.
- *Yarrawonga Futures Plan 2008*, which summarises the key issues and opportunities of the township. It presents a vision for the township and identifies key infrastructure and policy initiatives required to fulfil the vision.

A full list of documents that have informed the preparation of this Framework Plan can be found in the [References](#) section of this document.

⁴ *Hume Regional Growth Plan* (State Government of Victoria, 2014, p. 47)

2.3 Growth context

Yarrawonga is the largest of four urban centres in Moira Shire, alongside Cobram, Numurkah and Nathalia⁵. Yarrawonga is forecast to accommodate the majority of population growth in the shire (Figure 1), therefore demand for jobs and services is expected to increase in the township.

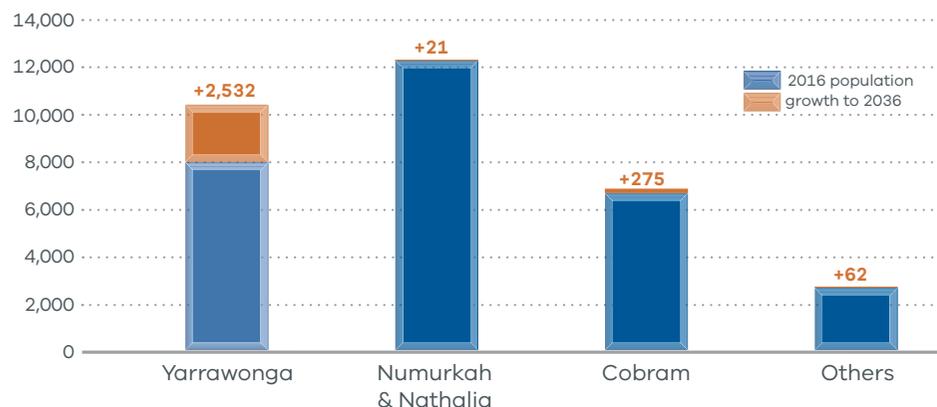


Figure 1 Population projections to 2036 (based on *Victoria in Future 2019*)

The *Yarrawonga Growth Management Strategy Stage 2: Forecast Report* was prepared by MacroPlan Dimasi on behalf of the VPA and Moira Shire Council in 2017, with the aim of presenting growth forecasts to inform more detailed land-use planning. Three growth scenarios were prepared for analytical purposes to enable forecasting of population, jobs, dwellings and floor space consumption from 2016 to 2051. The scenarios adopted were “Low growth”, “Medium growth” and “High growth”. Under all scenarios, Yarrawonga is projected to experience positive population growth. MacroPlan Dimasi deemed the medium scenario to be most likely, therefore this Framework Plan utilises projections from this scenario. Findings from the Forecast Report are summarised in the following paragraphs.

⁵ Note that the *Victoria in Future 2019* population projections consider Numurkah and Nathalia collectively. This is reflected in Figure 1.

2.3.1 Population and demographics

The *Yarrawonga Growth Management Strategy* identified that Yarrawonga will grow by over 6,000 people over the next 30 years which means that over 2,500 new homes will need to be built. The Growth Management Strategy identified that Yarrawonga has enough planned residential supply to accommodate growth beyond 30 or more years.

forecast population growth



forecast dwelling demand



Source: *Yarrawonga Growth Management Strategy* (MacroPlan Dimasi, 2017)

Figure 2 Forecast population growth and dwelling demand for Yarrawonga

Key demographic trends include:

- An ageing population, with the median age increasing from 47 in 2015 to over 50 by 2031.
- A changing industry structure including a long-term shift away from traditional industries, offset by an increasing share of service-based industries.

The implications of these trends are:

- Growth of healthcare and social assistance services
- Strong demand for aged care facilities
- Need for more diverse housing typologies suited for an ageing population, and more affordable housing options
- Need to ensure sufficient community and recreation infrastructure to support young families moving to Yarrawonga, and
- Need for public and community transport options for a changing demographic.

2.3.2 Economy

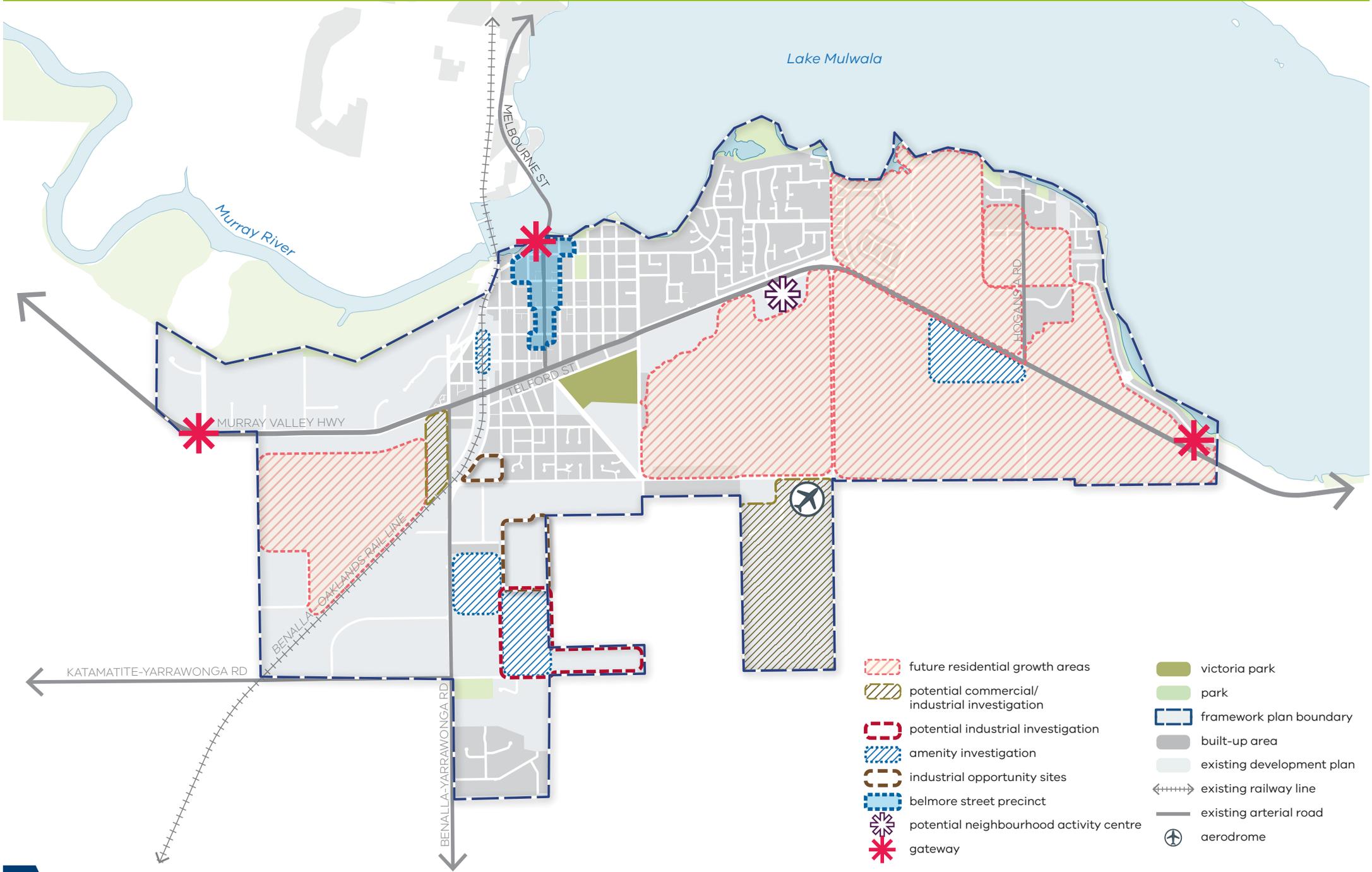
Three employment growth scenarios were explored, based on the low, medium and high population scenarios. Employment projections were scaled based on forecast shifts in industry share (Figure 3), with a forecast increase in the services sector and decrease in more traditional sectors such as agriculture, forestry and fishing. Overall, Yarrawonga is expected to accommodate an increasing share of jobs in the Shire with a growth of 1,700 jobs. The employment rate within the township is not forecast to change significantly. This indicates that over time, the surrounding region will increasingly rely on Yarrawonga as the location of the job market reflecting an anticipated change in the nature of the regional economy.

Further discussion of implications on industrial, retail and commercial floor space can be found in [Sections 4.3 Industry](#) and [4.4 Commerce and Retail](#).

	2011–2016	2016–2021	2021–2026	2026–2031	CHANGE 2011–2031
 Agriculture, forestry & fishing	2.4%	2.0%	1.5%	1.0%	-1.4%
 Manufacturing	5.0%	4.5%	4.0%	3.5%	-1.5%
 Construction	9.3%	9.5%	10.0%	10.5%	1.2%
 Wholesale trade	2.1%	2.0%	1.8%	1.6%	-0.5%
 Retail trade	19.0%	19.5%	20.2%	20.4%	1.4%
 Accommodation & food services	9.8%	10.0%	10.1%	10.2%	0.4%
 Financial & insurance services	2.6%	2.4%	2.2%	2.0%	-0.6%
 Professional, scientific & technical services	3.6%	3.8%	4.0%	4.2%	0.6%
 Education & training	8.6%	9.0%	9.0%	9.2%	0.6%
 Healthcare & social assistance	21.8%	22.0%	22.2%	22.2%	0.4%

Figure 3 Forecasted shifts in industry share

Source: MacroPlan Dimasi, 2017



- future residential growth areas
- potential commercial/industrial investigation
- potential industrial investigation
- amenity investigation
- industrial opportunity sites
- belmore street precinct
- potential neighbourhood activity centre
- gateway
- victoria park
- park
- framework plan boundary
- built-up area
- existing development plan
- existing railway line
- existing arterial road
- aerodrome

3 Vision & principles

3.1 Overarching Vision

The vision for Yarrawonga in 2050 was informed by community engagement held in June and July 2019:

Yarrawonga in 2050 will offer a unique lifestyle experience in a vibrant tourism and community setting that links the town to Lake Mulwala. Its temperate climate, world class recreation facilities, outstanding hospitality and water sports on offer will set it apart as one of Victoria's premier tourism destinations. Yarrawonga will continue to be a location of choice for new residents and businesses seeking to build on the town's proud history and growth potential. Its connectivity to nearby regional centres, diverse community and waterfront location will ensure its future success.

The vision is underpinned by the following principles that guide Yarrawonga's future growth:

PRINCIPLE 1 Support a well-connected township

- Support an integrated network of roads, pedestrian and cycling infrastructure.
- Provide more connected and high-quality open space.
- Maintain connections with Mulwala and the region for both people and freight.

PRINCIPLE 2 Celebrate heritage and community

- Support a stronger focus on adaptive reuse of heritage buildings and celebration of Yarrawonga's history.
- Provide recreation facilities, particularly for young families and older residents.
- Ensure community infrastructure is well-located in central locations and easily accessible.

PRINCIPLE 3 Protect the natural environment

- Protect biodiversity and waterway health.
- Increase tree coverage along streets and in open spaces.

PRINCIPLE 4 Provide higher order infrastructure

- Enhance amenity of key roads, particularly Belmore Street and Murray Valley Highway.
- Implement drainage and stormwater treatment infrastructure to address flooding events, protect water quality of the lake and waterways, and enhance community and environmental values.
- Respond to changes in major infrastructure such as the bridge, freight routes and aerodrome.
- Ensure servicing needs of existing and future residents are met.
- Consider the future needs of heavy vehicle movement.

PRINCIPLE 5 Establish a local activity centre hierarchy

- Strengthen the role of Belmore Street as the centre of town, through improved amenity and more diverse uses.
- Provide for local convenience retail that complements primary and secondary activity centres in growth areas.

PRINCIPLE 6 Leverage local strengths to grow the economy

- Support initiatives that attract visitation and tourism.
- Support retail and commercial uses that draw investment into the township.

The following section details how the vision and principles will support an integrated land use planning framework for Yarrawonga through the five themes.

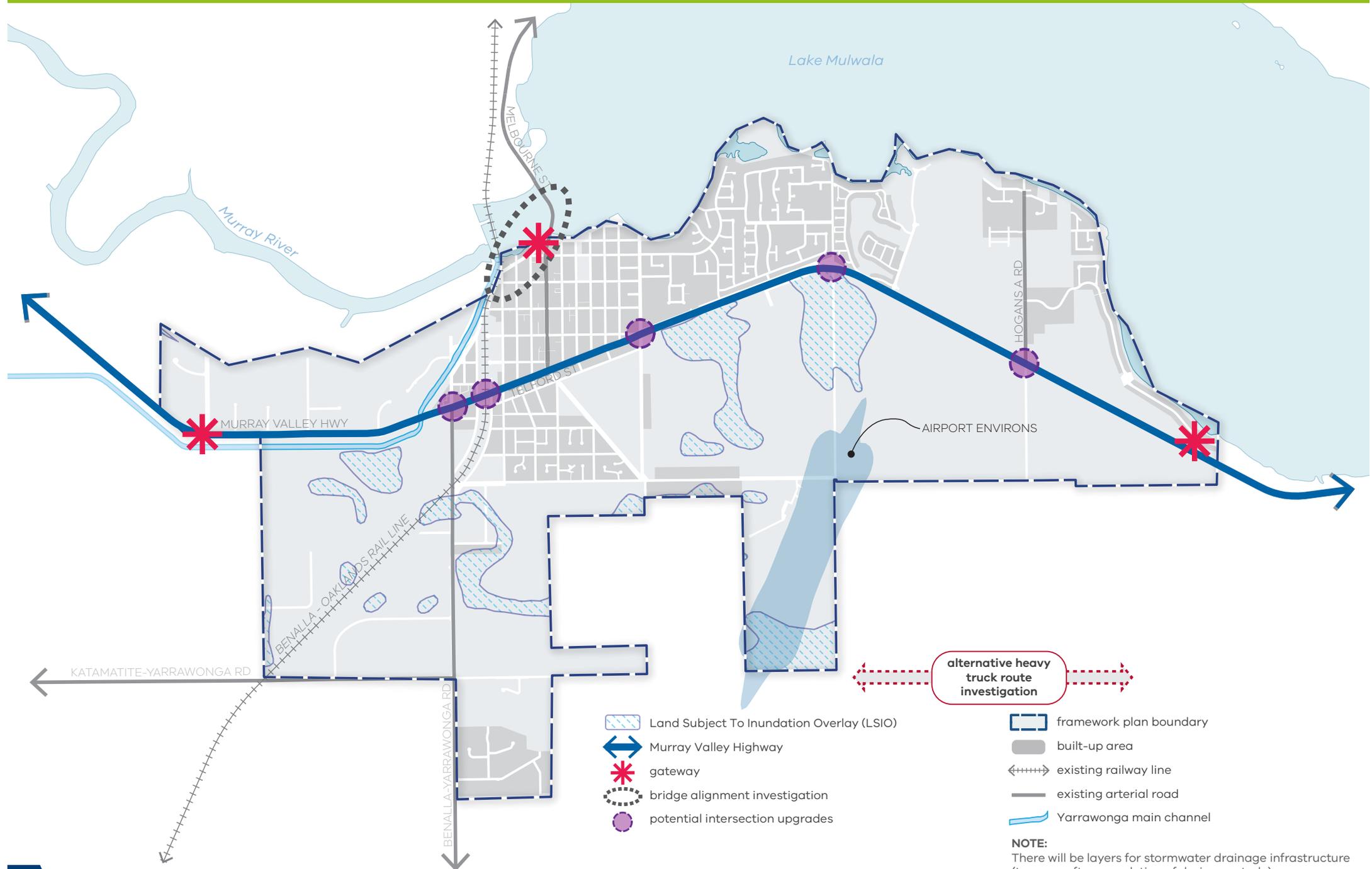


4 Themes, objectives & strategies

The vision and principles for Yarrawonga inform the land use framework for Yarrawonga through five major themes:

- 1 **Drainage, major infrastructure & utilities**
- 2 **Housing and community infrastructure**
- 3 **Industry**
- 4 **Commerce & retail**
- 5 **Recreation, environment & heritage**

Each theme represents a significant land use topic that needs to be addressed to provide a robust and resilient plan for Yarrawonga's future. Each theme contains **objectives** stating what council and the community want to achieve. **Strategies** are identified that support the achievement of each objective, and **actions** provide key stakeholders with steps to implement the relevant strategy.



- Land Subject To Inundation Overlay (LSIO)
- Murray Valley Highway
- gateway
- bridge alignment investigation
- potential intersection upgrades

alternative heavy truck route investigation

- framework plan boundary
- built-up area
- existing railway line
- existing arterial road
- Yarrowonga main channel

NOTE:
There will be layers for stormwater drainage infrastructure (to come after completion of drainage study)

4.1 Drainage, major infrastructure & utilities

Yarrowonga will have an integrated and safe road network that balances the needs of people and freight. Drainage will be informed by a catchment-wide approach and protect the water quality of Lake Mulwala. Future development will be well-serviced by essential infrastructure. Yarrowonga will have infrastructure that facilitates connections to Mulwala and the rest of the Hume region.

To facilitate orderly development in Yarrowonga, it is crucial to ensure that new development is well-serviced and connected to a wider network of essential infrastructure such as electricity, water and sewerage. Stormwater drainage is a particularly significant challenge for both existing and planned development. Drainage strategies for future developments should be guided by a holistic strategy that is conducted on a catchment basis and meets appropriate standards for flood protection and environmental performance. At the same time, drainage and stormwater treatment infrastructure provision should be economically feasible for developers and landowners. Where possible, such infrastructure should contribute towards liveable and resilient communities by providing amenity benefits.

A coherent transport network is another key consideration for growth, as future residents and workers should have access to the services and amenities in the existing township by walking, cycling, public transport and the private vehicle. It is also important that the new estates of Yarrowonga connect to one another and are not a series of disconnected estates on the fringe of the town. Access to arterial road linkages and rail infrastructure is also important to leverage opportunities for freight and supply chain industries in Yarrowonga. Yarrowonga's connection with Mulwala should be maintained to continue supporting Yarrowonga's cross-border servicing and tourism role.

Work is ongoing to resolve several transport infrastructure projects, including the future alignment of the Yarrowonga–Mulwala bridge and intersections upgrades along the Murray Valley Highway. Future land use planning will need to consider the outcome of these decisions and respond in a manner consistent with the objectives of the Framework Plan.

4.1.1 Key issues

Flooding and stormwater management

Waterways in the Hume region are highly significant environmental, economic, social and cultural assets, supplying water to one of Australia's major food-producing areas. While regular flooding plays an important role for agricultural productivity and ecosystem health, it can also impact on major urban centres such as Yarrowonga. Management of flooding has been one of the main challenges in Yarrowonga and Moira Shire as a whole, largely resulting from the flat topography and proximity of Yarrowonga to the Murray River and its tributaries. Several flood modelling studies were undertaken in the past, including a *Yarrowonga Flood and Drainage Master Plan 2015* which recommends a range of mitigating works.

The Framework Plan draws on the *Yarrowonga Stormwater Drainage Strategy* to outline principles for stormwater drainage that takes a catchment-wide approach. These principles have been developed based on the *Infrastructure Design Manual*⁶ which Moira Shire Council adopted in June 2007, to:

- take a catchment-wide approach in managing urban stormwater runoff
- address both minor and major flows in site-based drainage strategies
- maintain or enhance the level of drainage service provision within catchments when introducing new development
- deliver infrastructure that caters for upstream flows and protect downstream flows
- ensure best practice water quality treatment
- provide infrastructure that is cost effective from a maintenance and operational perspective, and
- consider and identify potential opportunities for incorporating integrated water management into drainage management.

⁶ *Infrastructure Design Manual version 5.0* (Local Government Infrastructure Design Association, 2019).

4.1.2 Integrated transport

As the town grows and shifts in its demographic profile, there will be competing demands placed on the transport network. Public and active transport options should be introduced to provide alternatives to private vehicles, facilitate a multi-modal transport network and support active, healthy lifestyles.

4.1.3 Murray Valley Highway

The Murray Valley Highway runs along the southern boundary of the existing township. Council has worked with Regional Roads Victoria to identify several infrastructure upgrades along the highway (Plan 4). The Murray Valley Highway is the gateway road into and out of Yarrawonga. Therefore, as new development occurs south of the highway, it is important to enhance the amenity of the highway and provide safe north-south connections. Access to the Murray Valley Highway needs to be appropriately planned to ensure safe connections that protect the role and function of the Murray Valley Highway.

4.1.4 Proposed alternative heavy truck route

Upon full development of the township, further investigations may be needed to consider the need for a bypass of Murray Valley Highway. This is anticipated to be a long-term action to ensure that freight movement does not run between the existing township and new development to the south. A future investigation should be conducted in conjunction with the Department of Transport, including Regional Roads Victoria. Issues that need to be addressed include:

- Upgrades to existing roads to enable a bypass;
- Impact of a bypass on the arterial road network;
- Constraints associated with the Land Subject to Inundation Overlay and Rural Flood Overlay;
- Constraints associated with the railway line.

4.1.5 Yarrawonga–Mulwala Bridge

The Yarrawonga Weir crossing is expected to be closed to traffic in 2020 for safety and risk management reasons. This leaves the Yarrawonga–Mulwala bridge as the only crossing point between the two towns. Maintaining a good cross-border connection is important to facilitate economic and social activities⁷. As a result, the New South Wales and Victorian governments are undertaking a planning study investigating a new crossing between Yarrawonga and Mulwala. Future foreshore planning should account for the new crossing point once an alignment has been confirmed. Should heavy vehicle movement be redirected onto existing roads, council would need to engage with Regional Roads Victoria to ensure that these roads are upgraded to meet the infrastructure needs for freight movement.

Resolution on the Yarrawonga–Mulwala Bridge will require the collaboration of State and local governments in both Victoria and New South Wales.

7 Hume Regional Growth Plan (State Government of Victoria, 2014, p. 61).

4.1.6 Utility provision

Communications, energy, water and sewer utilities are critical to support growing communities. The VPA has corresponded with several utility providers to query the capacity for servicing and better understand the servicing infrastructure considerations for future development. These have been summarised:

- **Electricity** – Powercor is the current electricity provider to Yarrawonga, which supplies via two feeders from Cobram East. Current forecasts do not show the need for additional feeders in the short term. Should customer loads increase to a point where the need is justified, Powercor has a site for a potential future zone substation in Yarrawonga. Future development in growth areas should involve working with Moira Shire Council and Powercor to ensure that network requirements are planned and provided for.
- **Internet** – NBN is currently provided in the existing urban areas of Yarrawonga and the new Silverwoods development. There are no existing plans to install or upgrade infrastructure in identified residential and industrial growth areas. Extension of the network to service new developments should form part of future precinct planning and be customer-initiated.
- **Gas** – APA Networks manages, operates and maintains the gas reticulation network in Yarrawonga on behalf of Australian Gas Networks. The existing township is well-supplied with reticulated natural gas adjacent to the identified potential growth areas. To ensure that APA Group's strategic schedule of works accounts for new development, developers and Moira Shire Council should ensure appropriate staging and layout of development.
- **Sewerage and water** – North East Water monitors and plans for infrastructure needs ongoing. North East Water is aware of the residential growth fronts, and this Framework Plan can help inform its future needs planning.

Future development should consider servicing needs in the planning process, to ensure that future communities have the necessary utility infrastructure.

4.1.7 Objectives

O1 To facilitate a strategic approach to stormwater management

Strategy 1 Require future development to take a catchment-wide approach for managing urban stormwater runoff.

Action 1.1 Council to reference the *Yarrowonga Stormwater Drainage Strategy* into the Planning Scheme.

Action 1.2 Council to ensure that all future development aligns with the principles and proposed asset placement options outlined in the *Yarrowonga Stormwater Drainage Strategy*.

Strategy 2 Maintain and enhance existing stormwater drainage and treatment assets to support future growth and climate change adaptation.

Action 2.1 Council to continue to monitor current drainage assets and implement flood mitigation options outlined in the *Yarrowonga Flood and Drainage Master Plan 2015*.

Action 2.2 Council to explore options for funding future drainage infrastructure.

Strategy 3 Support opportunities for integrated water management.

Action 3.1 Council to consider opportunities for introducing linear wetlands with amenity benefits, as outlined in the *Yarrowonga Stormwater Drainage Strategy*.

Action 3.2 Council to explore opportunities to integrate stormwater management and treatment with streetscape improvements.
Refer to [Action 20.1](#) – integrated water management opportunities can be tied with streetscape improvements to Belmore Street.

O2 To maintain a connected and efficient road hierarchy

Strategy 4 Protect capacity on the arterial road network for freight movement.

Action 4.1 Council to work with the **Department of Transport** and **Regional Roads Victoria** and relevant New South Wales authorities to ensure that a new bridge alignment has capacity for freight movement.

Action 4.2 Council to investigate the need for an alternative heavy vehicle bypass and progress discussions with **Department of Transport** and **Regional Roads Victoria**.

Strategy 5 Provide safe local street access for cyclists and pedestrians.

Action 5.1 Developers to provide street networks in new estates that connect into existing streets and neighbouring estates.

Action 5.2 Council to work **with Regional Roads Victoria** to investigate opportunities for council to take responsibility for management of Belmore Street⁸.

Strategy 6 Protect the amenity of the Murray Valley Highway.

Action 6.1 Council to encourage future subdivision to orientate towards the Murray Valley Highway, with connections via frontage roads.

Action 6.2 Council to investigate opportunities for gateway features signalling entry on both ends of the Murray Valley Highway.

Strategy 7 Facilitate safe cross-border connections.

Action 7.1 Council to work with the **Department of Transport** and **Regional Roads Victoria** and relevant New South Wales authorities to ensure that a new bridge alignment connects into the existing road network.

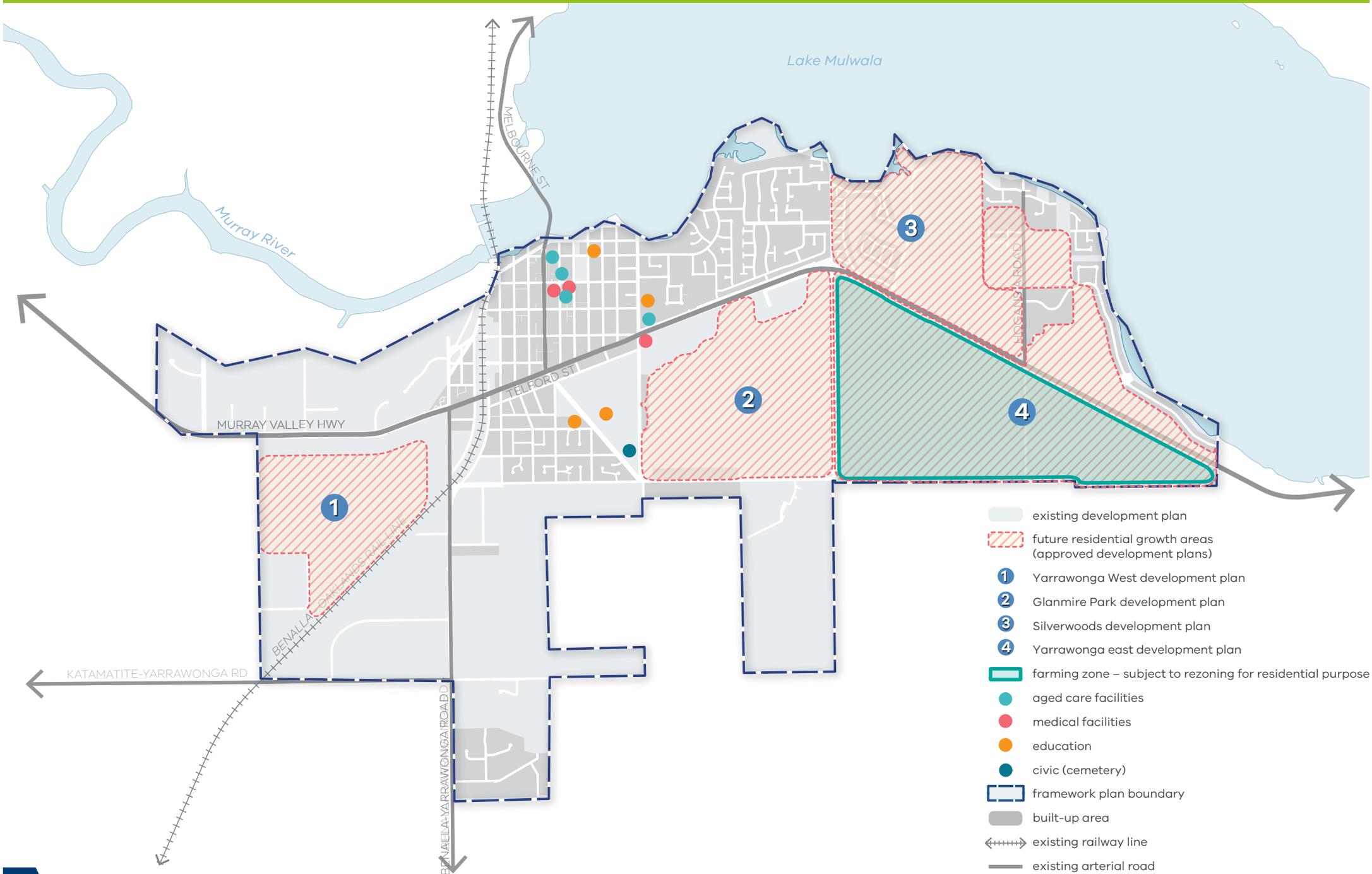
⁸ More information on Belmore Street can be found in [Section 4.4 Commerce and Retail](#).

O3 **To ensure that utility and servicing needs are met**

Strategy 8 **Provide new development with adequate utility and servicing infrastructure.**

Action 8.1 **Council** to continue liaising with relevant utility providers about timing and provision of servicing infrastructure.

Action 8.2 **North East Water** to consider the future growth areas outlined in this Framework Plan in planning for future water and sewerage needs.



- existing development plan
- future residential growth areas (approved development plans)
- 1** Yarrowonga West development plan
- 2** Glanmire Park development plan
- 3** Silverwoods development plan
- 4** Yarrowonga east development plan
- farming zone – subject to rezoning for residential purpose
- aged care facilities
- medical facilities
- education
- civic (cemetery)
- framework plan boundary
- built-up area
- existing railway line
- existing arterial road

4.2 Housing and community infrastructure

Future housing in Yarrawonga will align with the township's lifestyle character and join up with the existing built area. A variety of medical, recreational, education and civic uses will be accessible to residents.

Yarrawonga has been growing relatively faster than many surrounding townships in Moira Shire. Yarrawonga's housing stock has been relatively homogeneous in type to date, with separate houses as the major type of residential dwelling in the town. There is potential to provide more diverse housing typologies in the township to accommodate the growing population and shifting demographic trends such as an ageing population and growing tourism market.

A supply of good quality housing should be complemented by community infrastructure to support growth and liveability in the township. Community infrastructure refers to buildings and open spaces that provide services, activities and programs for the community, such as passive and active recreation, education and health facilities, and community centres. It can be provided by government, not-for-profit organisations and the private sector.

4.2.1 Key issues

Future residential development

Yarrawonga has adequate residential land supply to meet housing needs up to 2051 and beyond. Forecasts indicate that approximately 74 dwellings per year are required to accommodate future growth⁹. Development should be staged in a manner that enables timely delivery of residential land and provide greater certainty for council and developers to plan for utilities and supporting infrastructure. Consideration should also be given to encouraging smaller properties, with configurations and prices that are more suited to an ageing population and lone person households as well as continuing the delivery of the traditional housing product.

Issues to consider in unlocking the planned supply of residential land include:

Existing development plans

The Development Plan Overlay (DPO) applies to future residential growth areas in Yarrawonga (refer to [Appendix A – map of existing overlays](#)). The purpose of the DPO is to guide the form of development to the satisfaction of the responsible authority (i.e. council). There are currently four approved development plans in the township ([Plan 5](#)). However, they were produced independently of each other and were not guided by a township-wide framework, resulting in discrete development that is not well-integrated with adjoining estates.

Improvements could be made to plans for undeveloped land to promote more cohesive development across the township, particularly south of Murray Valley Highway which lacks the same ease of access to recreational facilities on the foreshore. A planning scheme amendment is not required to amend a plan established by a DPO, therefore council can work with landowners to make the necessary modifications utilising this Framework Plan as per [Table 1](#).

⁹ Yarrawonga Growth Management Strategy Stage 1: Background Analysis Report (MacroPlan Dimasi, 2017, p. 16)

Table 1 Principles for future residential development

<p>Drainage</p> <p>Drainage strategies for individual developments should be based on a broader township-wide drainage strategy¹⁰ and consider opportunities for incorporating water sensitive urban design.</p>
<p>Neighbourhood and township character</p> <p>Ensure lots front onto streets and public realm assets such as open spaces and the waterfront.</p>
<p>Open space linkages</p> <p>Provide high quality, easily accessible active and passive open spaces. Streets and drainage assets can be utilised as open space linkages to enhance shade ways and promote urban cooling.</p>
<p>Interfaces</p> <p>Develop appropriate buffers and separations between residential and potentially non-compatible uses (e.g. agricultural, industrial). Further direction on industrial-residential interfaces can be found in Section 4.3 Industry.</p>
<p>Connectivity</p> <p>Ensure good connectivity between new estates and established areas of the township (refer to Action 5.1). Active movement should be encouraged through provision of footpaths and bicycle lanes.</p>
<p>Mobility</p> <p>Consider the needs of older residents by providing routes for mobility scooters and other similar devices.</p>
<p>Solar access</p> <p>Encourage street orientation to maximise solar access to lots.</p>
<p>Activity/convenience centres</p> <p>Ensure sufficient provision of and access to community infrastructure and local convenience retailing¹¹.</p>

¹⁰ Refer to [Section 4.1 Drainage, Major Infrastructure and Utilities](#) for more information on drainage.

¹¹ Refer to [Actions 14.3](#) and [23.1](#).

Future rezoning for residential purposes

Currently, the majority of land covered by the DPO has been zoned for residential purposes under the General Residential Zone and the Low Density Residential Zone. The exception is land covered by Yarrowonga East Development Plan (DPO6) zoned Farming ([Plan 5](#)), that will eventually need to be rezoned for residential uses. The Environmental Protection Authority (EPA) has identified a potentially contaminated site at 8537 Murray Valley Highway within this area ([Plan 6](#)) that shows signs of fuel tanks and possible agricultural chemical storage. In preparing a future amendment for rezoning, council must satisfy that environmental conditions of the land are or will be suitable for residential uses.

Staging of development

Residential growth should be logical and contiguous to existing urban areas. Clear staging of development will support timely provision of servicing and community infrastructure. Forecasts in the Yarrowonga Growth Management Strategy suggest the following indicative timelines for staging of residential growth:

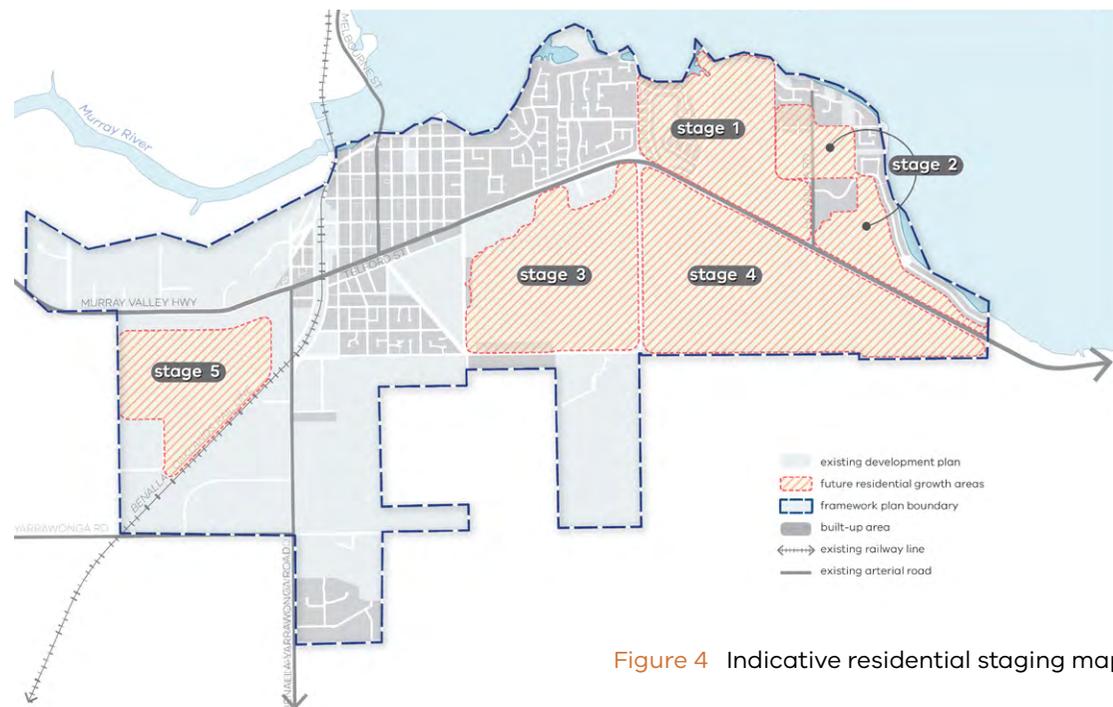


Figure 4 Indicative residential staging map

Table 2 Indicative staging of future residential areas

	Development Plan name & overlay number	Time frame	Approx. area & lot yield	Description/ considerations
1	Silverwoods (DPO6)	Ongoing (staged subdivision commenced)	160 hectares 600 lots	
2	Yarrowonga East (DPO3 & DPO6 north of Murray Valley Highway)	Short to medium-term	42 hectares 370 lots	Some subdivision has commenced. Potential to include a local activity centre.
3	Glanmire Park (DPO7)	Short to medium-term	196 hectares 1,300 lots	This is a logical growth front due to a high level of capacity and contiguity with the main area of Yarrowonga.
4	Yarrowonga East (DPO6 south of Murray Valley Highway)	Medium to long-term	370 hectares 2,630 lots	A rezoning would be required before this land can be developed for residential uses.
5	Yarrowonga West (DPO5 & DPO6)	Long-term	140 hectares 900 lots	

4.2.2 Community infrastructure and education

Moira Shire's distance from capital cities has resulted in Yarrawonga and Cobram developing as a service hub for the surrounding region. This means that Yarrawonga is vital in providing surrounding rural areas with access to health and social services¹².

The median age of Yarrawonga is 10 years above the Victorian average and 2–3 years above the median age in Moira and the Hume Region¹³. Consequently, there will likely be a growing demand for health care services and social assistance. Council should also consider specific residential dwelling requirements of older residents such as smaller properties and aged care facilities. There are four existing aged care facilities ([Plan 5](#)) providing 218 residential places, with an estimated 37 additional residential places by 2021¹⁴.

While it is important to respond to the needs of an ageing population, Yarrawonga is also home to families that choose to stay or relocate from Melbourne and other parts of the region. Community infrastructure should be provided to meet the needs of families, such as education facilities, playgrounds and sporting facilities. Public transport provision should also be considered as future demand grows. While the town centre is the main hub for retail and higher order community facilities, alternative locations for community infrastructure may be explored as the town grows¹⁵.

12 *Hume Regional Growth Plan* (State Government of Victoria, 2014).

13 *Yarrawonga Growth Management Strategy Stage 1: Background Analysis Report* (MacroPlan Dimasi, 2017, p. 17).

14 *Ibid.* (p. 18).

15 Refer to [Section 4.4 Commerce and Retail](#) for further direction on the activity centre hierarchy and potential locations for neighbourhood and local activity centres.

4.2.3 Objectives

O4 To plan for timely and residential growth

Strategy 9 Ensure staged delivery of housing.

Action 9.1 Council to monitor planning permit applications and encourage development to be staged according to [Table 2](#).

Action 9.2 Council to undertake a residential land supply audit post-2051 to identify remaining available residential land supply and take-up rates.

Refer to [O3](#) for utility provision considerations.

O5 To provide housing in appropriate locations

Strategy 10 Contain development within the framework plan boundary.

Action 10.1 Council to encourage infill development, particularly closer to the town centre, other local centres ([Plan 7](#)) and key recreation locations ([Plan 8](#)).

Strategy 11 Ensure that future residential development does not occur on contaminated land.

Action 11.1 Council to ensure that land to be rezoned for sensitive uses is suitable for that use, pursuant to provisions of Ministerial Direction 1 under the *Planning and Environment Act 1987* (shown on [Plan 5](#) as "farming zone – subject to rezoning for residential purposes").

O6 To promote new development to be of high quality and character

Strategy 12 Ensure housing develops in a manner that enhances the character of the township.

Action 12.1 Council to incorporate relevant principles of the *Managing Residential Character in Rural and Regional Victoria*¹⁶ report into the Moira Planning Scheme.

Strategy 13 Encourage better built form in new estates.

Action 13.1 Council to investigate options to modify existing development plans to better align with the principles stated in [Table 1](#).

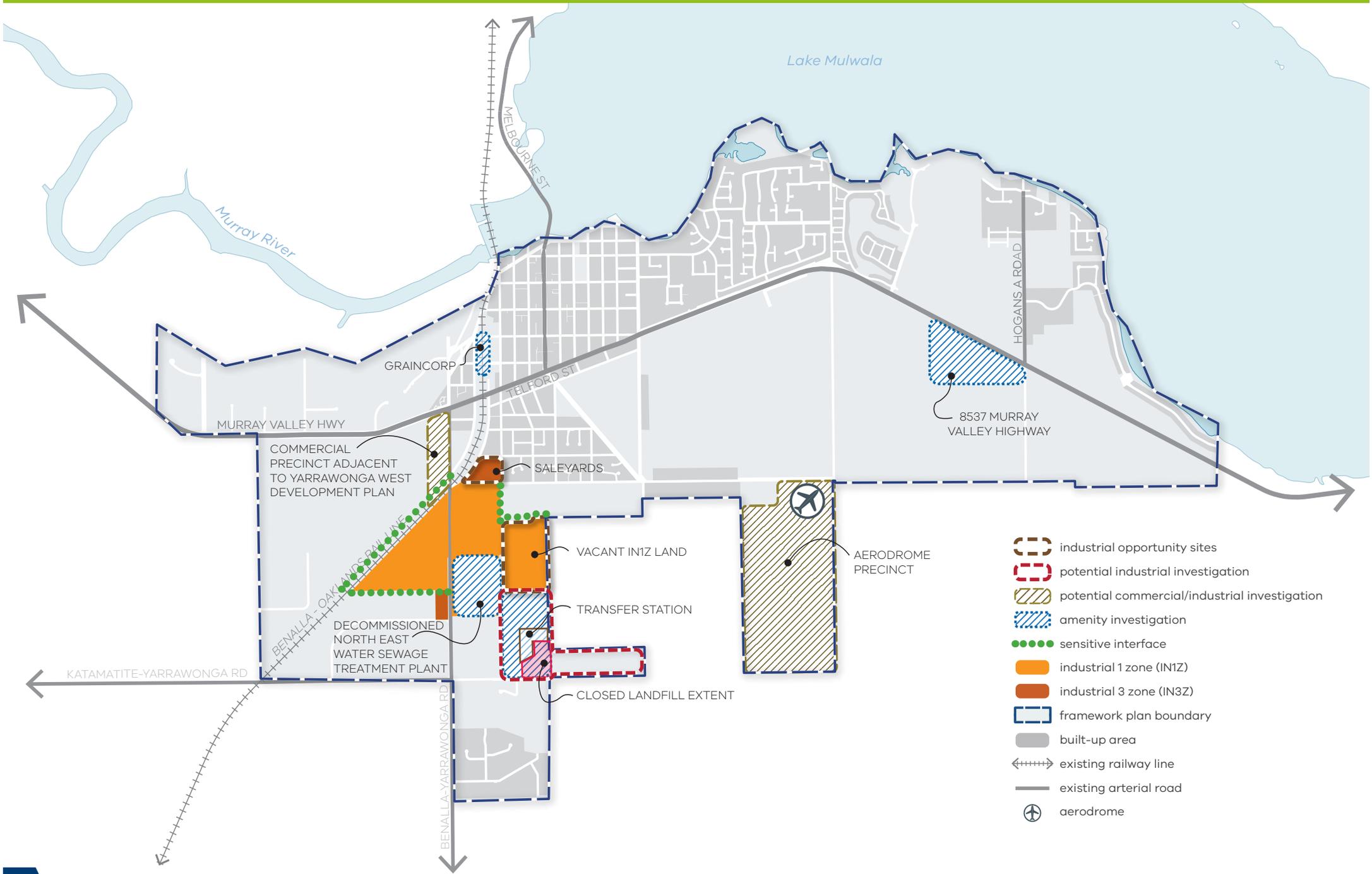
16 Study led by Municipal Association of Victoria (Planisphere, 2015)

O7 To provide community and education infrastructure that responds to changing demographic trends

Strategy 14 Plan and support the provision of and access to community and education infrastructure.

- Action 14.1 Council** to monitor the demand for aged care services over time and work with service providers to ensure adequate supply.
- Action 14.2 Council** to monitor the demand for education infrastructure over time and work service providers, including the **Department of Education and Training**, to ensure adequate supply.
- Action 14.3 Council** to determine the community and education infrastructure requirements of Yarrawonga at full build out which will inform further work on how to fund and deliver required infrastructure¹⁷.

¹⁷ This potential community needs assessment could be undertaken for a number of Moira's settlements.



4.3 Industry

Industry in Yarrawonga will be supported by major infrastructure that will respond to and complement the Hume region's changing economy, while protecting the town's amenity.

Currently, the largest contributing sectors to Moira Shire's economy are manufacturing and agriculture, forestry and fishing. Analysis in 2017 revealed that manufacturing had a 32.6% share and agriculture, forestry and fishing had a 15.1% share of economic output¹⁸. However, Yarrawonga has several different characteristics because of its role as a regional servicing centre. Yarrawonga has a higher dependence on retail trade, accommodation and food services, and health care and social assistance relative to Moira and the Hume Region. The share of retail and service sectors in Yarrawonga is projected to continue growing in alignment with broader trends across regional Victoria.

A 2004 Industrial Land Review indicated that industrial uses in Moira Shire consist of light and service industries, agricultural sales, and warehouse and storage. As a regional centre, Yarrawonga should continue to support the core rural sectors of Moira, for example through a focus on freight and supply chain activities.

4.3.1 Key issues

Industrial land supply

There is approximately 110 hectares of zoned industrial land in Yarrawonga, located to the east and west of Benalla–Yarrawonga Road. There is sufficient zoned industrial land to accommodate the current and projected market demand, therefore industrial uses should be located on existing zoned land before any further land is rezoned for industrial uses. However, it is noted that there are existing constraints to unlocking zoned industrial land, including:

- lack of clarity around major infrastructure initiatives such as the bridge alignment may impact future industrial development and capacity, and
- constraints posed by single ownership and unwillingness of land owners to advance land to market for development.

The need for zoning more industrial land should only be assessed in the medium- to long-term as the supply of existing zoned land nears exhaustion.

Industrial opportunity sites

Several sites contain zoned industrial land that has not been developed. Opportunity sites are shown on [Plan 6](#) and include:

Vacant IN1Z land: Approximately 22.5 hectares, zoned Industrial 1. This is a logical area for expansion of industrial uses, with consideration given to the Land Subject to Inundation Overlay. Future industrial uses should also establish a suitable amenity buffer where required to protect residential uses to the north.

Saleyards: Approximately six hectares, currently zoned Industrial 3. The site contains four parcels of Crown land¹⁹. It has been identified as a high value location for industrial land uses, and IN3 zoning provides an appropriate buffer between industrial land to the south and residential land to the north.

Industrial interfaces

Land adjacent to industrial uses requires appropriate treatment to protect the amenity of sensitive uses (e.g. residential) from issues such as pollution and noise. Appropriate interfaces also protect industrial activity from encroachment. Sensitive interfaces for future development are indicated on [Plan 6](#).

18 Yarrawonga Growth Management Strategy Stage 1: Background Analysis Report (MacroPlan Dimasi, 2017, p. 20).

19 Allotments 2, 4, 4A and 4B Sec. 60\PP5901

Amenity investigation

Several sites in the township have been raised by the Environmental Protection Authority as sites that require further consideration due to amenity issues. These are shown on [Plan 6](#) and include:

- **Graincorp facility**²⁰ at 63 Sharp Street – EPA has previously received dust and noise complaints from adjoining residential areas.
- **Land potentially contaminated by fuel storage and mechanical works** at 8537 Murray Valley Highway – potential contamination needs to be addressed before residential development can occur.
- **Yarrowonga closed landfill**²¹ at 81 Channel Road – EPA has issued a post-closure pollution abatement notice requiring council to undertake annual external auditing to monitor environmental impacts. A 500 metre buffer should be established in accordance with EPA publication 1518.
- **Yarrowonga transfer station**²² at 81 Channel Road – 250 metre buffer should be established in accordance with EPA publication 1518, however this would be included within the extent of the 500 metre landfill buffer. Establishment of the 500 metre landfill buffer will protect sensitive uses in the vicinity and prevent encroachment of both the transfer station and closed landfill.
- **North East Water sewage treatment plant** at 96–110 Yarrowonga–Benalla Road. This treatment plant has now been decommissioned.

Appropriate responses to these individual sites should be determined in conjunction with the Environmental Protection Authority.

Potential future industrial sites

Council has indicated the following as potential industrial expansion sites (shown on [Plan 6](#)), if constraints to existing zoned land cannot be overcome:

- **Commercial precinct adjacent to Yarrowonga West Development Plan:** Approximately 15 hectares, currently zoned Commercial 2. While identified for commercial uses, there is scope for industrial uses permitted in the schedule to the C2Z.
- **Land adjacent to transfer station and closed landfill:** Establishment of a landfill buffer should involve determining suitable controls for any future development within the buffer. EPA publication 1642 provides guidance on assessing planning proposals within a landfill buffer.
- **Aerodrome precinct:** Total land area of 121 hectares including the aerodrome, currently zoned PUZ4 (Transport) and affected by LSIO and AEO1. There are opportunities to accommodate one or more large scale industrial uses, subject to land owner/market delivery.

20 Graincorp is undertaking a review of their supply chain at the time of writing this Framework Plan. A future buffer investigation would therefore be contingent upon the outcome of this review.

21 Ceased operation in 2000.

22 Currently operational, however protection around this site would be satisfied in the process of determining a buffer for the closed landfill.

4.3.2 Objectives

O8 To facilitate logical and timely expansion of industrial uses

Strategy 15 Ensure that industrial growth occurs within available zoned land before investigating alternate sites for rezoning.

Action 15.1 **Council** to work with landowners to investigate industrial development opportunities on vacant industrial zoned land.

Action 15.2 **Council** to work with landowners to increase building densities within zoned industrial land, to accommodate small scale industrial uses.

Strategy 16 Protect opportunities for longer term industrial expansion.

Action 16.1 **Council** to investigate the potential for industrial and/or commercial uses in the undeveloped area surrounding the aerodrome that are not constrained by the Airport Environs Overlay and Land Subject to Inundation Overlay (refer to [Appendix A – map of existing overlays](#)).

Action 16.2 If industrial land is nearing exhaustion post-2051, **council** to undertake a detailed land use analysis study to identify industrial trends and development outlooks and unlock industrial land.

Refer to [O2, Action 5.2](#) for direction around an alternative heavy truck route.

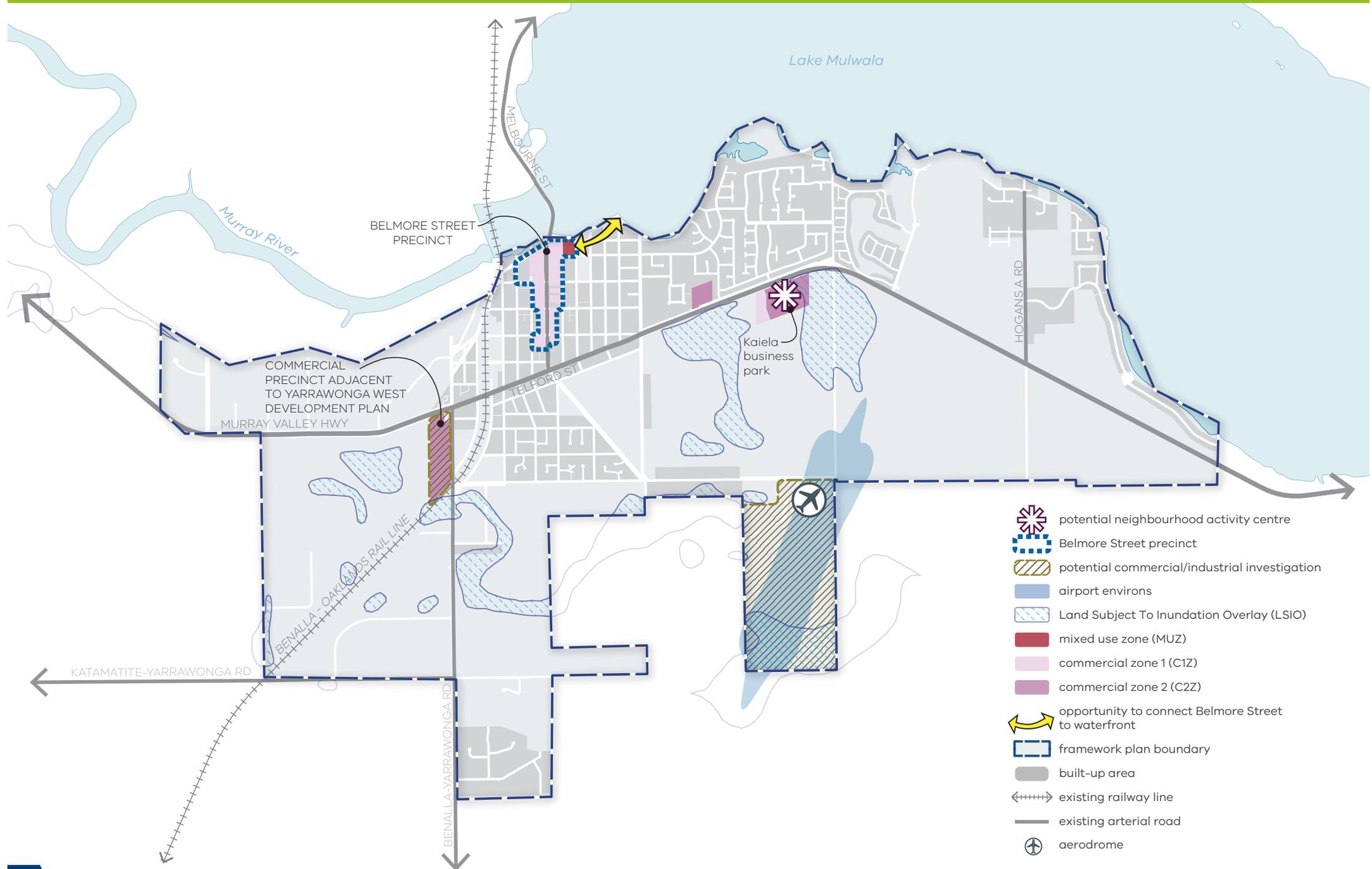
Strategy 17 Protect amenity of industrial uses and surrounding land.

Action 17.1 **Council** to liaise with **EPA** to determine an appropriate buffer, upon receiving greater certainty around the future operation of the Graincorp facility ([Plan 6](#)).

Action 17.2 **Council** to liaise with **EPA** to implement a 500 metre buffer around the closed landfill in accordance with EPA publication 1518, and determine suitable controls for development within the buffer.

Action 17.3 **Council** to work with **EPA** to ensure that appropriate buffer distances are applied to new industrial uses that affect sensitive uses, with consideration of EPA publication 1518.

Action 17.4 **Council** to liaise with **VicTrack** and **Department of Transport** to determine appropriate buffers along the railway corridor.



- potential neighbourhood activity centre
- Belmore Street precinct
- potential commercial/industrial investigation
- airport environs
- Land Subject To Inundation Overlay (LSIO)
- mixed use zone (MUZ)
- commercial zone 1 (C1Z)
- commercial zone 2 (C2Z)
- opportunity to connect Belmore Street to waterfront
- framework plan boundary
- built-up area
- existing railway line
- existing arterial road
- aerodrome

4.4 Commerce and retail

Belmore Street will be the heart of the township and a meeting space for all. A series of supporting retail uses will meet the community's needs without compromising the role of Belmore Street. Uses that cater to seasonal demand will continue to draw tourists into the town and region.

The *Yarrowonga Growth Management Strategy* forecasts stable population growth under the medium growth scenario, therefore supporting steady growth in employment. Key trends include an ageing population, and long-term shift away from traditional industries (e.g. agriculture, forestry, fishing) offset by an increase in the services sector (e.g. retail trade, accommodation, public administration).

With a healthy increase in population and demand comes the important need to establish an activity centre hierarchy, to balance the role of the town centre with supporting retail and commercial uses in new developments. Belmore Street will continue to be positioned as the main retail core in Yarrowonga, however opportunities for convenience and tourism-based retail should be investigated in appropriate locations as the township grows.

4.4.1 Key issues

Retail floor space

The medium-term scenario forecasts an additional demand of approximately 6,071 square metres of new retail floorspace by 2031²³, of which approximately 810 square metres would be required for tourism-related retail²⁴. Yarrowonga is well positioned due to its role as a servicing centre in the Hume Region and cross-border links to Mulwala.

There is sufficient Commercial 1 and Mixed Use zoned land to accommodate growth in the short term.

²³ *Yarrowonga Growth Management Strategy Stage 2: Forecast Report* (MacroPlan Dimasi, 2017, p. 31). This assumes that demand for retail floor space continues in line with current levels of 2.4m² per person, page 29.

²⁴ *Yarrowonga Growth Management Strategy Stage 1: Background Analysis Report* (MacroPlan Dimasi, 2017, p. 14).

Commercial land supply

Commercial floor space requirements are more difficult to forecast as this is dependent on overall feasibility and investment appetite, particularly for tourism and accommodation.

The Growth Management Strategy has identified that there is sufficient Commercial 2 zoned land to accommodate growth to 2050. Opportunity sites are shown on [Plan 7](#) and include:

- **Commercial precinct adjacent to Yarrowonga West Development Plan:** Approximately 15 hectares, zoned Commercial 2. This land is capable of accommodating retail and commercial uses involving bulky goods. Potential constraints include the railway line and Yarrowonga main channel.
- **Kaiela Business Park:** Total of 2.6 hectares zoned Commercial 1 and 9.5 hectares zoned Commercial 2. Approximately 1.4 hectares of the C2Z land is anchored by Bunnings. This site is currently developing and is a logical location for a future supermarket or neighbourhood activity centre to support future residents in the south. Forecasts indicate that Kaiela Business Park is likely to have capacity to 2036.

Future opportunity sites

The following sites (shown on [Plan 7](#)) have the potential for future commercial uses, subject to further analysis of commercial land supply in the medium to long term. Further studies should be undertaken before any further land is rezoned.

No local retail convenience provision is identified by council in the future residential growth areas. Council will need to confirm what the future retail needs will be of the future community and to determine appropriate scale and location of its provision while ensuring that Yarrowonga's preferred retail hierarchy is maintained.

Aerodrome precinct: Total land area of 121 hectares including the aerodrome, currently zoned PUZ4 (Transport) and affected by LSI0 and AEO1. This has potential for industrial uses, but also has potential for commercial development within the Airport Environs Overlay that restricts residential uses.

Main town centre (Belmore Street)

The Belmore Street precinct provides community and health services and core retail uses (Figure 5). The precinct therefore plays an important commercial and civic role in the township.

The majority of Yarrawonga’s Commercial 1 zoned land is in the Belmore Street precinct (Plan 7), which is highly fragmented and contains limited vacant lots suitable for development²⁵. Council should focus on urban renewal and redevelopment opportunities before extending the town centre via rezoning.

There is approximately 1.2 hectares of Mixed Use zoned land connecting Belmore Street to the waterfront (Plan 7). Council should continue to promote development in the Mixed Use Zone that supports integration of tourism, retailing and residential uses, and activation of the lake foreshore. There are opportunities to promote broader application of the Mixed Use Zone in the waterfront precinct in the medium to long term to encourage diversity of development and strengthen the connection between Belmore Street and the foreshore.

Figure 5 Belmore Street precinct opportunities

25 Yarrawonga Growth Management Strategy Stage 2: Forecast Report (MacroPlan Dimasi, 2017, p. 29).



4.4.2 Objectives

O9 To support the role of Belmore Street as the town centre

Strategy 18 Investigate urban renewal and redevelopment opportunities in the town centre in the short term.

Action 18.1 **Council** to identify opportunities to facilitate adaptive reuse of historic residential dwellings, particularly at entry points north and south of Belmore Street ([Figure 5](#)).

Action 18.2 **Council** to identify opportunities to consolidate lots in Belmore Street, to enable larger-format retail uses.

Strategy 19 Enhance the amenity of Belmore Street.

Action 19.1 **Council** to advocate for budget to enhance streetscape and built form along Belmore Street after a bridge alignment is confirmed.

Strategy 20 Facilitate connection between Belmore Street and Lake Mulwala.

Action 20.1 **Council** to investigate opportunities for streetscape improvements and wayfinding features between Belmore Street and the waterfront.

O10 To facilitate a hierarchy of activity centres in the township

Strategy 21 Encourage core retail uses in planned retail nodes zoned C1Z and C2Z.

Action 21.1 **Council** to clarify the intended role and function of the identified Commercial 2 precinct adjacent to the Yarrowonga West Development Plan ([Plan 7](#)).

Action 21.2 **Council** to investigate the opportunity to identify Kaiela Business Park as a secondary town centre supporting a supermarket in the medium term ([Plan 7](#)).

Strategy 22 Seek the relocation of non-core uses in the town centre to more suitable and appropriately zoned sites.

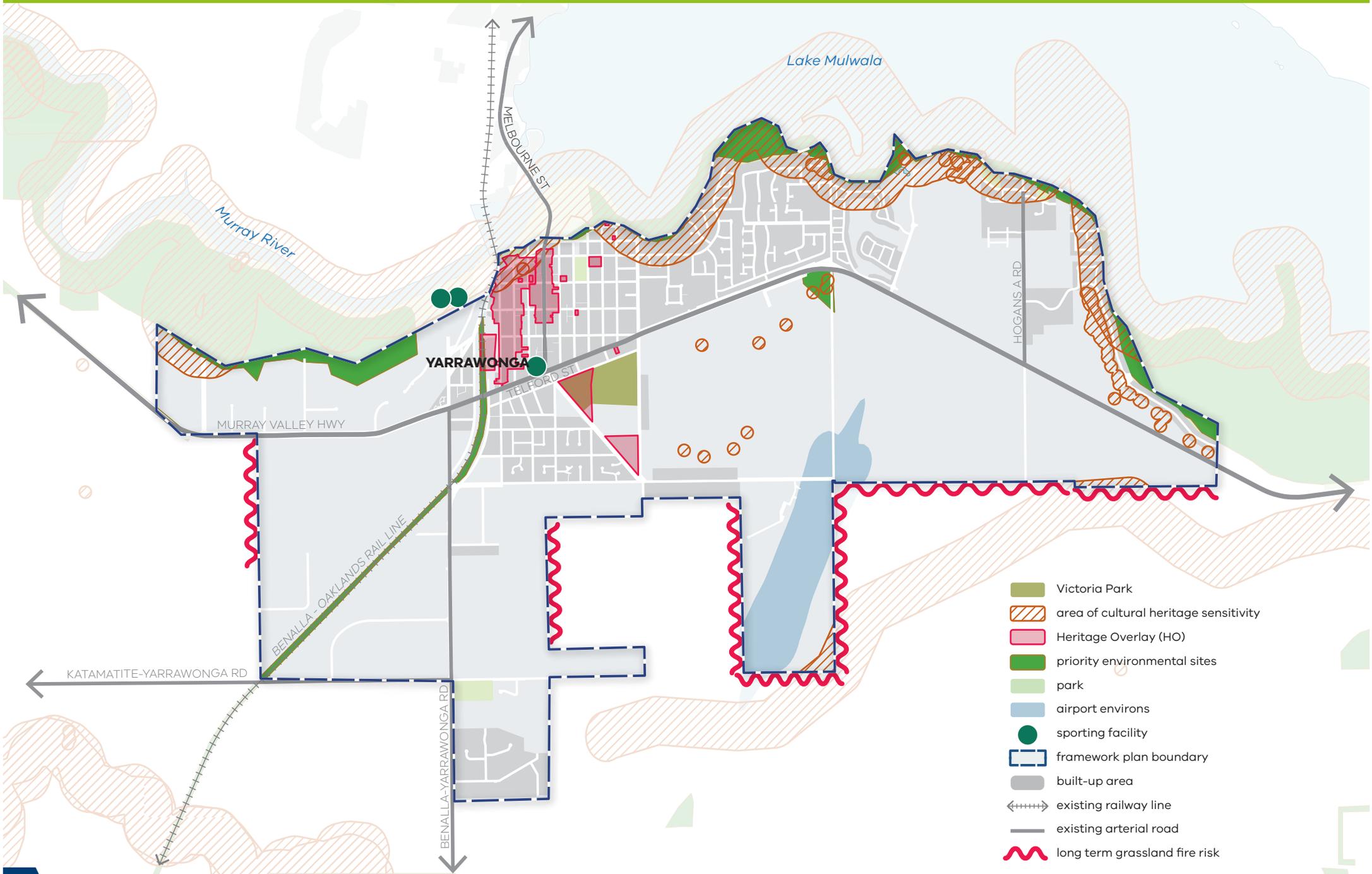
Action 22.1 **Council** to ensure that new retail development in the township does not compromise the primacy of the Belmore Street precinct.

Refer to [O8, Action 16.1](#) for direction on investigation of industrial/commercial uses in proximity to Yarrowonga aerodrome.

Strategy 23 Monitor retail and commercial land supply over the growth of the township.

Action 23.1 Council to identify appropriate scale and location of local convenience retail provision in its future residential growth areas.

Action 23.2 Council to monitor retail demand and supply to ensure future needs for retail and commercial land are met.



- Victoria Park
- area of cultural heritage sensitivity
- Heritage Overlay (HO)
- priority environmental sites
- park
- airport environs
- sporting facility
- framework plan boundary
- built-up area
- existing railway line
- existing arterial road
- long term grassland fire risk

4.5 Recreation, environment and heritage

Yarrowonga will have recreational and sporting facilities for all ages and abilities. Lake Mulwala will be a key lifestyle drawcard, complemented by local parks in new residential areas. Heritage, arts and culture will be defining characteristics of Yarrowonga.

Yarrowonga is a well-established tourism location that experiences a high level of tourism visitation relative to its urban footprint and local population size²⁶. Yarrowonga benefits from being a cross-border town, with most visitors arriving domestically. The amenity value of Yarrowonga also makes it an attractive location for new residents seeking lifestyle changes.

To ensure Yarrowonga remains an attractive place to live and visit, its natural and built features should be protected and enhanced. Environmental features include the Murray River, Lake Mulwala and Yarrowonga Regional Park, which also serve as recreational destinations. Built features include sporting facilities, the Belmore Street precinct and buildings with heritage significance.

4.5.1 Key issues

Recreation

Yarrowonga is currently well serviced by recreation and sporting facilities (Plan 8). The township contains sporting facilities that service the wider region, notably Yarrowonga Showgrounds and Victoria Park. Council has conducted a *Recreational Strategy 2016–2026* that lists recommendations to inform the delivery of sport and recreation in the municipality for the next 10 years.

Biodiversity assets

Yarrowonga contains and is surrounded by natural assets that provide habitats and ecosystems to a variety of living organisms. Biodiversity assets have social, economic and cultural significance, with an increased focus on its enhancement and protection highlighted in *Protecting Victoria's Environment – Biodiversity 2037*²⁷.

Goulburn Broken Catchment Management Authority completed the Conservation Plan for the Yarrowonga Landscape Zone in 2006, which identifies priorities for the conservation of native biodiversity. Priority environmental sites (Plan 8) should continue to be managed through cooperative action between

community groups and agencies. The Moira Shire *Council Plan 2017–2021* identifies biodiversity conservation as a focus area, which should continue to be at the forefront as the township grows.

Waterfront development

Lake Mulwala is a key tourism asset for Yarrowonga, being used for a wide range of water-based activities including fishing, boating, water skiing, and speed boat racing. The riverfront has been acknowledged as an asset, with investments such as Lake Mulwala foreshore protection works and construction of the Silverwoods golf, tourism and residential development.

Several opportunities identified by council to enhance development along the waterfront are acknowledged in the Growth Management Strategy. There are opportunities to also connect the Belmore Street Town Centre to the Lake Mulwala waterfront. *Yarrowonga to Bundalong Foreshore Master Plan 2008* provides several broad principles and design principles for the whole foreshore between Yarrowonga and Bundalong, with the aim of co-ordinating management of the southern Lake Mulwala foreshore area by Moira Shire Council and Goulburn–Murray Water. Detailed concepts have been produced for individual sites along the waterfront, with recommendations and management responsibilities outlined in the master plan.

Goulburn–Murray Water's *Lake Mulwala Land and On Water Management Plan 2015* references the *Yarrowonga to Bundalong Foreshore Master Plan* as a key document providing certainty and direction to stakeholders.

²⁶ *Yarrowonga Growth Management Strategy Stage 1: Background Analysis Report* (MacroPlan Dimasi, 2017, p. 30).

²⁷ (Department of Environment, Land, Water and Planning, 2017)

4.5.2 Cultural heritage

Aboriginal cultural heritage

The township is a complex landscape with multiple areas of cultural heritage sensitivity. Notably, the township contains waterways within 200 metres of the Murray River and Lake Mulwala, as well as a significant number of registered places within the study area including artefact scatters, Scarred trees, Aboriginal mounds and ancestral remains. Conversations with Aboriginal Victoria have raised the need to consider Aboriginal cultural heritage very carefully. This is particularly important for new developments that contain areas of cultural heritage sensitivity.

Historic cultural heritage

Many buildings of historical significance are found in the township and are protected by the Heritage Overlay. There are opportunities to explore adaptive reuse some of these buildings (refer to [Action 18.1](#)).

Bushfire risk

The township interfaces farming land along its eastern, southern and western boundaries. Development adjoining long term grassland hazards ([Plan 8](#)) and future open spaces should address bushfire risk by:

- considering the need for a perimeter road and for development to face the road
- orientating the rear of development and lots away from the bushfire hazard
- considering landscape design and plant selection that minimises the effect of direct flame contact and radiant heat, and
- applying CFA emergency vehicle access recommendations.

Detailed guidelines can be found in the CFA publication *Landscaping for Bushfire: Garden Design and Plant Selection*.

4.5.3 Objectives

O11 To maintain and enhance biodiversity values

Strategy 24 Recognise and protect biodiversity assets.

Action 24.1 **Council, community groups** and **landowners** to refer to the actions in the *Conservation Plan for the Yarrowonga Landscape Zone 2006* as a guide for preserving biodiversity assets.

Action 24.2 **Council** to explore the need and/or benefit of undertaking a new biodiversity strategy of the township in consultation with **Department of Environment, Land, Water and Planning**.

O12 To provide recreation facilities that meet the community's needs

Strategy 25 Support the role of Victoria Park as a key recreational space.

Action 25.1 Council to continue master planning of Victoria Park and leverage funding opportunities where available.

Refer to [O9](#) for direction on the amenity of Belmore Street.

O13 To build on Yarrowonga's strengths in tourism

Strategy 26 Support high-quality recreation and tourism opportunities along the foreshore.

Action 26.1 **Goulburn–Murray Water** and **council** to continue progressing the recommendations in the *Yarrowonga to Bundalong Foreshore Master Plan*.

Action 26.2 **Council** to continue to explore ways to provide educational, arts and cultural opportunities to enhance the Belmore Street precinct.

O14 To celebrate and protect Aboriginal cultural heritage

Strategy 27 Ensure that new development does not impact on Aboriginal cultural heritage values.

Action 27.1 **Council** to ensure that developers conduct a cultural heritage management plan for any high impact development within areas of cultural heritage sensitivity ([Plan 8](#)) in accordance with the *Aboriginal Heritage Regulations 2018*.

Strategy 28 Enhance Aboriginal cultural heritage awareness.

Action 28.1 **Goulburn–Murray Water** and **council** to engage with **Yorta Yorta Nation Aboriginal Corporation** in planning for development on the foreshore.

Action 28.2 **Council** to work with relevant partners to explore educational and interpretative opportunities for Aboriginal and historic cultural heritage awareness in new development, along the foreshore, and in key open spaces.

O15 To build resilience against environmental hazards.

Strategy 29 Ensure that future urban areas are protected from bushfire.

Action 29.1 **Council** to work with the **CFA** to ensure that future development and open space design considers CFA guidelines *Landscaping for Bushfire: Garden Design and Plant Selection*.

5 Implementation plan summary

This section summarises the actions listed under each theme. Indicative timeframes have been provided to coordinate the implementation of the Framework Plan.

Short 0–5 years **Medium** 5–20 years **Long** 20+ years

Table 3 Implementation plan

NO.	ACTIONS	LEAD AUTHORITY/IES	SUGGESTED TIMEFRAME
Theme 1 DRAINAGE, MAJOR INFRASTRUCTURE & UTILITIES			
Objective 1 To facilitate a strategic approach to stormwater management			
Strategy 1 Require future development to take a catchment-wide approach for managing urban stormwater runoff			
A1.1	Council to reference the <i>Yarrowonga Stormwater Drainage Strategy</i> in the Planning Scheme.	Moira Shire Council	Short
A1.2	Council to ensure that all future development aligns with the principles and proposed asset placement options outlined in the <i>Yarrowonga Stormwater Drainage Strategy</i> .	Moira Shire Council	Ongoing
Strategy 2 Maintain and enhance existing stormwater drainage and treatment assets to support future growth and climate change adaptation.			
A2.1	Council to continue to monitor current drainage assets and implement flood mitigation options outlined in the <i>Yarrowonga Flood and Drainage Master Plan 2015</i> .	Moira Shire Council	Short to Medium
A2.2	Council to explore options for funding future drainage infrastructure.	Moira Shire Council	Short to Medium
Strategy 3 Support opportunities for integrated water management			
A3.1	Council to consider opportunities for introducing linear wetlands with amenity benefits, as outlined in the <i>Yarrowonga Stormwater Drainage Strategy</i> .	Moira Shire Council	Ongoing
A3.2	Council to explore opportunities to integrate stormwater management and treatment with streetscape improvements.	Moira Shire Council	Ongoing
Objective 2 To maintain a connected and efficient road hierarchy			
Strategy 4 Protect capacity on the arterial road network for freight movement			
A4.1	Council to work with the Department of Transport and Regional Roads Victoria and relevant New South Wales authorities to ensure that a new bridge alignment has capacity for freight movement.	Moira Shire Council Department of Transport Regional Roads Victoria	Long

NO.	ACTIONS	LEAD AUTHORITY/IES	SUGGESTED TIMEFRAME
A4.2	Council to investigate the need for an alternative heavy vehicle bypass and progress discussions with Department of Transport and Regional Roads Victoria .	Moira Shire Council Department of Transport Regional Roads Victoria	Long
Strategy 5 Provide safe local street access for cyclists and pedestrians			
A5.1	Developers to provide street networks in new estates that connect into existing streets and neighbouring estates.	Developers	Ongoing
A5.2	Council to work with Regional Roads Victoria to investigate opportunities for council to take responsibility for management of Belmore Street.	Moira Shire Council Regional Roads Victoria	Short to Medium
Strategy 6 Protect the amenity of the Murray Valley Highway			
A6.1	Council to encourage future subdivision to orientate towards the Murray Valley Highway, with connections via frontage roads.	Moira Shire Council	Ongoing
A6.2	Council to investigate opportunities for gateway features signalling entry on both ends of the Murray Valley Highway.	Moira Shire Council	Short to Medium
Strategy 7 Facilitate safe cross-border connections			
A7.1	Council to work with the Department of Transport and Regional Roads Victoria and relevant New South Wales authorities to ensure that a new bridge alignment connects into the existing road network.	Moira Shire Council Department of Transport Regional Roads Victoria	Short
Objective 3 To ensure that utility and servicing needs are met			
Strategy 8 Provide new development with adequate utility and servicing infrastructure			
A8.1	Council to continue liaising with relevant utility providers about timing and provision of servicing infrastructure.	Moira Shire Council	Ongoing
A8.2	North East Water to consider the future growth areas outlined in this Framework Plan in planning for future water and sewerage needs.	North East Water	Medium to Long

NO.	ACTIONS	LEAD AUTHORITY/IES	SUGGESTED TIMEFRAME
Theme 2 HOUSING & COMMUNITY INFRASTRUCTURE			
Objective 4 To plan for timely and residential growth			
Strategy 9 Ensure staged delivery of housing			
A9.1	Council to monitor planning permit applications and encourage development to be staged according to Table 2 .	Moira Shire Council	Short
A9.2	Council to undertake a residential land supply audit post-2051 to identify remaining available residential land supply and take-up rates.	Moira Shire Council	Long
Objective 5 To provide housing in appropriate locations			
Strategy 10 Contain development within the framework plan boundary			
A10.1	Council to encourage infill development, particularly closer to the town centre, other local centres (Plan 7) and key recreation locations (Plan 8).	Moira Shire Council	Short to Medium
Strategy 11 Ensure that future residential development does not occur on contaminated land			
A11.1	Council to ensure that land to be rezoned for sensitive uses is suitable for that use, pursuant to provisions of Ministerial Direction 1 under the <i>Planning and Environment Act 1987</i> (shown on Plan 5 as “farming zone – subject to rezoning for residential purposes”).	Moira Shire Council	Medium to Long
Objective 6 To promote new development to be of high quality and character			
Strategy 12 Ensure housing develops in a manner that enhances the character of the township			
A12.1	Council to incorporate relevant principles of the <i>Managing Residential Character in Rural and Regional Victoria</i> report into the Moira Planning Scheme.	Moira Shire Council	Short
Strategy 13 Encourage better built form in new estates			
A13.1	Council to investigate options to modify existing development plans to better align with the principles stated in Table 1 .	Moira Shire Council	Short

NO.	ACTIONS	LEAD AUTHORITY/IES	SUGGESTED TIMEFRAME
Objective 7 To provide community and education infrastructure that responds to changing demographic trends			
Strategy 14 Plan and support the provision of and access to community and education infrastructure			
A14.1	Council to monitor the demand for aged care services over time and work with service providers to ensure adequate supply.	Moira Shire Council	Medium to Long
A14.2	Council to monitor the demand for education infrastructure over time and work service providers, including the Department of Education and Training , to ensure adequate supply.	Moira Shire Council Department of Education and Training	Long
A14.3	Council to determine the community and education infrastructure requirements of Yarrawonga at full build out which will inform further work on how to fund and deliver required infrastructure.	Moira Shire Council	Medium to Long

NO.	ACTIONS	LEAD AUTHORITY/IES	SUGGESTED TIMEFRAME
Theme 3 INDUSTRY			
Objective 8 To facilitate logical and timely expansion of industrial uses			
Strategy 15 Ensure that industrial growth occurs within available zoned land before investigating alternate sites for rezoning			
A15.1	Council to work with landowners to investigate industrial development opportunities on vacant industrial zoned land.	Moira Shire Council	Short to Medium
A15.2	Council to work with landowners to increase building densities within zoned industrial land, to accommodate small scale industrial uses.	Moira Shire Council	Medium to Long
Strategy 16 Protect opportunities for longer term industrial expansion			
A16.1	Council to investigate the potential for industrial and/or commercial uses in the undeveloped area surrounding the aerodrome that are not constrained by the Airport Environs Overlay and Land Subject to Inundation Overlay (refer to Appendix A – map of existing overlays).	Moira Shire Council	Short to Medium
A16.2	If industrial land is nearing exhaustion post-2051, council to undertake a detailed land use analysis study to identify industrial trends and development outlooks and unlock industrial land.	Moira Shire Council	Long
Strategy 17 Protect amenity of industrial uses and surrounding land			
A17.1	Council to liaise with EPA to determine an appropriate buffer, upon receiving greater certainty around the future operation of the Graincorp facility (Plan 6).	Moira Shire Council EPA	Short to Medium
A17.2	Council to liaise with EPA to implement a 500 metre buffer around the closed landfill in accordance with EPA publication 1518, and determine suitable controls for development within the buffer.	Moira Shire Council EPA	Short
A17.3	Council to work with EPA to ensure that appropriate buffer distances are applied to new industrial uses that affect sensitive uses, with consideration of EPA publication 1518.	Moira Shire Council EPA	Short to Medium
A17.4	Council to liaise with VicTrack and Department of Transport to determine appropriate buffers along the railway corridor.	Moira Shire Council VicTrack Department of Transport	Short to Medium

NO.	ACTIONS	LEAD AUTHORITY/IES	SUGGESTED TIMEFRAME
Theme 4 COMMERCE & RETAIL			
Objective 9 To support the role of Belmore Street as the town centre			
Strategy 18 Investigate urban renewal and redevelopment opportunities in the town centre in the short term			
A18.1	Council to identify opportunities to facilitate adaptive reuse of historic residential dwellings, particularly at entry points north and south of Belmore Street (Figure 5).	Moira Shire Council	Short to Medium
A18.2	Council to identify opportunities to consolidate lots in Belmore Street, to enable larger-format retail uses.	Moira Shire Council	Ongoing
Strategy 19 Enhance the amenity of Belmore Street			
A19.1	Council to advocate for budget to enhance streetscape and built form along Belmore Street after a bridge alignment is confirmed.	Moira Shire Council	Medium to Long
Strategy 20 Facilitate connection between Belmore Street and Lake Mulwala			
A20.1	Council to investigate opportunities for streetscape improvements and wayfinding features between Belmore Street and the waterfront.	Moira Shire Council	Medium to Long
Objective 10 To facilitate a hierarchy of activity centres in the township			
Strategy 21 Encourage core retail uses in planned retail nodes zoned C1Z and C2Z			
A21.1	Council to clarify the intended role and function of the identified Commercial 2 precinct adjacent to the Yarrowonga West Development Plan (Plan 7).	Moira Shire Council	Medium to Long
A21.2	Council to investigate the opportunity to identify Kaiela Business Park as a secondary town centre supporting a supermarket in the medium term (Plan 7).	Moira Shire Council	Short to Medium
Strategy 22 Seek the relocation of non-core uses in the town centre to more suitable and appropriately zoned sites			
A22.1	Council to ensure that new retail development in the township does not compromise the primacy of the Belmore Street precinct.	Moira Shire Council	Ongoing
Strategy 23 Monitor retail and commercial land supply over the growth of the township			
A23.1	Council to identify appropriate scale and location of local convenience retail provision in its future residential growth areas.	Moira Shire Council	Long
A23.2	Council to monitor retail demand and supply to ensure future needs for retail and commercial land are met.	Moira Shire Council	Ongoing

NO.	ACTIONS	LEAD AUTHORITY/IES	SUGGESTED TIMEFRAME
Theme 5 RECREATION, ENVIRONMENT & HERITAGE			
Objective 11 To maintain and enhance biodiversity values			
Strategy 24 Recognise and protect biodiversity assets			
A24.1	Council, community groups and landowners to refer to the actions in the <i>Conservation Plan for the Yarrowonga Landscape Zone 2006</i> as a guide for preserving biodiversity assets.	Moira Shire Council	Ongoing
A24.2	Council to explore the need and/or benefit of undertaking a new biodiversity strategy of the township in consultation with Department of Environment, Land, Water and Planning .	Moira Shire Council	Short to Medium
Objective 12 To provide recreation facilities that meet the community's needs			
Strategy 25 Support the role of Victoria Park as a key recreational space			
A25.1	Council to continue master planning of Victoria Park and leverage funding opportunities where available.	Moira Shire Council	Short to Medium
Objective 13 To build on Yarrowonga's strengths in tourism			
Strategy 26 Support high-quality recreation and tourism opportunities along the foreshore			
A26.1	Goulburn–Murray Water and council to continue progressing the recommendations in the <i>Yarrowonga to Bundalong Foreshore Master Plan</i> .	Goulburn–Murray Water Moira Shire Council	Ongoing
A26.2	Council to continue to explore ways to provide educational, arts and cultural opportunities to enhance the Belmore Street precinct.	Moira Shire Council	Ongoing
Objective 14 To celebrate and protect Aboriginal cultural heritage			
Strategy 27 Ensure that new development does not impact on Aboriginal cultural heritage values			
A27.1	Council to ensure that developers conduct a cultural heritage management plan for any high impact development within areas of cultural heritage sensitivity (Plan 8) in accordance with the <i>Aboriginal Heritage Regulations 2018</i> .	Moira Shire Council	Ongoing

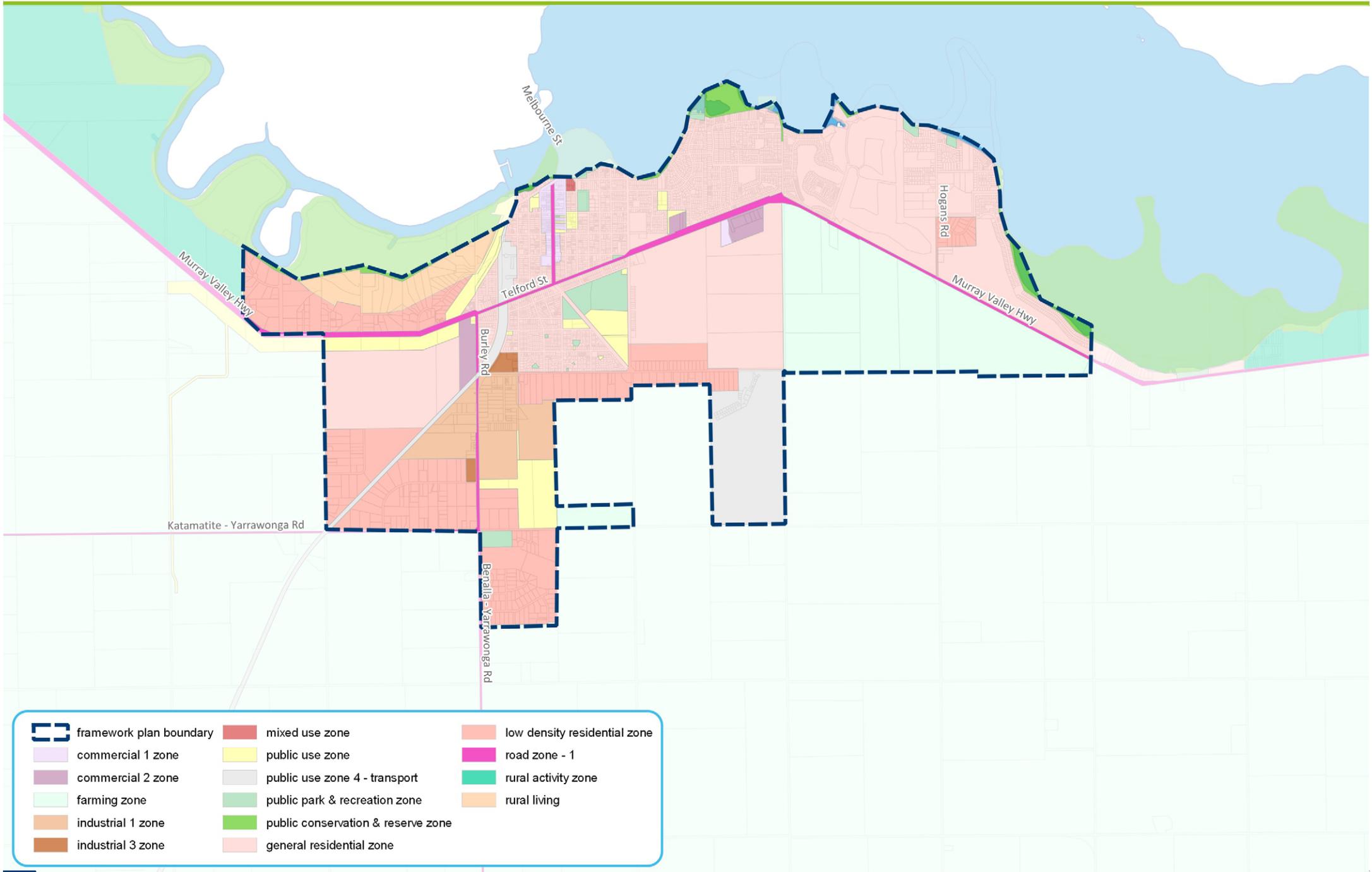
NO.	ACTIONS	LEAD AUTHORITY/IES	SUGGESTED TIMEFRAME
Strategy 28 Enhance Aboriginal cultural heritage awareness			
A28.1	Goulburn–Murray Water and council to engage with Yorta Yorta Nation Aboriginal Corporation in planning for development on the foreshore.	Moira Shire Council Yorta Yorta Nation Aboriginal Corporation	Ongoing
A28.2	Council to work with relevant partners to explore educational and interpretative opportunities for Aboriginal and historic cultural heritage awareness in new development, along the foreshore, and in key open spaces.	Moira Shire Council	Ongoing
Objective 15 To build resilience against environmental hazards			
Strategy 29 Ensure that future urban areas are protected from bushfire			
A29.1	Council to work with the CFA to ensure that future development and open space design considers CFA guidelines <i>Landscaping for Bushfire: Garden Design and Plant Selection</i> .	Moira Shire Council Country Fire Authority	Short

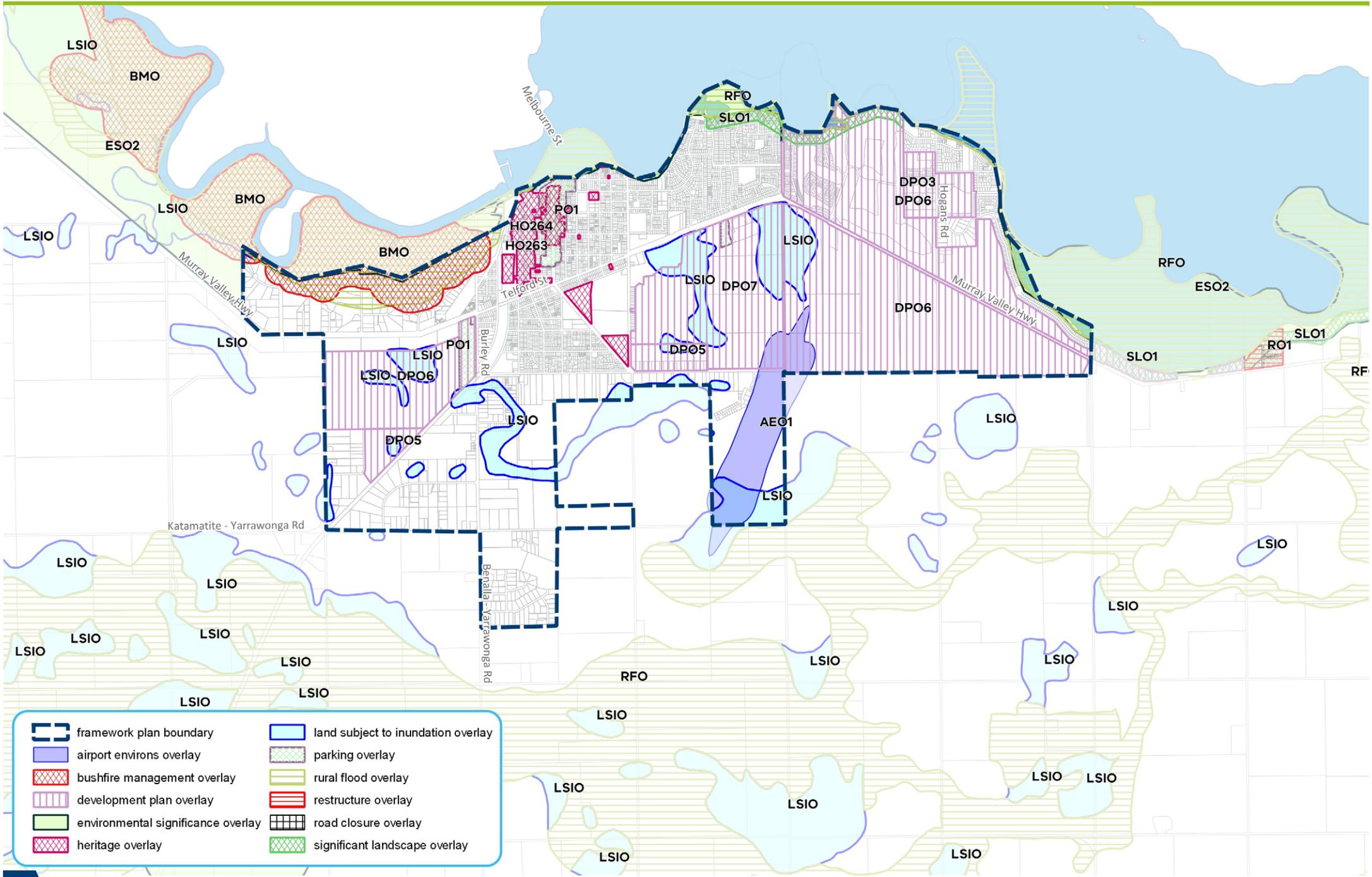
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7 Appendices

7.1 Appendix A – Existing planning zones and overlays





- | | |
|------------------------------------|------------------------------------|
| framework plan boundary | land subject to inundation overlay |
| airport environs overlay | parking overlay |
| bushfire management overlay | rural flood overlay |
| development plan overlay | restructure overlay |
| environmental significance overlay | road closure overlay |
| heritage overlay | significant landscape overlay |

7.2 Appendix B – Community Engagement Summary Report

Yarrawonga

FRAMEWORK PLAN

COMMUNITY ENGAGEMENT SUMMARY REPORT

OCTOBER 2019





Table of contents

1	INTRODUCTION	4	Figures	
1.1	Context and purpose	4	FIGURE 1	Heat map of all comments from the community 6
1.2	Project background	4	FIGURE 2	Heat map of comments relating to recreation, environment and heritage 7
1.3	Previous community engagement	4	FIGURE 3	Heat map of comments relating to economy 8
2	WHAT WE HEARD	5	FIGURE 4	Heat map of comments relating to infrastructure and utilities 9
2.1	Summary of feedback	5	FIGURE 5	Heat map of comments relating to housing and community facilities 10
2.2	Online story map	6	FIGURE 6	Community drop-in session at Yarrowonga Information Centre 11
2.3	Community drop-in sessions	11		
2.4	Written feedback	13		
3	ENGAGEMENT METHODOLOGY	14		
3.1	Aims and objectives	14		
3.2	Overview of methodology	14		
4	NEXT STEPS	15		
4.1	Implementation	15		
4.2	A Vision for Yarrowonga 2050	15		
4.3	Project timeline	15		
5	ATTACHMENTS	16		
5.1	Attachment 1 – Drop-in session advertisement	16		

1 Introduction

1.1 Context and purpose

The Victorian Planning Authority (VPA) considers the input and opinions of Victorian communities as integral to achieving our vision of planning great places. The VPA and Moira Shire recognise that inclusion and engagement, particularly at the early and formative stages of the Yarrowonga Framework Plan project, is vital to building and maintaining community trust and producing a better outcome for the community. We are committed to undertaking a robust and comprehensive engagement with community and other stakeholders.

This community engagement report summarises the feedback received during the community visioning process for the Yarrowonga Framework Plan. A range of engagement methods were used to consult the community, and this report documents the key messages that were received. These key messages inform the vision statement for the Yarrowonga Framework Plan. Everything else in the Framework Plan is geared towards achieving that vision statement.

1.2 Project background

The VPA is assisting Moira Shire Council in delivering a Framework Plan as part of the 2018/19 Streamlining for Growth program. The Framework Plan is a high-level plan that identifies residential and industrial growth areas in the township for the next 50 years. It will provide greater certainty to Council, agencies and investors about likely development sequencing and supporting infrastructure priorities.

This project builds on previous work completed with funding under the 2016/17 Streamlining for Growth program, which produced the *Yarrowonga Growth Management Strategy*. It also builds on Moira Shire Council's previous strategies such as the *Major Towns Strategy Plan Review 2018* (prepared by SD Planning).

1.3 Previous community engagement

Past community engagement in Moira Shire

The VPA acknowledges that Moira Shire Council has conducted several community engagement processes in the past year. A review of previous community engagement processes was undertaken by the VPA, including:

- Yarrowonga library and town hall engagement (March–May 2019)
- Yarrowonga aerodrome feedback process (August–October 2018)
- Yarrowonga multisport stadium project engagement (August–October 2018)
- *Major Towns Strategy Plan Review* engagement (May 2018)
- *Recreation Strategy 2016–2026* engagement (2016)
- *Wellbeing for All Ages 2017–2021* engagement (2017)

While these engagement processes do not directly impact the Framework Plan, it gave the VPA a greater understanding of the issues that were important to the community.

Agency consultation

As part of the framework planning process, the VPA conducted targeted agency consultation to identify key issues and opportunities and inform the approach towards addressing key issues.

A stormwater drainage strategy was also undertaken as part of the framework planning process, during which an agency workshop was held. Agency feedback was later collated on the draft stormwater drainage strategy.

2 What we heard

2.1 Summary of feedback

Feedback generally indicated the community are supportive of seeing Yarrowonga become a town that values open space, its community of all abilities and a thriving and diverse local economy.

Consistent messages emerged regarding improving the range of community and recreational facilities such as playgrounds, event spaces, sporting fields, open spaces and caravan facilities. Numerous comments suggested suitable community uses within heritage buildings. Greening Yarrowonga was also important to the community ensuring there are shaded spaces available throughout the town.

There was significant community support for seeing Belmore Street remain a lively cultural centre of the town for both the community and the economy. The use of the former school site was also a key issue that emerged throughout the engagement. Several community group representatives expressed the desire to see the site adapted for community uses.

Many community members felt that infrastructure and utilities throughout the town could be improved or maintained. This included provision of bike lanes and walking tracks, and improved pedestrian safety especially among main roads. Improved facilities for the elderly and people of all abilities was also a re-emerging issue throughout all engagement.

Whilst a range of particular issues and opportunities were raised throughout the engagement, key principles that emerged throughout the process include:

Recreation, environment and heritage

- Provide more connected and high-quality open space
- Protect the natural environment, particularly biodiversity and waterway health
- Increase tree coverage and amenity of streets
- Provide recreation facilities, particularly for young families and older residents
- Stronger focus on adaptive reuse of heritage buildings and celebration of Yarrowonga's history

Economy

- Strengthen the role of Belmore Street as the centre of town, through improved amenity and more diverse uses
- Support a robust economy that leverages opportunities in the region
- Support retail and commercial uses that draw investment into the township

Infrastructure and utilities

- Enhance safety of key roads, particularly Belmore Street and Murray Valley Highway
- Support an integrated network of pedestrian and cycling infrastructure
- Implement drainage infrastructure to address flooding events and protect water quality of the lake
- Provide certainty around major infrastructure such as the bridge, freight routes and aerodrome
- Ensure servicing needs of existing and future residents are met

Housing and community facilities

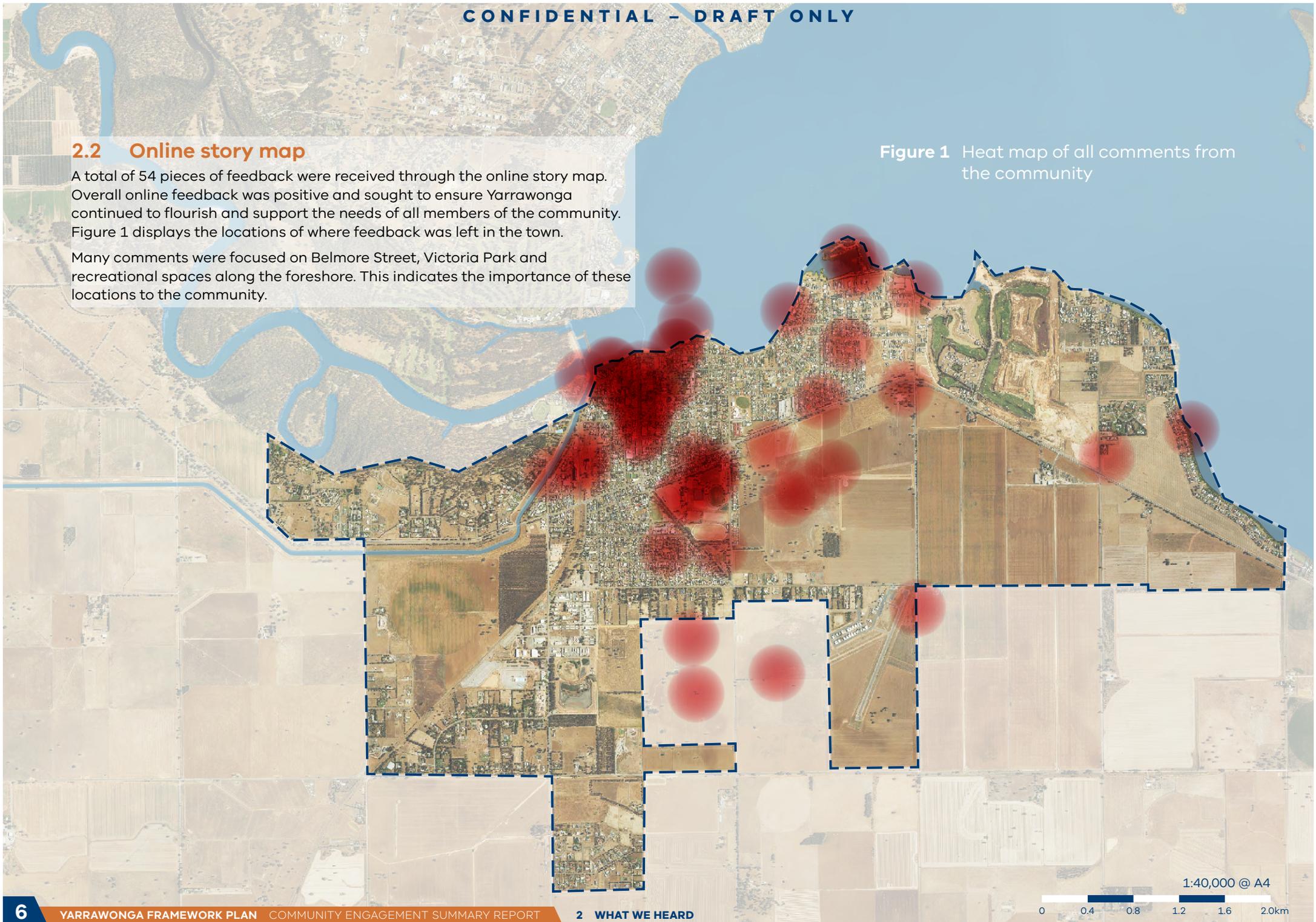
- Ensure continued provision of community facilities for all ages and abilities
- Ensure community infrastructure is well located in central locations and easily accessible
- Protect Yarrowonga's rural character and unique lifestyle amenities
- Ensure that future housing estates are well integrated with the existing township as well as each other

2.2 Online story map

A total of 54 pieces of feedback were received through the online story map. Overall online feedback was positive and sought to ensure Yarrowonga continued to flourish and support the needs of all members of the community. Figure 1 displays the locations of where feedback was left in the town.

Many comments were focused on Belmore Street, Victoria Park and recreational spaces along the foreshore. This indicates the importance of these locations to the community.

Figure 1 Heat map of all comments from the community



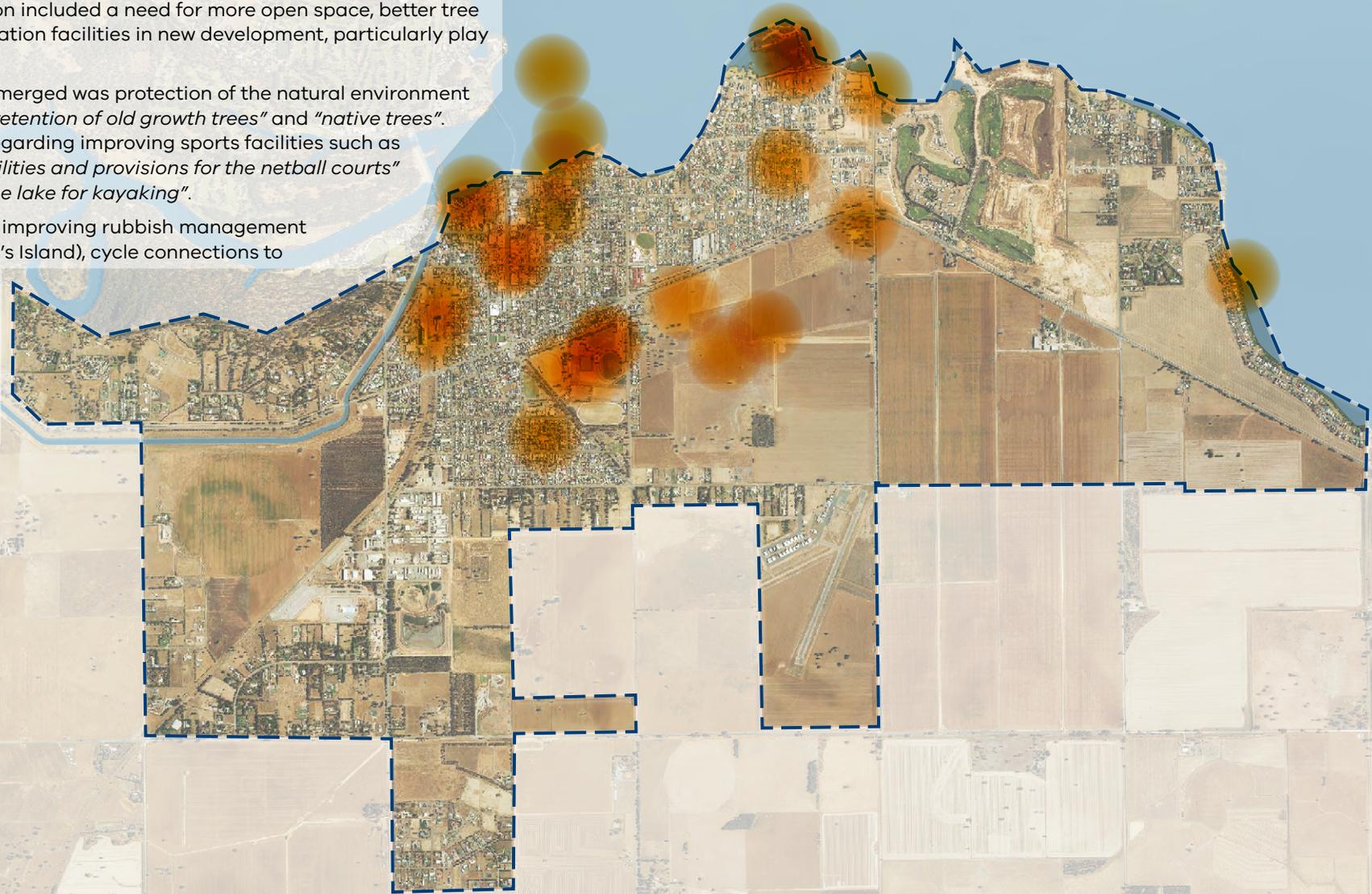
Recreation, environment and heritage

This category received the highest number of community responses with a total of 25 comments recorded online. Many comments related to areas located along the lake front, Belmore Street and the Murray Valley Highway. Key themes that emerged in this section included a need for more open space, better tree coverage and better recreation facilities in new development, particularly play facilities for children.

A significant theme that emerged was protection of the natural environment and open space such as *“retention of old growth trees”* and *“native trees”*. There were 7 comments regarding improving sports facilities such as *“a new oval”* or *“better facilities and provisions for the netball courts”* and *“a beach access on the lake for kayaking”*.

Other comments included improving rubbish management (particularly on Chinaman’s Island), cycle connections to Bundalong, and celebration of both Aboriginal and Historic Cultural Heritage in Yarrawonga (e.g. interpretive signage and heritage events).

Figure 2 Heat map of comments relating to recreation, environment and heritage



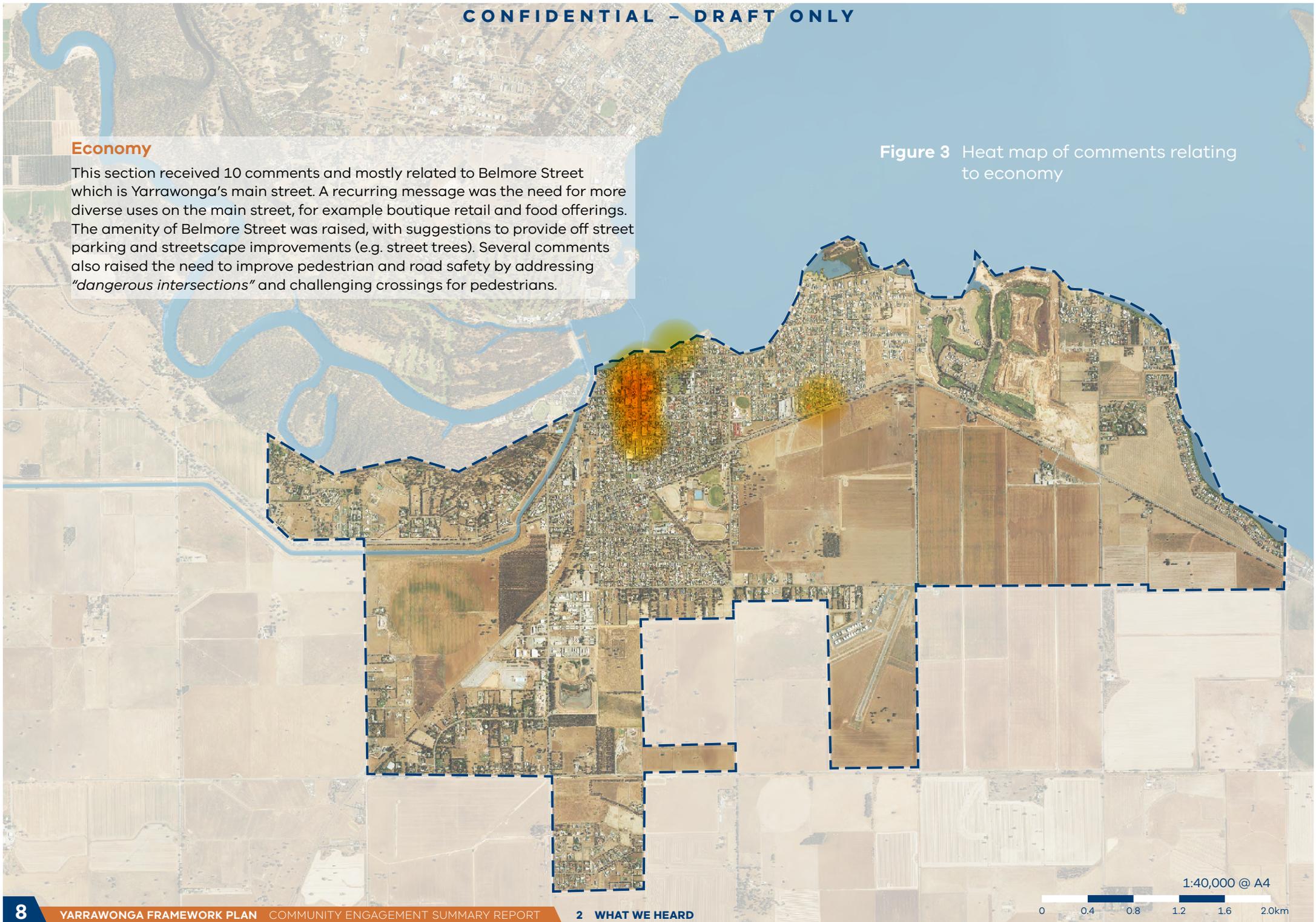
1:40,000 @ A4



Economy

This section received 10 comments and mostly related to Belmore Street which is Yarrawonga’s main street. A recurring message was the need for more diverse uses on the main street, for example boutique retail and food offerings. The amenity of Belmore Street was raised, with suggestions to provide off street parking and streetscape improvements (e.g. street trees). Several comments also raised the need to improve pedestrian and road safety by addressing “dangerous intersections” and challenging crossings for pedestrians.

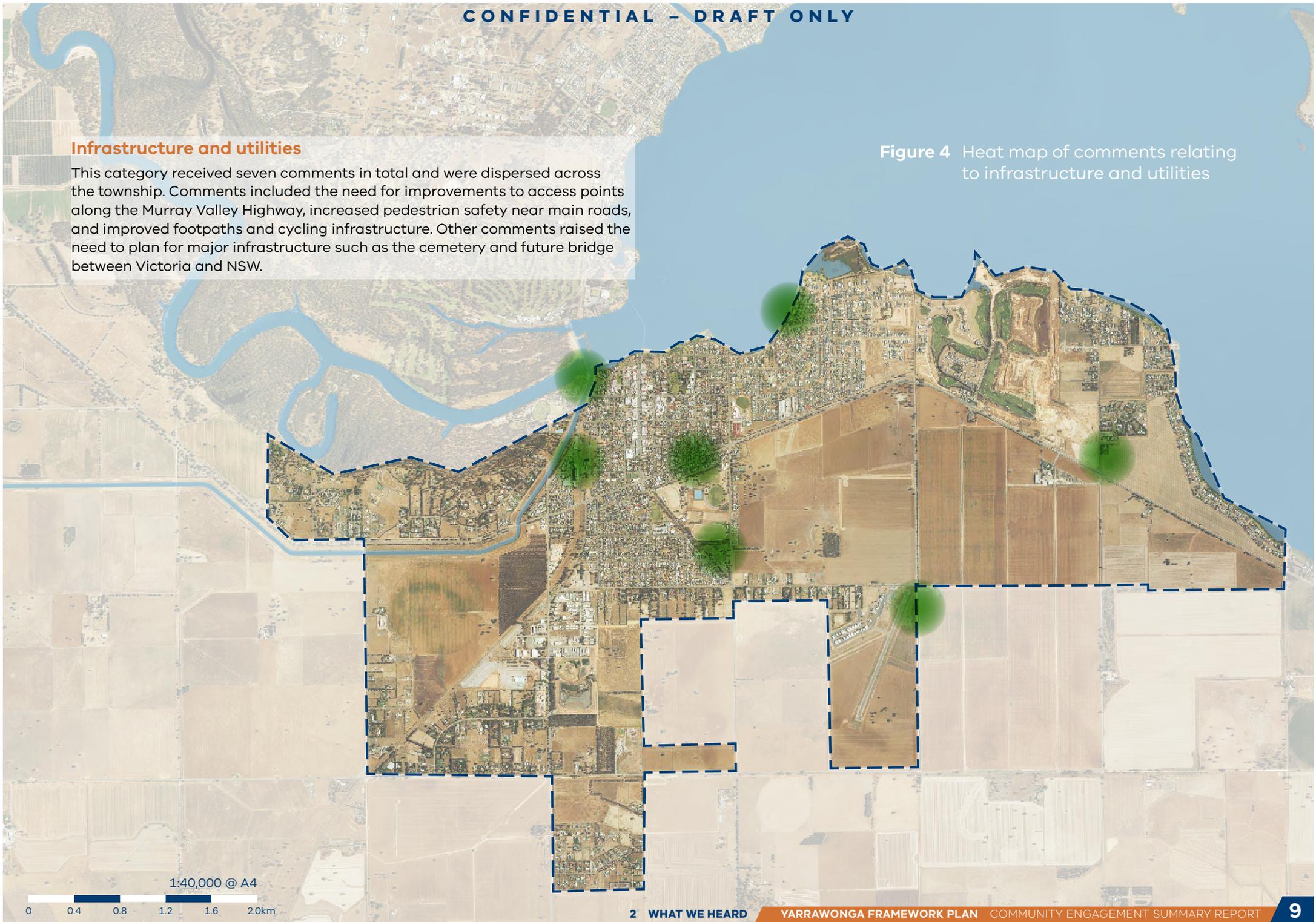
Figure 3 Heat map of comments relating to economy



Infrastructure and utilities

This category received seven comments in total and were dispersed across the township. Comments included the need for improvements to access points along the Murray Valley Highway, increased pedestrian safety near main roads, and improved footpaths and cycling infrastructure. Other comments raised the need to plan for major infrastructure such as the cemetery and future bridge between Victoria and NSW.

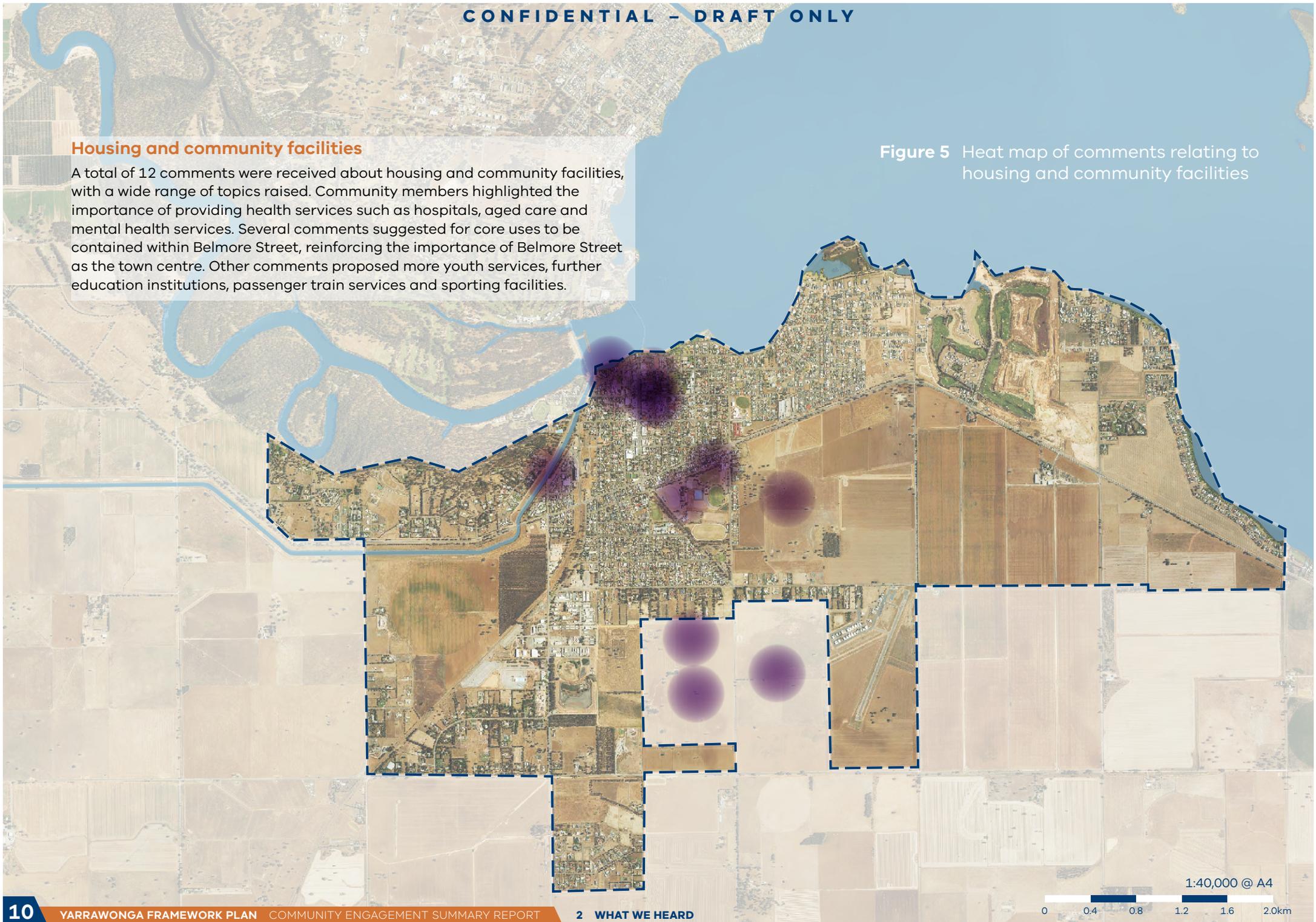
Figure 4 Heat map of comments relating to infrastructure and utilities



Housing and community facilities

A total of 12 comments were received about housing and community facilities, with a wide range of topics raised. Community members highlighted the importance of providing health services such as hospitals, aged care and mental health services. Several comments suggested for core uses to be contained within Belmore Street, reinforcing the importance of Belmore Street as the town centre. Other comments proposed more youth services, further education institutions, passenger train services and sporting facilities.

Figure 5 Heat map of comments relating to housing and community facilities



2.3 Community drop-in sessions

There were 127 responses recorded from the community drop-in session. Priorities that emerged from face to face community engagement included better care for the natural environment and open spaces, improved pedestrian and cycling tracks, adaptive re-use of heritage sites for community uses (in particular the school site) and provision of community infrastructure and recreational facilities.

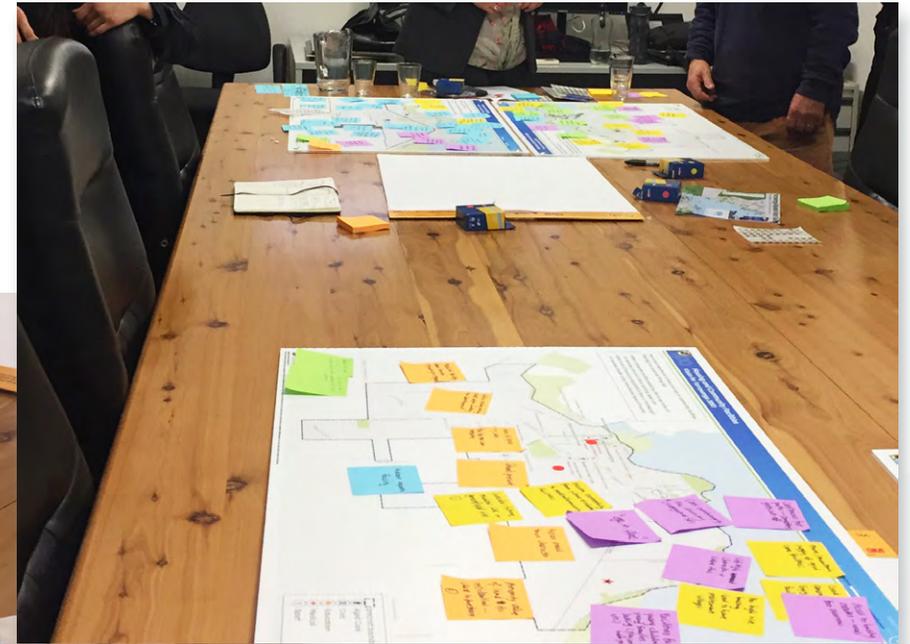


Figure 6 Community drop-in session at Yarrowonga Information Centre

Recreation, environment and heritage

Like the online story map, this theme received the highest number of responses with 42 comments recorded in total. Nearly half of responses called for greater protection of the environment and provision of open space. Many comments raised examples of underutilised open spaces such as playgrounds, existing parks (e.g. Victoria Park, Kennedy Park) and public open space including the showgrounds. Six comments highlighted the protection of environmental values such as biodiversity, the lake and native vegetation. Innovative ideas for enhancing the environment included wildlife corridors and renewable energy (e.g. micro grids).

The recreational spaces that experienced strong support included multisport facilities, event spaces, caravan facilities and improved lake amenity for families and tourism. The need was raised to appropriately plan and locate recreational facilities according to community demand. Concerns were also raised regarding the provision of open space and walking and cycling tracks, both in the existing urban area and in new estates.

Several community members felt strongly about the heritage and culture of the township, highlighting that there should be acknowledgement of Yarrowonga's history. There was strong emphasis on the need for adaptive reuse of heritage buildings, particularly for community uses.

Economy

There was a total of 25 comments recorded regarding the economy. Half the responses centred around Belmore Street, with comments relating to provision of higher order retail, streetscape improvements, a greater focus on pedestrians and introduction of specialty shops. Suggestions for Belmore Street included tourism events (e.g. festivals) and reducing heavy vehicle traffic down the street. Overall, community feedback emphasised the importance of Belmore Street as the town centre. Several comments also proposed introducing secondary and local activity centres to support Belmore Street.

Other comments raised the importance of transport connections to Yarrowonga's local economy. The aerodrome, train station and bus infrastructure were mentioned as possibilities for future connections to Yarrowonga.

Infrastructure and utilities

There were 21 comments broadly concerning infrastructure and utilities. There was a focus on ensuring infrastructure caters to a broad demographic, particularly older residents and young children. Many comments also mentioned the need to plan for appropriate utility and servicing infrastructure such as roads, gas, telecommunications and energy.

Three comments related to improving the drainage infrastructure in the township. Three comments called for better usage of the aerodrome, such as creating an airport or aviation training facility.

Road infrastructure was highlighted as an issue in some locations such as Witt Street, Belmore Street and Vanguard Street. Provision of cycling paths and footpaths was raised as a consideration for both existing and future residential areas.

Housing and community facilities

There were 39 comments concerning housing and community facilities. Key issues that emerged include the lack of facilities for younger people (e.g. playgrounds, youth services) and more public meeting spaces. The rural lifestyle character of the township is something that the community values and wants to preserve.

Many comments raised the need to maintain provision of a mix of community infrastructure, including medical, sporting and arts facilities. Access to these facilities was also mentioned as being important, particularly as the township grows. Several comments also suggested adaptive reuse of heritage buildings for community purposes.

Comments regarding housing alluded to the need to maintain the amenity of future development, in order to preserve Yarrowonga's character. Key concerns included access to new estates, density of development and adequate street widths.

2.4 Written feedback

The VPA received five written submissions. The messages gathered from written submissions were largely aligned with feedback received online and in drop-in sessions, albeit with greater detail provided on site-specific issues. A summary of the key themes from written feedback under each of the four principles follows:

Recreation, environment and heritage

Submitters highlighted that Yarrowonga is the fastest growing town in the Moira Shire and therefore felt that recreational facilities needed to be accommodated for in Yarrowonga. Multiple submissions mentioned the need for a heated pool in Yarrowonga for the wellbeing for all ages and abilities. Improvements to other sporting facilities such as football grounds, basketball, gym and indoor multipurpose courts were also raised as important issues.

Submissions highlighted a strong desire for more green spaces and tree cover throughout the town and to take better care of existing parks. Suggestions were made for open spaces covered both passive and active recreation spaces.

A strong theme throughout all written submissions was the value of Yarrowonga's built heritage. There was a recurring call to maintain and preserve heritage buildings for community uses. Specific buildings raised include the court house, town hall, fire station and former primary school site. There was also concern over the potential location of the new library and ensuring it does not negatively impact on heritage values. It is worth noting that some submissions also criticised previous engagement regarding the redevelopment of the town hall site. While out of the scope of the Framework Plan, this is a broader learning about potential improvements to future planning processes in Yarrowonga.

Many written submissions aspired for a Yarrowonga to become a hub for the arts, with suggestions for cultural and entertainment uses such as dance, music, comedy and theatre in the heart of town.

Economy

Submissions raised the need to promote economic growth in the town through diversification of the economy. Growing the technological, industrial and commercial industries was thought of as important, to balance out strengths in the tourism industry. Submitters felt that boosting local employment was important, given projected population growth in the township.

Submissions acknowledged the importance of tourism to the economy. The Yarrowonga Information Centre was highlighted as a facility to be improved. Other suggestions included festivals and events in the township to attract visitors.

Infrastructure and utilities

Submitters raised concerns over road infrastructure, as well as road and rail freight infrastructure. Submitters hoped for better connections to Yarrowonga in the future, with suggestions for passenger rail and a bus service for all ages. Submitters felt that walking and cycling tracks could be enhanced, particularly given that many areas in the town lack footpaths and cycling paths.

Housing and community facilities

There was a strong desire for new community infrastructure and such as open space, a library, performance spaces and arts facilities. Submitters consistently suggested adaptive reuse of heritage buildings for these community facilities, with specific mention of the town hall, former school site and old court house. Several submissions also provided detailed plans for future uses in the former school site.

A diverse mix of housing offers was also raised as important in the submissions.

Submissions acknowledged Yarrowonga's anticipated population growth. While there were a range of views on the mix of housing, a key theme was the character of the township. Submissions raised heritage values and rural and lifestyle amenity as being key contributors to Yarrowonga's character. Additionally, it was recognised that car parking spaces during peak times are inadequate and that fluctuating parking demand should be addressed.

3 Engagement methodology

3.1 Aims and objectives

The purpose of this visioning process was to consult with the Yarrawonga community on their vision for the future of Yarrawonga to 2050. The engagement process was developed bearing in mind that council had recently conducted several engagement processes on separate projects. Therefore the focus of this visioning exercise was to prompt participants to think holistically about the township and identify broader principles for growth.

Additionally, it is acknowledged that limited community engagement occurred in development of the Yarrawonga Growth Management Strategy. It was largely a technical report and forecasting process that formed an evidence base for the framework plan. Therefore, community engagement at this stage of the process is appropriate and contributes to a robust product.

3.2 Overview of methodology

Three main avenues were used to collect comments for the community visioning process between 26 June to 19 July 2019:

- Online story map
- Community drop-in sessions
- Written feedback.

These three avenues were chosen with the intention of reaching a broader cross section of the community, through the provision of both online and face-to-face methods of engagement.

Online story map

The online story map was made available from 26 June 2019 to 19 July 2019. The story map allowed for comment 'pins' to be dropped on a map of Yarrawonga, identifying place-based and general comments to be made across four themes:

- 1 Recreation, environment and heritage
- 2 Economy
- 3 Infrastructure and utilities
- 4 Housing and community facilities.

Each theme contained prompting questions to assist participants.

The online story map was promoted by Moira Shire Council on its website, Facebook page and local newspapers in the two weeks prior to its launch. The VPA also promoted the story map on its webpage and Twitter page. A total of 54 items of feedback was received.

Community drop-in sessions

Two community drop-in sessions were held on Thursday 4 July 2019 at the Yarrawonga Visitor Information Centre. Representatives from council and the VPA were present from 1pm–3pm and 4pm–6.30pm. The drop-in sessions provided an opportunity for lengthier conversations with community members to address questions and clarify the scope of the Framework Plan.

Four A1 boards were used to collate comments, with the four boards displaying the same themes and prompting questions as the online story map (as above, 3.2). Stickers and post-it notes were used to document spatial and general comments about the township. A total of 13 attendees were recorded for the drop-in sessions however it is likely that a small number of attendees were not recorded during periods of the evening when the room was crowded.

Written feedback

The VPA also welcomed written feedback via mail from 26 June 2019 to 19 July 2019. This provided community members who preferred offline methods of engagement to write in directly with their comments. A total of five written submissions were received.

4 Next steps

4.1 Implementation

The Framework Plan is a high-level plan that identifies residential and industrial growth areas in the township for the next 50 years. A key objective of the framework plan is to provide greater certainty to Council, agencies and investors about likely development sequencing and supporting infrastructure priorities. Many of the technicalities associated with infrastructure provision and sequencing involve co-ordination between multiple agencies and are out of the scope of the Framework Plan, for example the future bridge alignment. Other site-specific projects, such as the town hall redevelopment and aerodrome, are being investigated by Moira Shire Council through separate processes.

However, the engagement process of the Framework Plan can deliver value by identifying major considerations for the future growth of the township. The principles of the Framework Plan are founded on things that are important to the community, such as protection of heritage and environmental values, provision of infrastructure and community facilities, ensuring access for people of all ages, and diversification of the economy.

The inclusion of these principles in the Framework Plan will ensure that they are front-of-mind in the planning process, and that future development occurs in a manner that considers what the community values.

4.2 A Vision for Yarrowonga 2050

Based on the engagement process and feedback gathered, we found that the Yarrowonga community envisages that:

Yarrowonga in 2050 will be a town that embraces people of all ages and abilities, offering a unique lifestyle experience that centres around heritage, the natural environment and the arts. Yarrowonga will be a renowned destination for visitors and businesses looking to establish a presence in the region, supported by robust connections with its surrounds.

4.3 Project timeline

This community engagement was used to understand the key values of the Yarrowonga community. This process was used to help create a vision for Yarrowonga in 2050 and will be the basis of the Yarrowonga Framework Plan.

The next steps will be using information in this report to finalise the draft Framework Plan for the Yarrowonga township which will guide the development of Yarrowonga to 2050.

5 Attachments

5.1 Attachment 1 – Drop-in session advertisement

Do you have a vision for Yarrowonga in 2050?

The Victorian Planning Authority (VPA), in partnership with Moira Shire Council, is preparing the *Yarrowonga 2050: Framework Plan* to guide sustainable development of Yarrowonga for the next 30 years.

We are seeking your ideas and feedback on your vision for Yarrowonga in 2050 and what it will offer to you, your children and even your grandchildren. We are keen to hear from residents, visitors and business.

Please make sure you submit your ideas by Friday 19 July 2019.

What is a framework plan?

The Framework Plan will become part of Moira Shire’s Planning Scheme and will guide the preparation and consideration of future, more detailed local plans and planning permit applications.

By developing a vision for how we want our town to develop these many individual plans and decisions will progressively create the town we want in the future.

What are we seeking feedback on?

We would like to know more about what you like about your town and what you would like to see further developed including:

- recreation, environment and heritage
- economy
- infrastructure and utilities
- housing and community facilities

What will happen to your feedback?

Your feedback will be used to inform the preparation of the Framework Plan that will be presented to the VPA and Council for approval.

Where can I find further information?

The framework plan builds on earlier projects including the *Yarrowonga Growth Management Strategy 2018*, *Major Towns Review Strategy 2018* and will be informed by the *Yarrowonga Stormwater Drainage Strategy* that is currently underway. To learn more about these visit www.vpa.vic.gov.au/project/yarrowonga-framework-plan.

Have your say:

- Online**
Visit www.vpa.vic.gov.au/project/yarrowonga-framework-plan
- By mail**
Mail your feedback to:
Victorian Planning Authority
Level 25, 35 Collins Street
Melbourne VIC 3000
Att: Crystal Tang
- In person**
Thursday 4 July
Yarrowonga Visitor Information Centre
1 Irvine Parade, Yarrowonga
1pm - 3pm & 4pm - 6:30pm

If you have any questions for the project team, please call Crystal Tang at VPA on 9651 9600 or Peter Stenhouse at Council on 5871 9222.

Yarrawonga

FRAMEWORK PLAN

COMMUNITY ENGAGEMENT SUMMARY REPORT

OCTOBER 2019

Yarrawonga

FRAMEWORK PLAN

JANUARY 2020