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Major Towns' Strategy Plan Review (Yarrawonga, Cobram, Numurkah and Nathalia)



SDPlanning
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Prepared for Moira Shire Council

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GLOSSARY OF ACRONYMS AND ABBREVIATIONS

ABS	Australian Bureau of Statistics
CFA	Country Fire Authority
DELWP	Department of Environment, Land, Water and Planning
DSE	The former Department of Sustainability and Environment (now DELWP)
DPI	The former Department of Primary Industries (now DELWP)
EPA	Environmental Protection Authority
EVC	Ecological Vegetation Class
GMS	Growth Management Strategy for Yarrawonga
HRGP	Hume Regional Growth Plan
HRP	Hume Regional Plan
IDM	Infrastructure Design Manual
LPPF	Local Planning Policy Framework
MPA	Melbourne Planning Authority (now VPA)
MSS	Municipal Strategic Statement
NAHA	National Housing Affordability Agreement
NSW	New South Wales
RDA	Regional Development Australia
RDV	Regional Development Victoria
SEIFA	Socio Economic Index for Areas
SPPF	State Planning Policy Framework
VCAT	Victorian Civil and Administrative Tribunal
VIF	Victoria in Future
VIFSA	Victoria in Future Small Areas
VPA	Victorian Planning Authority

1. Introduction

This report forms the *Major Towns' Strategy Plan Review 2018* ('the Review') will provide strategic direction for future housing, jobs and investment within the Moira Shire Council across four of its main towns; Yarrawonga, Cobram, Numurkah and Nathalia.

In developing the Review, we have considered:

- *Yarrawonga Strategy Plan (2004)*
- *Cobram Strategy Plan 2025 (2007)*
- *Numurkah Strategy Plan (2010)*
- *Nathalia Strategy Plan (2010).*

As well as:

- *Yarrawonga Growth Management Strategy, MacroPlan (2016)*
- Amendment C77
- Planning Scheme Review 2016
- *Demand Analysis and Feasibility Study on Industrial Land at Nathalia and Numurkah, Spade Consultants (2011)*
- *Moira Shire Business and Innovation Strategy 2014-2017*
- *Retail Policy Framework for Cobram and Yarrawonga: Background Analysis, SED Consulting (2017)*
- *Retail Policy Framework for Cobram and Yarrawonga: Options Report, SED Consulting (2017)*
- *Numurkah Economic Development Plan, Spade Consultants (2016)*

It is intended that the Major Towns' Strategy Plan Review 2018 will inform an implementation plan to ensure the objectives of the strategies are realised through policy and future planning scheme amendments into the Moira Planning Scheme. The project will also inform advocacy positions for matters outside of Moira Shire Council's direct control, such as state government or government agency consultation or discussion papers that are seeking public review.

2. Why undertake a review of each town's strategy plan?

As part of a robust planning process, it is important to periodically revisit completed strategy plans to determine their success, to identify any additional actions that may have arisen and to ensure that strategically significant policies are being implemented.

The four major towns of Moira have had strategy plans in place for between 7 and 13 years. It is crucial to review the strategy plans in the context of emerging trends (both regional and local), as

well as taking into consideration further work that has been undertaken by Moira Shire Council since their initial adoption. The *Yarrawonga Strategy – Looking to the future* was adopted in 2004, the *Cobram Strategy Plan 2025* in 2007, and the *Numurkah Strategy Plan* as well as the *Nathalia Strategy Plan* in 2010.

The Review seeks to consider any relevant state, regional and local policies, as well as key trends in population and economies, that may alter and affect the land use within Moira's major towns.

As an overall approach the review elements include:

- Consulting with stakeholders;
- Monitoring progress of past strategy plans;
- Evaluating the outcomes of the past strategy plans; and,
- Seeking to update any key changes in the context of the four major towns.

3. The Review at a glance

Local policy encourages urban growth within the four main urban centres that make up Moira Shire Council; Yarrawonga, Cobram, Nathalia and Numurkah. To establish a connected region, planning across the four centers will need to allow for the appropriate type of growth in suitable locations.

Traditionally, the municipality has benefited from its association with agriculture and tourism, owing to its location in the Goulburn Valley and along the Murray River. Through the implementation of their *Economic Development Strategy*, Moira, in conjunction with key stakeholders, are considering ways for the unique mix of skills and infrastructure to deliver the future benefit of a robust economy in the municipality.

The *Hume Regional Growth Plan* has identified that that the region has aspirations to diversify the local economy while maintaining and enhancing key regional economic assets; and from an agricultural commodities region to a region that increasingly value-adds to its commodities for domestic and export markets. In particular, the region aims to increase its food production capacity, as well as encourage new energy projects, whilst also balancing its significant tourism attributes. These regional opportunities may present opportunities within Moira Shire Council that can be identified and directed within the Review.

3.1. Summary of findings

The Review findings are that the existing *Cobram Strategy Plan 2025*, *Numurkah Strategy Plan* and *Nathalia Strategy Plan* have successfully provided a framework for growth for Moira Shire Council over the past ten years; whilst there has been some growth and requirement for changes these structure plans will remain largely unchanged.

In 2017, Moira Shire Council, the Victorian Planning Authority and MacroPlan Dimasi sought to

update and provide clear directions for future development of Yarrawonga through a *Growth Management Strategy* (GMS). It is expected that the resulting GMP document will supersede the *2004 Yarrawonga Strategy – Looking to the future* and will update the structure plans for the township and areas for future expansion of industry, retail and residential.

Our summary findings are outlined in Table 1 below.

	Yarrawonga	Cobram	Numurkah	Nathalia
Implementation	Council have acted on many of the recommendations of the Strategy Plan including: <ul style="list-style-type: none"> Implementation of strategy plan into Planning Scheme; and, Associated rezonings. 	Council have acted on many of the recommendations of the Strategy Plan including: <ul style="list-style-type: none"> Implementation of strategy plan into Planning Scheme; and Associated rezonings. 	Council have acted on many of the recommendations of the Strategy Plan including: <ul style="list-style-type: none"> Implementation of strategy plan into Planning Scheme; and, Associated rezonings. 	Council have acted on many of the recommendations of the Strategy Plan including: <ul style="list-style-type: none"> Implementation of strategy plan into Planning Scheme; and, Associated rezonings.
Growth	Population growth has outstripped expectations of the Strategy Plan.	Population growth has kept pace with expectations of the Strategy Plan.	Population growth has been much slower than expectations of the Strategy Plan.	Population growth has been much slower than expectations of the Strategy Plan.
Residential	Identifies additional long term residential land (consistent with findings of GMS).	No requirement for additional standard residential land from that shown in previous structure plans	No requirement for additional residential land from that shown in previous structure plans	No requirement for additional residential land from that shown in previous structure plans
Industrial	New areas for industrial land have been identified (consistent with findings of GMS)	Preliminary review has noted that there is 280 hectares of Industrial Zoned land, which is a high proportion. At this time, it is not envisaged that additional areas are required for new areas of industrial zone.	Existing industrial areas have been constrained by landowner uses (i.e. farming occurring and no 'appetite' for industrial development to occur on key sites). Replacement areas for industrial land have been identified for short term industrial.	Additional areas for industrial land have been identified and included in the land use plan.
Retail / Commercial	Retail areas and commercial areas are required to be expanded (consistent with findings of GMP and Retails Options Paper)	Commercial 1 Zone areas are required to be expanded to encourage the development of a large retail centre.	No further retail areas are required.	No further retail areas are required.
Other influences	Tourism has increased in Yarrawonga, although no change is anticipated to the GMS.	Although other influences have had an impact on Cobram; this has not resulted in a requirement to change the land use form or the Strategy Plan.	Flooding risk has constrained development in some areas over the past seven years. A shift to solar energy opportunities has occurred in the areas surrounding Numurkah. This will have an impact on the need for industrial land to attract and support allied businesses.	Although other influences have had an impact on the town of Nathalia; this has not resulted in a requirement to change the land use form or the Strategy Plan.
	Yarrawonga	Cobram	Numurkah	Nathalia

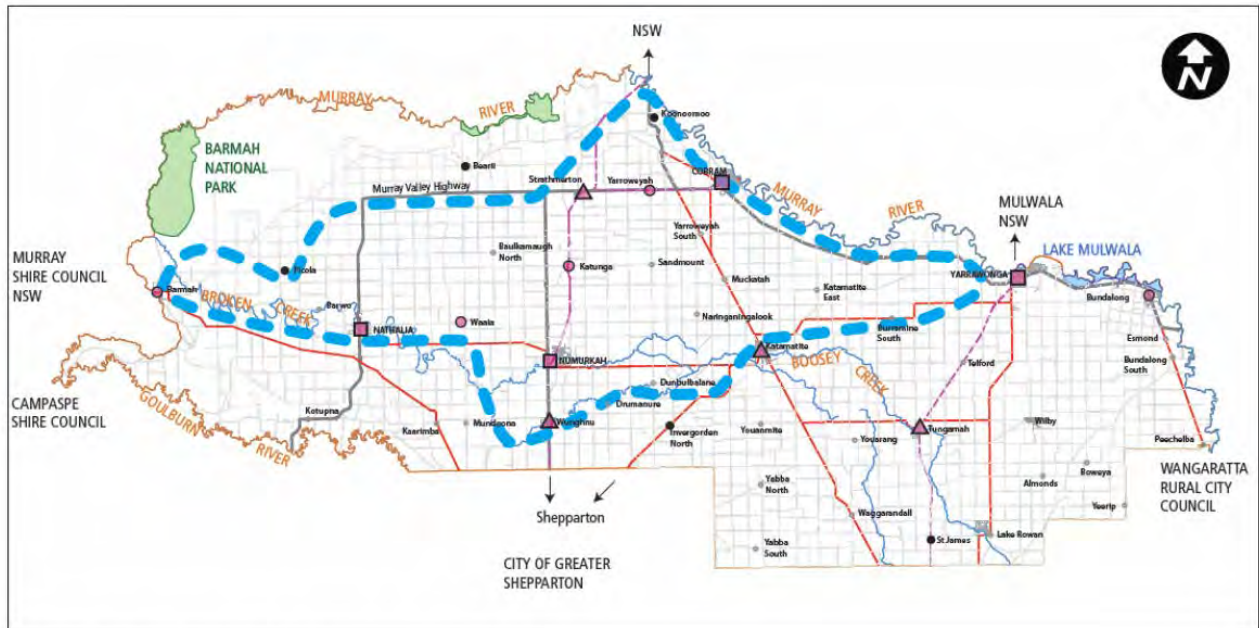
Table 1: Summary of findings

4. Location

Moira Shire is strategically positioned two and a half hours drive from Melbourne in north-central Victoria, and is close to other regional centres such as Shepparton, Wangaratta, Echuca-Moama and Albury- Wodonga. It covers a total area of 4,045 square kilometres and is bounded by the Murray, Goulburn and Ovens Rivers.

The municipal region comprises the major centres of Cobram, Nathalia, Numurkah and Yarrowong, as well as twenty three smaller towns and communities.

Figure 1: Moira Strategic Framework Plan (existing)



MOIRA STRATEGIC FRAMEWORK PLAN

5. Context: Policy, Plans and Initiatives

5.1. Overview

There are numerous existing policies which are relevant to the Review. Given the extent of relevant policy and literature, it is not possible to outline them all within this document. A summary of the key policies is provided below. Future strategic work, will involve targeted assessment of the related policies, as appropriate.

During the preparation of this report, a number of key policy and planning initiatives were being developed by Moira Shire Council, regional agencies and other levels of government. It will be essential to ensure that future work under this project responds to, and aligns with, these various initiatives.

5.2. Commonwealth Policy

5.2.1. Murray Darling Basin Plan 2012

The *Murray-Darling Basin Plan* (MDBP) was finalised at the end of 2012, and was developed in response to the Millennium Drought. The MDBP is a significant outcome in terms of Australian water reform, and was undertaken to secure the long-term ecological health of the Murray-Darling Basin. The plan discusses a range of outcomes, including cutting existing water allocations and increasing environmental flows.

The implementation of the MDBP is expected to result in less water availability for the northern Victorian region (which encompasses the Moira municipality). However, northern Victoria has already achieved its in-valley targets outlined in the plan, therefore any further reductions will come from the shared contribution target of 971 GL (most of which is still to be recovered).

The price of water (from both permanent and temporary markets) will increase, and the outcome of these increases will introduce a 'user pay system', requiring those who make the highest profit from water use will pay the highest prices for water allocations. It is anticipated that the pricing system will result in a more efficient allocation of water, as well as creating incentives to increase water efficiency. In addition, with less water available and more water moving to its highest value use, there will inevitably be a decline in irrigation in areas where it is not required.

The increase in water prices and decrease in irrigation rights, or access to rights, will result in a move towards dryland production. This will have a significant impact on the types of agriculture undertaken in the rural areas of Moira, which will have a flow-on impact to the types of businesses that are retained or attracted to the townships.

5.3. State strategies and land use related policies

5.3.1. Plan Melbourne – State of Cities

Plan Melbourne outlines several key concepts for planning the future of Melbourne and recognises the role of regional centres in contributing to Victoria's long-term prosperity. As growing pressure to accommodate an increasing population is placed on Melbourne's limited space and resources, the ability of regional centres that are well-connected and within viable commuting distances of capital cities to offer alternate housing and employment opportunities is recognised.

Plan Melbourne also identifies the following directions which are considered relevant to the four towns:

- Direction 6.2 Rebalance Victoria's population growth from Melbourne to rural and regional Victoria over the life of the strategy.
- Direction 6.3 Integrate metropolitan, peri-urban and regional planning implementation.
- Direction 6.4 Improve connections between cities.

Plan Melbourne notes that the key to attracting growth to the Hume region will be optimising development potential through major infrastructure planning and strategic investment whilst protecting the region's natural assets. Infrastructure that further supports connectivity between regions, key gateways and transport routes will support the development of new and existing industries and contribute to employment generation.

The Plan also discusses that in some towns and regions communities are actively looking for opportunities to increase population growth to support local businesses, services and community organisations. Yarrawonga, Numurkah, Nathalia and Cobram are well positioned to take advantage of job opportunities that are expected to be required to meet the needs of Melbourne's population growth through, tourism, new energy and food and fibre businesses. Similarly, with good access to affordable housing, health care, education and internet technology it is expected that the towns could support any population boom generated by a strong metropolitan Melbourne.

Figure 2: Outline of freight supply chains across Victoria.



5.3.2. Infrastructure Victoria – 30 year Infrastructure Strategy (2016)

An initiative of the Victorian Government, Infrastructure Victoria is currently undertaking work which will help set the direction of infrastructure planning in Victoria for the next 30 years. The Victorian Government is currently completing a series of discussion papers, which culminated with the release of the final strategy by in December 2016.

The document *30-year Infrastructure Strategy* identified that the future Infrastructure Victoria strategy will contribute to future updates to land use strategies, and identifies that land use planning and infrastructure planning should be closely aligned. Infrastructure Victoria anticipates that the recommendations made in their 30 year strategy will be able to inform future refreshes of Plan Melbourne and the Regional Growth Plans.

The future work undertaken by Moira Shire will be to align with any major initiatives or work undertaken by Infrastructure Victoria. In particular the 'needs' that should be supported are outlined in Table 2 (below).

General 'needs' to support	Specific Needs and Recommendations
<p>Need 2 - Address infrastructure challenges in areas with low or negative population growth</p> <hr/> <p>Need 3 - Respond to increasing pressures on health infrastructure, particularly due to ageing</p> <hr/> <p>Need 4 - Enable physical activity and participation</p> <hr/> <p>Need 5 - Provide spaces where communities can come together</p> <hr/> <p>Need 6 - Improve accessibility for people with mobility challenges</p> <hr/> <p>Need 7 - Provide better access to housing for the most vulnerable Victorians</p> <hr/> <p>Need 9 - Provide access to high-quality education infrastructure to support lifelong learning</p> <hr/> <p>Need 13 - Improve the efficiency of freight supply chains</p> <hr/> <p>Need 15 - Manage pressures on landfill and waste recovery facilities</p> <hr/> <p>Need 16 - Help preserve natural environments and minimize biodiversity loss</p> <hr/> <p>Need 17 - Improve the health of waterways</p> <hr/> <p>Need 19 - Improve the resilience of critical infrastructure</p>	<p>Need 12 - Improve access to jobs and services for people in regional and rural areas, through:</p> <ul style="list-style-type: none"> • Roll out high quality service provision via mobility, technology and ICT to reduce need for long-distance travel; and, • Strengthen transport links between regional centres and surrounding communities to provide access to opportunities <hr/> <p>Need 13 - Improve the efficiency of freight supply chains, through:</p> <ul style="list-style-type: none"> • Increase the capacity and optimize the use of freight terminals for interstate and international trade; • Prepare the road network and regulatory frameworks for the arrival of driverless freight vehicles; and, • Increase the capacity and connectivity of Victoria's freight transportation network. <hr/> <p>Need 14 Manage threats to water security, particularly in regional and rural areas through:</p> <ul style="list-style-type: none"> • Increase efficiency in meeting water demands including, <ul style="list-style-type: none"> ◦ Clearer water governance, ◦ sophisticated water trading regimes and upgrading; and, ◦ modernization of projects for irrigation water delivery systems • Supporting the major water supply augmentation project <hr/> <p>Need 18 - Transition to lower carbon energy supply and use, through:</p> <ul style="list-style-type: none"> • Enable an orderly transition away from brown coal energy supply to lower emission endery sources. Including: <ul style="list-style-type: none"> ◦ Improving and understanding electricity network capability; and, ◦ Small scale solar projects.

Table 2: Initiatives within 30 Year Infrastructure Strategy.

5.4. Regional strategies and land use related policies

5.4.1. Hume Regional Plan 2015-2020

Snapshot of Hume Region

- Today: Approximately 248,500 people.
- 2046: Will grow to 315,000 people.
- Multi-centered region not dominated by one large city.
- Located strategically along nationally significant interstate road and rail transport routes, including for freight. Productive agriculture and food processing sector. Wine and nature-based tourism assets including alpine resorts.
- Vulnerable to impacts of climate change, including warmer, drier weather and more bushfires.

Table 3: Snapshot of Hume Region

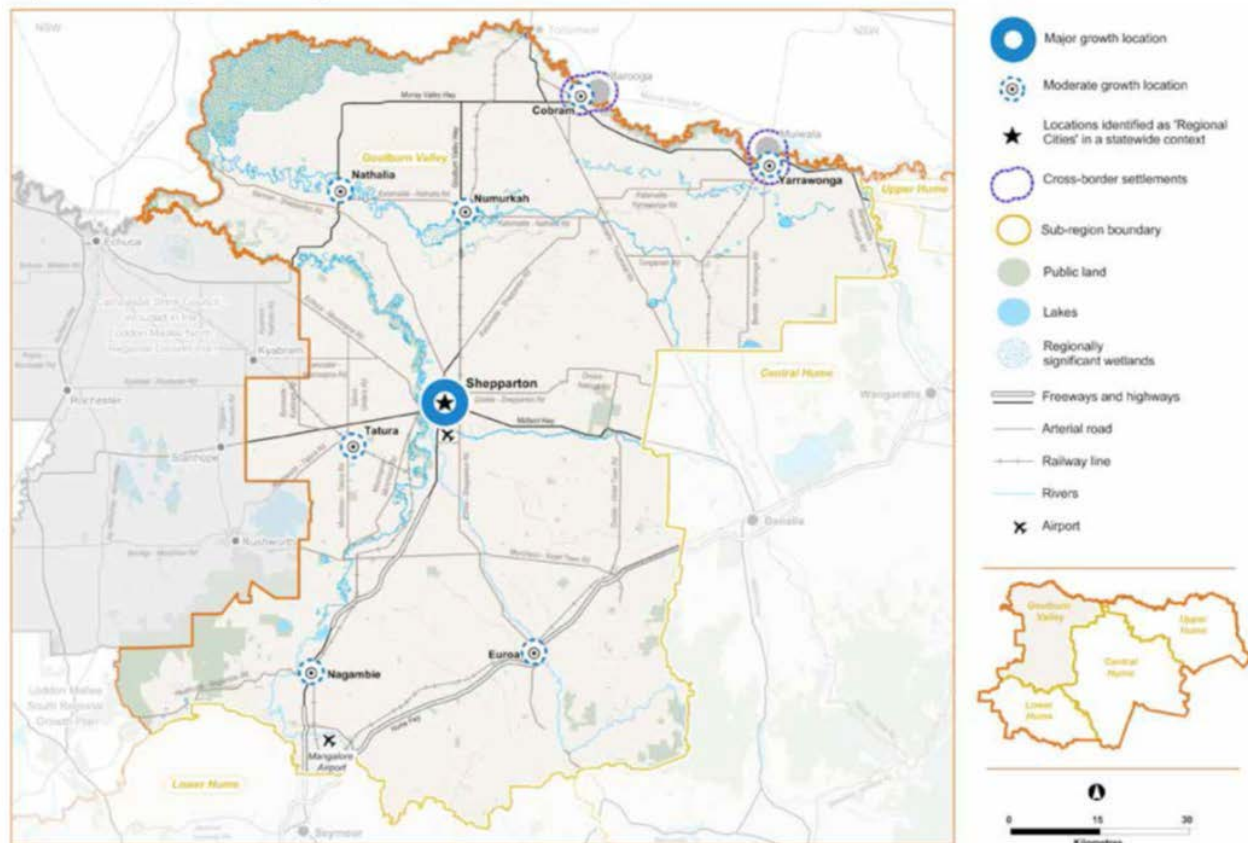
The *Hume Regional Plan* (HRP) is a long-term strategic plan for improving economic, social and environmental outcomes for the Hume region and its community, and responding to the most significant challenges and opportunities for the region over the next ten to twenty years.

The development and implementation of the HRP brings together all levels of government and business, as well as a wide range of agencies and community organisations. The HRP provides a framework in which priority projects and initiatives, that will drive improved regional capability, are identified, agreed, and advocated for.

The HRP reinforces the recognition of Numurkah, Nathalia, Yarrawonga and Cobram as urban localities that will continue to accommodate growth. It states that these locations offer natural attractions and lifestyle opportunities such as rural settings and access to significant water bodies. These towns will continue to support surrounding rural communities by providing services and access to services in larger urban localities. Some of these localities offer unique growth opportunities related to natural characteristics, provided growth can be managed to protect environmental assets and values and limit exposure to natural hazards, especially bushfire and flood.

The plan acknowledges that Cobram and Yarrawonga are located on the Murray River (Victoria - New South Wales border), forming part of the cross-border twin towns of Cobram-Barooga and Yarrawonga-Mulwala. These urban locations will continue to provide services to communities on both sides of the border. However, connections across the Murray River may need to be enhanced, particularly via a new bridge at Yarrawonga. Cobram is strategically located near the intersection of key transport routes linking Melbourne and Brisbane and Albury-Wodonga and Adelaide.

Map 11: Goulburn Valley - Future urban growth



Source: Department of Transport, Planning and Local Infrastructure

Figure 3: Future urban growth

5.5. Local strategies and planning related policy

5.5.1. Small Towns and Settlements Strategy 2013

Moira is unique in that there are a number of small townships and rural living settlement areas situated away from the main activity centres. In 2013 the Moira Small Towns and Settlement Strategy was undertaken to review all settlements across the municipality. The 23 settlements reviewed included Barmah, Bearii, Bundalong, Burramine, Invergordon, Kaarimba, Katamatite, Katunga, Koonoomoo, Kotupna, Lake Rowan, Lower Moira, Naring, Muckatah, Picola, St James, Strahmerton, Tungamah, Waaia, Wilby, Wunghnu, Yalca North and Yarroweyah.

The strategy addressed the issues for each settlement's future up to 2030 and considered:

- Settlement history and background.
- What it means to live in a small town.
- Strategic influences including:
- Town planning provisions

- Infrastructure and servicing
- Social influences
- Economic influences
- Environmental influences
- Population levels and trends
- Land supply and demands.

As recognised in Moira Shire Council's municipal strategic statement (MSS), the small towns of Moira Shire offer attractive lifestyle choice, providing rural living options nearby to the major towns of Yarrawonga, Numurkah, Nathalia and Cobram. The attractiveness of the small townships within the municipality is an important consideration in forecasting future supply and demand for a range of housing and lifestyle opportunities and ultimately impacts upon the future growth and expansion of townships.

5.5.2. Retail Policy Framework for Cobram and Yarrawonga: Options Report

Adopted in August 2017, the Retail Policy Framework for Cobram and Yarrawonga: Options Report (SED Consulting) provided Moira Shire Council with a range of recommendations influencing policy direction to guide retail development in the towns of Cobram and Yarrawonga, with a specific focus on the town centres of these major towns.

Key findings from the background report included;

- The resident population for the indicative Primary Retail Catchment is estimated to grow by 2,105 to approximately 38,545 people by 2031; Cobram's catchment growing by over 126 people and Yarrawonga's catchment by over 1,980 people. *Note: these figures do not include seasonal workers or tourists within the catchment.*
- The retail offer in Cobram, in terms of range of goods and services, is considered good for the catchment size and vacancy rates are low (approximately 4 per cent of total retail floor space). However, the report found that there would be increased need for additional areas of retail floorspace to cater for growth in population and to service tourists to the town.
- Revitalisation of some areas have occurred and a number of newer developments support the floor space supply and range of services/goods within the Cobram town centre.
- The retail offer in Yarrawonga, in terms of range of goods and services, is considered very good for the catchment size and vacancy rates are low (approximately 5 per cent of total retail floor space). A number of new developments support the floor space supply and range of services/goods within the town centre, most notably in the southern end of the town centre.
- The combined conventional retail floor space for Cobram and Yarrawonga is estimated to be 77,277 square metres.
- The estimated floor space of existing supermarkets in other centres located within the

indicative primary catchment included, the total conventional retail floor space for the catchment is estimated at 84,432 square metres.

- Tourism represents around 30 per cent of output, 27 per cent of value added and 28 per cent of employment within the retail and food and accommodation sectors of the Moira Shire. Of the total used retail and food and accommodation floor space of 80,023 meters squared in Cobram and Yarrawonga town centres, an estimated 8,330 square metres (10.4 per cent) is tourism related.

The report recommend a range of strategic directions for retail development in Cobram and Yarrawonga, including:

Cobram

- That the demand for additional retail floorspace to 2031 is expected to range from 7,512m²(2.2m² per person) to 11,567m² (2.4m² per person), depending on retail floorspace ratios (per capita).
- It is anticipated that this need for additional retail floorspace is required in the short term that being within the next 5 years (2023).
- That tourism-related retail is expected to require an additional 391m² of floorspace to 2031 – this is considered independently from general retail demand due to locational sensitivities.
- The recommended response for immediate term retail is to include an area identified in the strategy as Site 3 which is a parcel of land fronting Murray Valley Highway and bound by Colgan Street, Park Court and Broadway Street. The report stated that this was an ideal site given its location, orientation and size for the rezoning to Commercial 1 Zone to facilitate any future major retail development.

Yarrawonga

- That the demand for additional retail floorspace to 2031 is expected to range from 1,187m²(2.2m² per person) to 4,841m² (2.4m² per person), depending on retail floorspace ratios (per capita).
- That tourism-related retail is expected to require an additional 810m² of floorspace to 2031 – this is considered independently from general retail demand due to locational sensitivities
- That there should be an extension (or indicate in-principle support for the extension of) the C1Z to the northern boundary of the Murray Valley Highway for land with frontage to Belmore Street and ensure appropriate urban design outcomes with residential interface areas.

These findings and subsequent recommendations of the Options Report have been reviewed in the context of the Major Towns' Structure Plan Review and have been highlighted as outstanding items for implementation for the future of Cobram and Yarrawonga which are discussed in the context of each township in Section 8.

5.5.3. Analysis and Feasibility Study on Industrial Land at Nathalia and Numurkah

In 2011, Spade Consultants investigated the practical availability of industrial land in both Nathalia and Numurkah. As part of the strategy they reviewed the structure plans approved for each township as well as the *2007 Audit of Industrial Land in Provincial Victoria* (the audit).

Nathalia

The audit found that of Nathalia's 23.8 hectares of industrial zoned land, 4.09 hectares is vacant. In terms of number of lots vacant, the Audit found that 14.3 per cent (5 lots) of Nathalia's 35 industrial lots were vacant. The Spade analysis reviewed the data taking into consideration extensive field survey, discussions with Council officers and stakeholder consultation. This report found that land readily available for use and/or development is constrained. This was due to the logistical nature of fostering industrial land uses on the parcels (i.e. the shape of the allotment and/or access to necessary services). At best, it is considered that these parcels of land may provide for a minor expansion opportunity for adjoining land uses.

Following consultation with land owners, significant portions of industrial land were identified as being constrained by the use proposed for the lots. Consequently, while they were technically able to provide for future demand in some form, they are not available to the market should a new requirement for industrial land emerge and therefore should not be regarded as part of the current supply equation.

As a result the Spade report concluded that in respect to Nathalia:

- *"there is little to no industrial land available to the market should an opportunity present itself or should a firm seek to establish, relocate or expand in Nathalia with the exception of a rural industry that is able to operate in the adjoining Farm Zone."*
- *"areas identified in the Nathalia Strategy Plan for short term industrial use are considered unlikely to be realised in the short to medium term."*
- *"Based on the discussions actual quantification of demand is almost impossible. What is likely however is that, with a well located and presented industrial development, several local businesses will seek to relocate and/or expand."*

It would appear that little has changed with respect to the industrial areas of Nathalia and it is considered appropriate to rezone an area identified in the 2010 structure plan, however, for a variety of reasons it is considered that there should be further changes with respect to location of Industrial land.

This is discussed further in Section 8 of this report.

Numurkah

The audit found that of Numurkah's 46.8 hectares of industrial zoned land, some 12.9 per cent (5.9 hectares) was vacant. In terms of number of lots vacant, the Audit found that 4.1 per cent (7 lots) of Numurkah's 171 industrial lots were vacant. It should be noted that the methodology used in the audit to determine whether a parcel of land was vacant or occupied is not considered to be accurate in every instance. Consequently, the measure of vacancy should be considered as a guide rather than an accurate record of industrial land usage and availability.

Following consultation with land owners, significant portions of industrial land were identified as being constrained by the use proposed for the lots. Consequently, while they were technically able to provide for future demand in some form, they are not available to the market should a new requirement for industrial land emerge and therefore should not be regarded as part of the current supply equation.

As a result, the Spade report concluded that in respect to Numurkah there is little to no industrial land available to the market.

Since the 2011 report was completed, Amendment C63 was approved which resulted in additional areas of industrial land being approved and rezoned. However, for a variety of reasons it is considered that there should be further changes with respect to location of Industrial land, this is discussed further in Section 8.

5.5.4. Yarrawonga Growth Management Strategy

Recognising that Yarrawonga is an evolving regional economy, the *Yarrawonga Growth Management Strategy* (GMS) was developed as a framework to guide future population, residential settlements and other land use activities in Yarrawonga from 2016 to 2051.

The GMS considered local and regional economic trends and their potential future implications for:

- Local population growth and associated demand for new dwellings in Yarrawonga;
- Future employment by sector, and current and future demand for developable land for retail, commercial, industrial and community uses;
- The spatial distribution of these uses within the Yarrawonga township; and,
- Potential locations for detailed future examination via precinct-level planning or master planning.

The GMS was developed in two stages:

- *Stage 1 Background Analysis Report* incorporates detailed economic, labour force and demographic data relating to Yarrawonga and its context within Moira Shire, the Hume Region and Regional Victoria. The findings of this report have informed the preparation of growth modelling in the *Stage 2 Forecast Report*.
- *Stage 2 Forecast Report* assessed three potential future growth scenarios for Yarrawonga.

These scenarios considered the potential for declining growth rates, continuation of current trends and the potential for an increase in growth rates. Key outputs from this stage include analysis of the quantum of population, jobs and dwellings required or produced under all three scenarios and associated floor space requirements per sector.

The GMS was tabled for consideration at the 22 November 2017 meeting and adopted, as discussed in Section 8, it is anticipated that this document will be utilized to update the existing framework plan for Yarrawonga and will supersede the former Strategy Plan.

6. Other influences and changes

As part of the Review an investigation has been undertaken into the broad shifts that have had a considerable impact on the economies of the four major townships since the completion of the strategy plans.

This has included consideration of the Millennium Drought and the ongoing changes in water rights that occurred in the mid 2000s with the announcement in 2012 of the Murray River Basin Plan and Connections Project that remains ongoing in the region. It is important to acknowledge the significant disruption that the Millennium Drought has had on the growth of the region

Notwithstanding the impact of the drought there have been several other shifts, at both the macro and micro level, within the townships that need to be considered to secure economic success into the future. It is these changes that have been explored to assist with the review of the structure plans. This section discusses disrupters at a macro level and their impact on the region.

6.1. Population and Demographics

In the past 10 years the population growth rate has been 6.66 per cent from approximately 27,400 to approximately 29,300 people in 2016 (increase of approximately 1800 people). The growth rate is slightly lower than previous estimations, however, the 2031 population forecast is set to rise at a rate of 26.67 per cent to 39,904 people.

Demographic forecasts suggest a continuing trend towards an ageing population. It is important to recognise this trend as it raises a variety of questions, such as changes in the types of housing needed, workforce employment opportunities/ constraints, and responding to servicing this changing demographic.

Local and regional policy encourages urban growth within four urban centres which make up Moira Shire (Yarrawonga, Cobram, Nathalia and Numurkah). Current forecasts and work undertaken by the VPA has identified that the largest urban centre (Yarrawonga) will accommodate more residential growth than the other urban centres.

6.2. Technology changes

Technology has changed significantly since 2004 when the first strategy plan was completed. Increasingly the rapid development of new technology and access to transportable devices including smart phones has transformed the way that people interact with all aspects of their life. Although in the past this hasn't meant a huge impact on the form or way that land use of towns it is becoming an important consideration in understanding if any changes are required to accommodate or respond to changes to planning to for towns.

6.2.1. Technology and influences on retail

The rollout of the better internet systems including the National Broadband Network (NBN) provides local retailers the opportunity to embrace the online space as another platform to reach the local community, which they have previously only served through traditional 'bricks and mortar' retail. It also widens their market reach to customers living outside of their local area, as well as the opportunity for rural retailers to start or grow the way they communicate with their communities online. There is also the chance to work collaboratively with other retailers, their local council, chambers of commerce, customers, landlords and other interested stakeholders, to recreate what the rural main street once was – the cornerstone of the local community.

Notwithstanding opportunities for rural retailers to embrace the online space, there are also significant opportunities for new retail developments in Moira's immediate future as a result of the following factors:

- Population growth - the population forecasts for the period to 2026 represent an average annual growth rate of 1.4 per cent.
- Low cost rent and in some cases operating costs for businesses relocating from metropolitan Melbourne or similar locations.
- Real growth in per capita retail spending is ongoing in an environment of economic growth, which generates an increase in retail demand from existing and future residents.
- Opportunities to increase the share of resident spending captured by local retail facilities in rural Victoria (i.e. a reduction in escape spending to larger centre's and to Melbourne).
- Opportunities for additional 'captured' spending from tourists and other visitors. Looking forward, online retailing turnover is expected to grow.
- The shift in popularity towards online shopping has had a considerable impact on rural retailers, as residents look for products and brands they cannot find locally. However, current data indicates that 29.7 per cent of businesses located outside of capital cities have a web presence compared with 39.5 per cent of businesses located in capital cities. (National Digital Economy Strategy, DBCDE, 2011).

Major towns within Moira are constrained by competition from other regions, in particular the larger towns of Echuca-Moama, Shepparton, Wangaratta and Albury/Wodonga. It is important for rural retailers and policy makers to work together to resolve issues including declining and no growth population, competition from larger regional centres and online retailers to allow retailers in small centres to continue to provide local jobs, incomes and economic development.

While issues of technology and retail have been explored at this time no land use related responses are required to be undertaken at this time. Analysis undertaken as part of the Review has noted that some additional areas for commercial zoned area to ensure appropriate land supply is offered in the townships and do not constrain towns over time.

6.2.2. Technology and influences on location

There are opportunities for businesses, who can work from anywhere, to relocate to the rural areas where there is more affordable housing, a more relaxed lifestyle and access to warehousing on major transit routes.

Access to better internet speeds will have a direct impact on the accessibility to more flexible working arrangements. The increase in flexible work hours and locations has the potential for increased tree-changer interest in Moira. Anecdotally, there is evidence that there has been an increase in time (days per year) spent in rural and regional holiday properties suggesting that weekenders are being used for increased periods through the year.

As more people embrace the online space, as another platform to reach new customers, this provides an opportunity for rural residents to start or grow the way they communicate with their communities online. The recent increase in flexible work hours and locations diversifies communities and the services they can provide.

These changes in modern business practices are not considered to affect the ongoing land use of the four main towns at this time, although has been considered in terms of understanding additional workers and opportunities to attract new residents into the townships.

6.2.3. Technology and influences on short stay accommodation

Increasing connection to internet technology and shifts in tourism provides local residents access to new streams of the economy and short term hosting/accommodation platforms, including AirBnB. In the context of Airbnb, a web-based platform provides a mechanism that brings together guests and private hosts for the purpose of providing temporary accommodation.

Although, the concept of sharing goods and services is not a new phenomenon, the web-based business model of the sharing economy adds new dimensions and technological opportunities to economic activities with respect to providing opportunities for all tourism providers to offer tourism/short stay accommodation options.

A basic search in January 2018 of the four major towns revealed that at this time there are only a small number of properties available on Airbnb, with a large proportion of properties listed being existing accommodation businesses.

The Review does not considered that AirBnB or other short term accommodation hosting has had a significant impact on existing tourism businesses locally, and still provides an opportunity for diversification of the local economy. This is particularly relevant in times of seasonal harvesting and when there is a significant increase in short term population growth to house transient workers in, and around the main towns, this is particularly the case for Cobram during peak fruit picking seasons. Additionally, at this time it is not considered that there will be any reduction of rental or affordable housing stock through the short stay accommodation businesses.

6.3. Changes in the local economy

6.3.1. Changes in local economy due to drought

The Millennium Drought lasted for over a decade, from early 2000s through to the summer of 2010 - 11, and led to widespread social, financial and environmental impacts on the communities of Cobram, Yarrawonga, Nathalia and Numurkah as well as the surrounding areas. It is considered that the impacts of the Millennium Drought increased uncertainty in the communities and contributed to why the high population projections forecasted were not realised. The tension between water rights and agriculture has changed the fundamental economy of the region.

During the drought, inflows to the River Murray System were half the previous recorded minimum and created significant uncertainty as to whether even the most basic water needs could be met. In response to water scarcity, a broad range of mechanisms were made available for individuals through to the national scale to help adapt to low water availability, including: water trading, access to groundwater, altered farm management practices, off-farm sources of income and government assistance.

The Millennium Drought triggered major reform in water management across the region and, more broadly, throughout Australia. It led to the Federal Government investing \$12.9 billion into ten years of water reform funding through the Water for the Future Program. Outcomes included the introduction of the Commonwealth Water Act 2007, and the *Murray Darling Basin Plan 2012*.

Changes in agricultural practices within the local area, resulting from water reforms, involved the rationalisation of irrigation systems and a shift to dryland cropping. These trends have continued throughout the region resulting in reduced water usage and therefore increased flows in the Murray River. It is predicted that this will continue as water security becomes more uncertain and the effects of climate change are recognised. The constraint of water supply provides an opportunity for innovation and a culture shift towards more appropriate farming practices and products.

The availability of water will pose a major challenge to northern Victoria over the next 10 - 20 years as the region adapts to an agricultural sector with less water rights. However, this also produces major opportunities in water trading and water use efficiency.

At this time it is not anticipated that this has had an impact on land use in the four major towns.

6.3.2. Changes in local economy due to increased tourism to the region

In the past 10 years tourist visitation to areas within Moira Shire have increased considerably. Tourism is considered to be an important sector to Moira Shire in terms of economic output and job creation.

Tourism figures for the Sun Country area were released in the Murray Regional Tourism - Travel to the Murray quarterly report ending September 2017 revealing that the Sun Country region received 20.1 per cent of domestic daytrips out of the entirety of the Murray region, a share up by 4.7 per cent compared to the year ending September 2016. Tourism is also an important employer in the region,

representing 569 jobs and 6.2 per cent of the overall employment in Moira Shire.

The main town to attract tourists is Yarrawonga and the Sun Country area showed further growth in domestic overnight and day trip visitors, generating more than \$322 million into the region in the 2017. The report also stated domestic daytrip visitors spent \$81 million in the region with an average of \$140 per visitor.

Yarrawonga is a well-established tourism location that leverages proximity to the Murray River and Lake Mulwala. Additionally, tourism in Yarrawonga is benefited by its location on the border of Victoria and New South Wales. The recent GMS states that Yarrawonga – with growth in visitation over time having implications for the quality and stock of short-stay accommodation as well as infrastructure supporting access to the water economy in the area. One of the key findings in the GMS was to provide some direction in relation improving community infrastructure and assets to help support future growth of the tourism industry.

Lake Mulwala in Yarrawonga proved to be a reliable water body because of its role in the irrigation system. Throughout the drought it provided a positive reminder and economic support to the community through tourism. The lake is 4,450 hectares in size and has a storage capacity of 117,500 mega litres. Lake Mulwala has an attractive foreshore and attracts visitors interested in water sports, walking, outdoor gatherings (such as picnics or barbeques), and fishing.

In the future it is considered that there is the opportunity for Yarrawonga and to a lesser extent the other main towns to increase opportunities for tourism to diversify the economy and counter the decline of more traditional industries, in particular agriculture. There are a range of recommendations for assisting Yarrawonga in this transition within the GMS which should be implemented.

6.3.3. Changes to local economy due to growth of solar industry

Globally, solar photovoltaic (PV) power production is increasing due to the scaled-up production and continually falling costs, and adaptation of power systems for storage and to cope with increased input. Over the past 10 years significant changes have occurred to shift the focus onto increased planning approvals being sought for alternate energy projects. It is estimated that over 8,000 Australians are now employed in solar energy industry, which has the potential to create thousands more jobs as it grows. Increased pressures to allow for and approve solar farms is becoming an issue for local governments. This and the identification of appropriate locations for solar farms is becoming increasingly important to assist decision makers into the future.

The shift to solar and growing interest in solar farms has meant that in the past 12 months (2017-2018) Moira Shire Council has considered and approved a number of large scale solar projects, including:

- APSU Power which is a 4.8MW solar farm at 84 Allens Road, Numurkah on 19 hectares.
- X-Elio Australia's \$112 million, 102 megawatt solar farm proposed for a site Kaarimba Road, Wunghnu. The facility, which will be built on 270 hectares, will consist of hundreds of thousands of solar panels.
- Numurkah Solar Farm, located in the township of Wunghnu, was approved by Council in

August 2017. The 100 megawatt project, to be developed by Neoen Australia (a partner in the Tesla Big Battery project), will be situated on land 6 kilometres south of Numurkah.

- First Solar undertook proponent-led community consultation in December 2017 for potential solar farm on O'Kanes Road, Numurkah.
- Lightsource Renewable Energy Australia has submitted an application for a 60MW solar farm at 3405 Katamatite-Nathalia Road, Numurkah.
- Wunghnu solar farm proposal for a 90 megawatt facility at 661 Central Mundoona Road and Reillys Pit Road, Wunghnu, was received by Council in March 2018 and is currently being considered.

Once realised these projects will have a significant impact on the municipality, in particular around Numurkah where the projects are concentrated. This provides opportunity for the township of Numurkah and Moira Shire Council to attract associated businesses into the region that can leverage off the association with large scale solar farms. However, currently there is no market ready industrial land available to locate these businesses.

As a result through this *Main Towns' Strategy Plan Review* sites will be identified for future rezoning and in one instance the back zoning of an area that has been unrealised and is occupying most of the industrial land in Numurkah.

6.4. Infrastructure of major towns

Infrastructure includes basic physical and organisational services and facilities to support populations in their everyday living and industries in their operations. It includes transport infrastructure such as roads, rail and airports; civil infrastructure such as electricity, water, sewer and communications; and community infrastructure such as parks, playgrounds, community and education centres, and sports and recreation places and spaces. All of these types of infrastructure require consideration when planning for communities, however, many of these infrastructure elements sit outside the direct responsibility of local government.

The types of infrastructure available to communities influences the way in which they can operate. For example, dwellings without access to sewer infrastructure need to manage waste water onsite, generally meaning they require larger lot sizes, and some types of industry require access to particular types of infrastructure services in order to operate effectively. It is well recognised that strong community facilities and services provide a sense of place and wellbeing for communities. Accessibility and connectivity to these services and facilities is important to ensure all people can participate and actively contribute to their community.

The *Hume Regional Growth Plan* acknowledges that 'historically, growth has occurred without adequate consideration of infrastructure needs which can frequently result in existing infrastructure being inadequate or undersized'. It further notes, 'the major constraints that appear common across most local government areas is the availability of funding for existing and new infrastructure'. As articulated in the current Infrastructure Victoria 30 year plan, there is a well-defined nexus between land use planning and the provision of infrastructure. A clearer

understanding of what Moira Shire's role at the Victorian, regional and local level will assist both infrastructure provisions and land use planning for the municipality.

6.4.1. Water supply and sewer infrastructure

Yarrawonga, Cobram, Numurkah and Nathalia have access to both reticulated water and sewerage networks. There is capacity in each of the major towns for additional residential growth. However, future changes within each town, particularly relating to land use patterns and additional growth, will need to consult the relevant water management authorities and the EPA to ensure water, wastewater and sewer are appropriately considered.

Smaller towns and rural settlement areas within the municipality have limited capacity to expand existing water and sewer infrastructure. There are also some areas that are not connected to mains water or sewer, instead relying on septic tanks or localised treatment plants to dispose of waste.

Access to irrigation water and other the water supply systems, that service the industrial areas and agricultural areas within Moira Shire, urban areas and industry have significant capacity to support the region's growth. This may support significant investments in new industry requiring access to reliable water supplies. In addition, due to the existing heavy industry waste water treatment needs, the existing sewerage and wastewater treatment facilities may be able to cater for new industry growth and expansion (depending on location). Moira Shire Council will continue to work with the service providers, through targeted consultation, to ensure updates to the network infrastructure reflect projected growth

6.4.2. Electricity supply

Electricity infrastructure is extensive in across the four towns. All towns are connected to mains electricity and many industrial areas are well located to access the significant electricity infrastructure. The previous Yarrawonga Strategy Plan highlighted that *"Anecdotal evidence suggests that the existing electricity supply is an impediment to new industries being established and adversely impacting on some. In one instance, a commercial enterprise installed a generator to provide power rather than rely on mains power"*.

Since the development of the previous strategy plans there has been significant changes to the States energy supply with the closure of coal fired power stations in the Latrobe Valley, as well as the rise of electricity supply costs. It has been well publicised that the energy market is currently under transformation. This report does not provide a detailed account of these issues, but acknowledges the work done to date by local, state and Federal governments.

The importance of continuous, uninterrupted power supply has been highlighted in recent years, as the townships and rest of Victoria have experienced an increase in 'black-out' and 'brown-outs' due to an increased pressure on the power grid. In a report released in August 2017 by Australia's energy market operator the AEMO, warned that the nation faces an "increased risk of energy shortfall over the next 10 years", and that the biggest risk of blackouts is in Victoria and South Australia in 2017-18. The report suggested that beyond 2017-18, the risk of power shortfalls will

decrease in Victoria as more renewable energy generation is produced.

This has relevance to the Moira main towns given their vulnerable location within the electricity network as being *'at the end of the line'*. It is anticipated that once the solar farms are developed the risk of power shortfalls will decrease as more renewable energy generation is produced locally. It is hoped that new solar farms already approved in the past two years by Moira Shire Council will not only prove an economic development opportunity but will also reinforce access to continuous power supply locally to support new and established businesses, community infrastructure and residences.

6.4.3. Gas

All towns have access to reticulated natural gas, although it is noted that in some instances not all households and businesses have access to connections. The 2007 Industrial Review undertaken as part of the Cobram Strategy Plan 2025 highlighted that some of the industrial areas within Cobram have limited access to transmission pipeline supply systems in the area. Lack of access does at times negatively impact the attractiveness of the towns to industries and industrial uses due to the existing cost of heating and cooling, however, at this time it does not seem that this is a large barrier to relocation of businesses to the area.

Gas supply in Nathalia is somewhat constrained by the mother-daughter station and supply system that services the town. The limitations of the supply in Nathalia have anecdotally affected individual households who are not able to gain connection to the supply. Numurkah also has constraints regarding gas supply levels due to the town's location at the end on the Cobram supply line and the limited size and capacity of the infrastructure. The unreliability of the Numurkah supply can be a barrier to industrial and agricultural growth. Ongoing, Moira Shire Council will continue to work with the service providers through consultation to ensure updates to the network infrastructure address projected growth.

6.4.4. Transport infrastructure

Each of the four towns, Yarrawonga, Cobram, Numurkah and Nathalia, have access to readily available transport infrastructure. The road and rail links are the region's main connectors and provide efficient access to NSW (and through to Brisbane) and Melbourne to the south. There are a number of future upgrades proposed to this critical infrastructure including the Strathmerton Deviation on the Goulburn Valley Highway.

The *Hume Regional Growth Plan* notes:

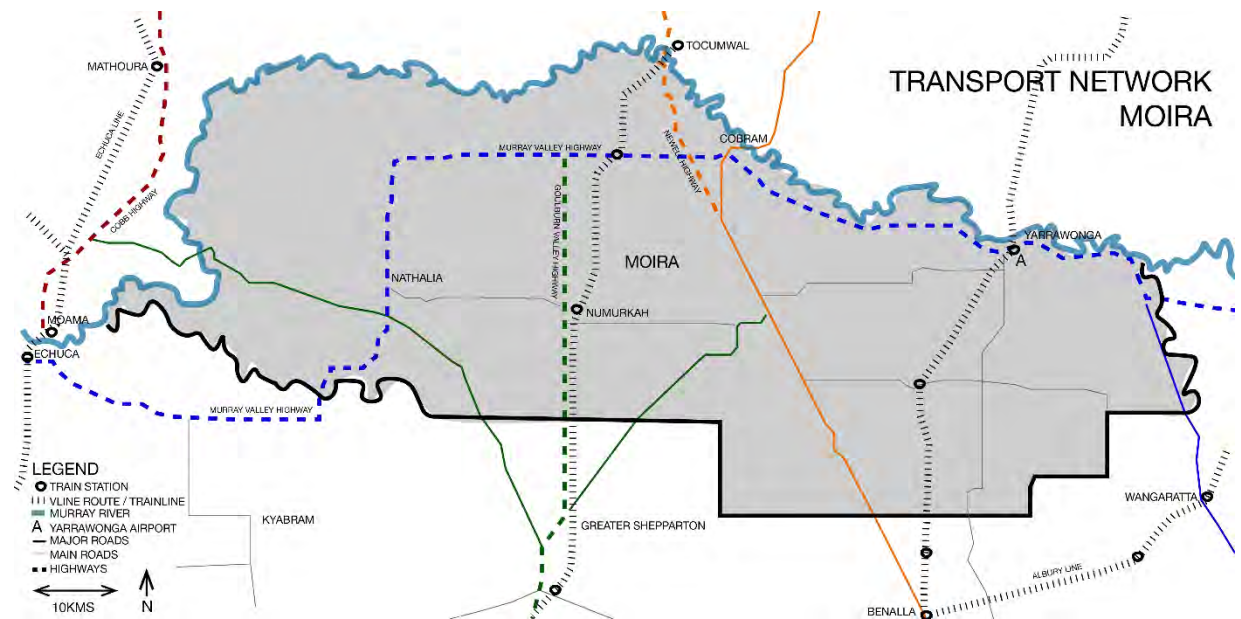
'efficient transport connections are needed to provide access to services and employment across Upper Hume area as well as inter-regional destinations. As the region's population continues to grow and change, it is important to plan transport infrastructure projects to promote enhanced connectivity, capitalise on economic opportunities and monitor the demand and the viability of providing additional public transport services.'

In relation to the Main towns it is anticipated that in the long-term the construction of a new

Mulwala/Yarrawonga bridge will readdress numerous constraints currently proposed by the existing bridge. Once developed it is expected that the new road will provide a freight route between New South Wales and Murray Valley Highway connection, removing heavy truck traffic from Belmore Street. Traffic modelling shows a 32 percent reduction in the number of vehicles on Belmore Street between Piper Street and Orr Street once this new route is established.

Below at Figure 4 is a map of existing transport systems supporting the townships including rail lines and public transport linkages.

Figure 4: Moira Transport Network



Public transport

As shown at Figure 4 there are numerous options for connections to public transport which is largely served across the municipality through V/Line bus services connecting to trains at Benalla, Wangaratta and Shepparton. These routes travel both towards Melbourne as well into NSW and onto Sydney.

Access to V/Line bus services are a key element of the public transport mix for Numurkah, Yarrawonga, Cobram and Nathalia. These services are important for the community particularly, with a high proportion of the community (25 per cent), being over 65. This is further exacerbated with increasing fuel prices and the number of people living outside existing urban areas which will increase the demand for both public and community transport services.

Limited public transport options can lead to dependency on the car and social isolation for non-car owners, such as the elderly, the young or low income earners. These issues were noted in each of the previous strategy plans and continue to challenge rural and regional communities. Appropriate links between popular destinations such as the town centres, recreational facilities and the various residential precincts are important and should be investigated. In each of the towns there are a

number of school buses servicing the rural areas.

Freeway/Highway

Road infrastructure is the main transport for the four major towns and is relied on for supporting key regional townships. As shown in Figure 4 there are a series of major Freeways and Highways that service the townships.

- The Murray Valley Highway is easily accessible to majority of the municipalities towns and provides good connections to Albury/Wodonga.
- To the south Cobram and Yarrawonga both funnel towards Benalla on different road networks.
- Yarrawonga is located on the Sydney to Melbourne Heritage Drive.
- The townships of Numurkah and Nathalia have minimal interrelationship (as far as road networks) with Cobram and Yarrawonga.
- Numurkah relies on the Goulburn Valley Highway which connects the town to Shepparton to the south.
- Cobram connects to north towards Brisbane as well as Melbourne via Shepparton to the south.

Air transport

Yarrawonga Aerodrome (also shown on Figure 4) caters for various small aircraft. Whilst the aerodrome is operated 24/7 there is currently limited capacity of the site, although it is noted that it supports agricultural services and provides a key opportunity for the region.

7. Township Analysis

7.1. Yarrawonga

The *Yarrawonga Strategy Plan* (YSP) as adopted by the Moira Shire Council in December 2004 aimed to *'ensure that future residential growth, retail activity, commercial activity and industrial development are conducted in a manner that meets the needs of the local community and visitors to the town.'*

Contextual elements of the YSP included:

- Long, medium and short term residential growth areas to facilitate Yarrawonga's steady population growth over the next 25 years.
- An exclusive golf, tourist and residential development (Silverwoods) along Lake Mulwala.
- Establishment of a commercial area on the Gorman land and along the Murray Valley Highway to facilitate bulky goods, car showrooms, hardware and larger plate commercial uses
- Opportunities for retail expansion within Belmore Street.
- The need to cater for future car parking requirements and traffic management.
- Lower the speed limit of Belmore Street to 40 kilometers per hour.
- Attract one or more five star accommodation facilities.
- Potential retail and/or office development on Pigdons Motors site.
- Retention of the centre car parking strip.
- Staged acquisition program to acquire potential car parking sites identified for offstreet parking.
- Rezone potential off-street parking to Public Use Zone.
- The requirement for a landscape masterplan including landscape and streetscape elements along Lake Mulwala.

Since its adoption in 2004, a substantial amount of the YSP has been completed through various planning scheme amendments, including Glanmire Park rezoning, Amendment C24 (which implemented the strategy plan) and Amendment C54 (which implemented a range of car parking related provisions).

Many of the developments envisaged by the strategy plan have been realised, including Silverwoods an integrated residential development and golf course. A full outline of completed actions from the strategy plan are contained at Attachment 1.

There has been a range of other work undertaken in the intervening period, including:

- *Yarrawonga Futures Plan* (adopted in 2006)
- *Yarrawonga Growth Management Plan* (adopted in 2017)
- *Retail Analysis Options: Yarrawonga and Cobram* (adopted in 2017).

Since there has also been significant growth, although the YSP remains well founded, it is concluded that the 2004 document needs to be superseded by the more *recent Yarrowonga Growth Management Strategy* (GMS) by MacroPlan Dimasi. The Growth Management Strategy for Yarrowonga has been developed as a framework to guide future population, residential settlements and other land use activities from 2016 to 2051.

The GMS was tabled for consideration at the 22 November 2017 meeting and noted, as discussed earlier it is anticipated that this document will be utilized to update the existing framework plan for Yarrowonga once further community and stakeholder consultation has been undertaken. This process is subject to funding from the VPA.

7.1.1. Overview of findings relating to Yarrowonga

Since the previous Strategy Plan was completed in 2004.

Themes Reviewed	Comments
Population growth	<ul style="list-style-type: none"> Yarrowonga has grown faster than other areas within Moira Forecasts in the GMS suggest this will continue to 2051. The 2016 Census data shows that the usual resident population is 7,848 which is an increase from 5,730 people in the past 10 years.
Residential land supply and housing stock.	<ul style="list-style-type: none"> The GMS found that Yarrowonga will need more land for residential to be rezoned. This land has been identified through the GMS framework plan. The existing housing form in Yarrowonga is generally single or two storey detached dwellings, this form is expected to be the dominant form into the future. Growing need to consider new forms of dwellings i.e. units and medium density form, due to: <ul style="list-style-type: none"> an ageing population; peak population (workers/tourism); and, smaller family households.
Retail & Commercial floor space	<ul style="list-style-type: none"> Yarrowonga is well catered for in terms of the volume and mix of retail floorspace and plays a strong regional role alongside Cobram in meeting the retail needs of a large Victorian/NSW catchment The retail floor space provision within Yarrowonga is higher than benchmark requirements, meaning although new floorspace will be required it is not a short term requirement. Retail vacancy rates are relatively low (approximately 5 per cent) and investment in retail premises will likely continue into the future catering for strong population growth and tourism in the region. Recent work undertaken by SED and adopted by Council in August 2017 indicates that by 2030 an additional area of between 1187 - 4841 meters squared may be required to meet the overall demands. While there is significant commercial zoned land in Yarrowonga, the commercial real estate market is relatively undeveloped, owing mainly to the dominance of agriculture and manufacturing. As a result of the need for some additional commercial land it is proposed that this

	<p>area will extend southeast of Belmore Street to the Murray Valley Highway.</p> <ul style="list-style-type: none"> • Much of the stock of commercial zoned land is occupied by retail premises. • Demand for commercial floor space is unlikely to grow above and beyond recent trends with future growth in key services sectors such as health, education and professional services likely to define future requirements for commercial floor space. • It is noted that in recent times there have been a number of bulky goods stores and facilities that have been developed including Bunnings, Toyota, Tradelink are in Glanmire Park Estate (formerly Gorman's Land)
Industrial floor space	<ul style="list-style-type: none"> • Currently there of the approximate 100 hectares of land in industrial zone only 26 hectares remains vacant and undeveloped. • The GMS has identified new areas to facilitate future industrial rezonings. • In the immediate term Yarrawonga is considered able to have more than sufficient industrial land stocks to cater to current and forecasted needs.

7.1.2. Recommendations/future directions relating to Yarrawonga.

In relation to Yarrawonga as part of the *Main Town Strategy Plan Review* it is considered that there has been substantial work undertaken as part of the *Yarrawonga Growth Management Strategy*, which was adopted by Council in July 2017. As such it is proposed that the recommendations of the strategy should be implemented into policy within the Moira Planning Scheme and it should supersede the *2004 Yarrawonga Structure Plan*

Future directions for Yarrawonga are consistent with the work undertaken by MacroPlan Dimasi in the development of the GMS that was tabled and received a report to Council in November 2017. These maps are showing changes made through the Review deliberations and process. The final maps have been reproduced and are outlined at Section 9 of this report.

Residential

The updated plan provided by the GMS will result in additional areas being identified for future expansion.

Industrial

The GMS has identified additional areas for rezoning and industrial expansion.

Environmental

There are no further changes proposed to the policy framework with respect to the environment specific to Yarrawonga.

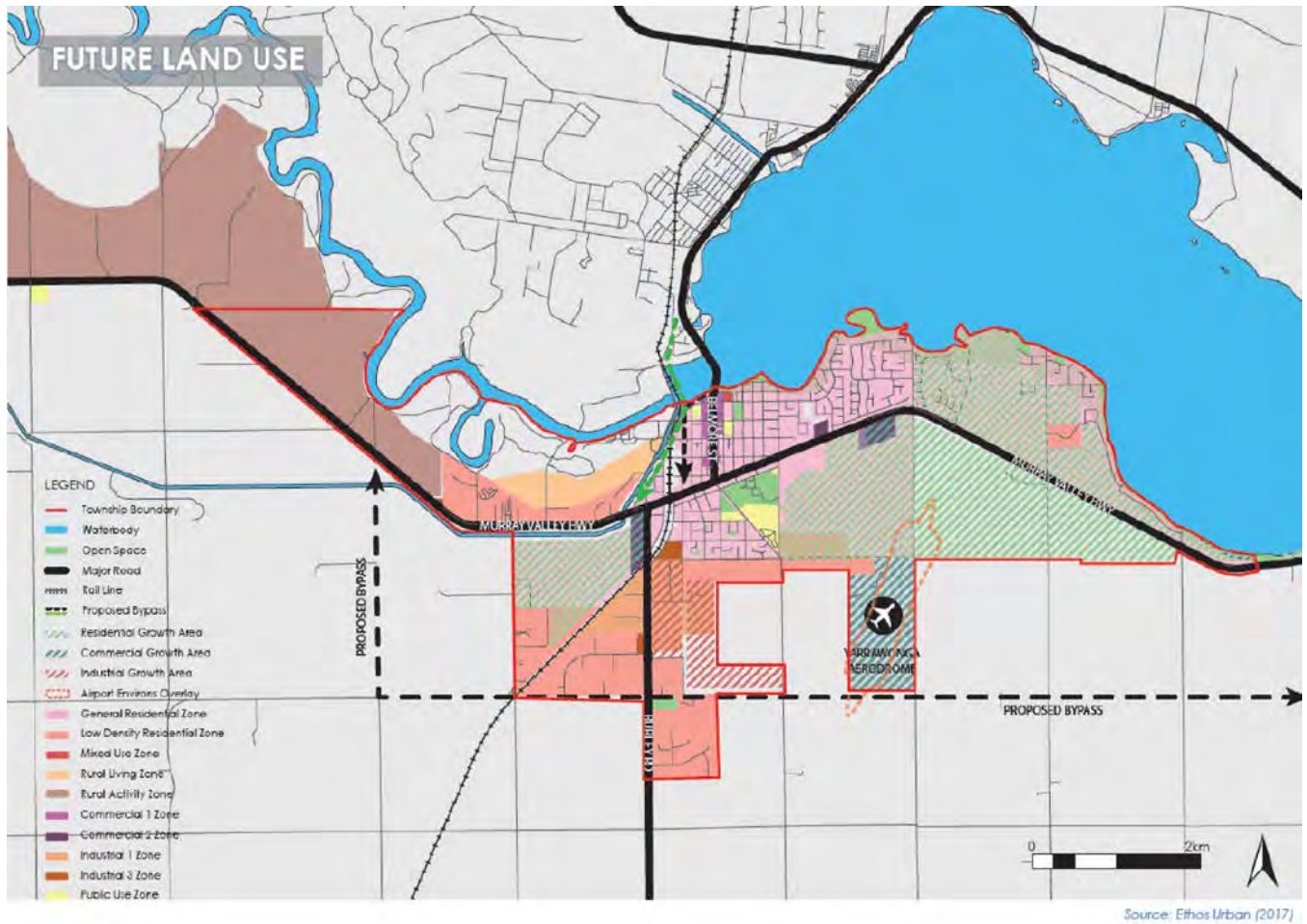
Commercial and Retail

In the GMS, MacroPlan accepts the findings of the SED Retail Options report, and considers that the retail forecast land use requirements contained within this report are in alignment with the analysis and options proposed by SED. The proposed GMS identifies additional areas for retail expansion.

Maps

in its entirety, as well as a revised plan shown in Clause 21.07 in accordance with the following map. A plan has also been reproduced and is discussed in Section 9 and forms Attachment 6.

Figure 5: Map outlining future growth (Source: Growth Management Plan, MacroPlan Demasi 2017 (created by Ethos Urban).



7.2. Cobram

The *Cobram Strategy Plan* (CSP) as adopted by the Moira Shire Council in December 2007 aimed to create 'a sustainable and innovative environment that meets the needs of the Cobram community through providing interactive neighbourhoods, safe open space, connecting pathways, a vibrant business sector; encouraging innovative building design; and recognising and valuing the natural environment and heritage'. Contextual elements of the CSP included:

- Long, medium and short term residential growth areas to facilitate Cobram's population growth over the next 18 years to 2025.
- Considered affordable living, such as the Oasis Village development.
- An updated strategy plan to outline future land uses.
- Encouraged medium density housing around the commercial fringe of the town centre, near public open space and local neighbourhood centres and within good access to existing and potential public transport routes.
- Suggested that medium and long term residential growth should be directed to the south east and south of the town centre.
- Encouraged new development and the redevelopment of land to consider the provision of affordable housing.
- Industrial development was focused to the north west of the township. A mix of large and small lots will be retained for long term manufacturing and service industrial expansion;
- Develop an integrated open space plan inclusive of connections to the town centre, through the expanding residential neighbourhoods and access along the river frontage.
- Ensure that open space is provided in appropriate locations in new residential developments.
- Implemented the recommendations of the *Cobram Urban Design Framework* (2006).
- Specific actions regarding sites including redevelopment of surplus railway land.
- Encourage the redevelopment of vacant and underutilised sites in the commercial precincts, including the town centre.

Since its adoption in 2007, a substantial amount of the CSP has been completed through various planning scheme amendment including Amendment C41 (which implemented the Strategy Plan and rezoned residential and industrial land) and Amendment C56 (which implemented a range of car parking related initiatives).

Many of the developments envisaged by the strategy plan have been realized. A full outline of completed actions from the CSP is contained at Attachment 2.

There has been a range of other work undertaken in the time intervening time including:

- *Cobram Industrial Review* (adopted in 2007)
- *Retail Analysis Options: Yarrawonga and Cobram* (adopted in 2017).

The Review concludes that the *Cobram Strategy Plan* is well founded and remains relevant. It is suggested that the *Cobram Strategy Plan* be updated to include the policy updates from the *Retail Analysis Options* report.

7.2.1. Cobram overview

These following findings have been made with respect to Cobram.

Themes Reviewed	Comments
Population growth	<ul style="list-style-type: none"> Cobram has had slow/steady growth over the past ten years with an increase of approximately 300 residents. The population at the 2016 Census was 5,375 usual residents within the urban centre. It is important to note that Cobram receives a high number of seasonal workers during the fruit picking season. These workers are generally younger and not fully captured in Census data.
Residential land supply and housing stock.	<ul style="list-style-type: none"> There is no need for additional areas for residential development to be identified beyond the existing framework plan. The existing housing form in Cobram is generally single or two storey detached dwellings this is form is expected to be the dominant form into the future. Growing need to consider new forms of dwellings i.e. units and medium density form, due to: <ul style="list-style-type: none"> an ageing population; peak population (transient workers); and, smaller family units (2.1 person households).
Retail & Commercial floor space	<ul style="list-style-type: none"> Cobram is well catered for in terms of the volume and mix of retail floorspace and plays a strong regional role alongside Yarrawonga in meeting the retail needs of a large Victorian/NSW catchment There is an increased demand for additional retail floorspace to 2031 is expected to range from 7,512m² (2.2m² per person) to 11,567m² (2.4m² per person), depending on retail floorspace ratios (per capita). It has been identified that there is the need for additional consolidated Commercial 1 Zone, that will allow for the development of a large scale center to allow for a new DDS or large size supermarket 'type' development. The fragmentation of existing sites in Commercial 1 Zone and use of Commercial 2 Zone constrain the Cobram town centre from being able to offer an appropriate site. The recommended response for immediate term retail, is to include an area identified in the strategy as Site 3 which is a parcel of land fronting Murray Valley Highway and bound by Colgan Street, Park Court and Broadway Street. (outlined in Figure 6 below). The Ritchies Road site should be further investigated for future rezoning, potentially to Mixed Use Zone or Commercial 1 Zone, to facilitate future growth. While there is significant commercial zoned land in Cobram, the commercial real estate market is relatively unutilised, owing mainly to the dominance of agriculture and manufacturing in the local economy. Some of the stock of commercial zoned land is occupied by retail premises and could be

	<p>made available through natural attrition.</p> <ul style="list-style-type: none"> • Demand for commercial and office floor space is unlikely to grow above and beyond recent trends with future growth in key services sectors such as health, education and professional services likely to define future requirements for commercial floor space.
Industrial floor space	<ul style="list-style-type: none"> • Currently there of the approximate 280 hectares of land in industrial zone only 20 hectares remains vacant and undeveloped. • The existing township Framework has identified new areas to facilitate future industrial rezonings, it is not anticipated that any new areas are required at this time. • In the immediate term Cobram is considered able to have more than sufficient industrial land stocks to cater to current and forecasted needs.

7.2.2. Recommendations/Future directions regarding Cobram

Future directions for Cobram resulting from this review have been broken up into four themes; Residential, Industrial, Commercial and Environment. At this time the strategy plan completed as part of the *Cobram Strategy Plan* is considered to be appropriate and relevant.

Residential

It is considered that Moira Shire Council does not need to undertake any additional residential rezoning at this time due to the moderate take up of areas previously rezoned as part of Amendment C41.

It is also considered that there will be no benefit in undertaking a housing strategy for the township given the considerable cost. This was an outstanding element of the earlier Strategy Plan. It would be better for Council to monitor housing taken up and undertake a demand analysis that is monitored internally to understand take up and development opportunities.

Industrial

It is considered that there is sufficient areas for industrial development at this time. One of the largest areas that is unrealized at this time is a parcel of Council land. It is not considered to be an immediate need to rezone additional industrial areas at this time, however, this can be further explored through consultation.

Environmental

There are no further changes proposed to the policy framework with respect to the environment specific to Cobram.

Commercial and Retail

This Review accepts the findings of the *SED Retail Options* report, and considers that the retail forecasted land use requirements contained within this report are in alignment with the analysis and options proposed by SED. The findings were that the commercial areas of Cobram need to be further expanded as identified by the *Retail Options: Yarrawonga and Cobram*.

Therefore, further rezonings should be considered as part of the Review, as well as updated policy objectives and a revised structure plan map. The recommended response for immediate term retail,

is to rezone from Commercial 2 Zone to Commercial 1 an area identified in the strategy as Site 3 which is a parcel of land fronting Murray Valley Highway and bound by Colgan Street, Park Court and Broadway Street. (outlined in Figure 6).

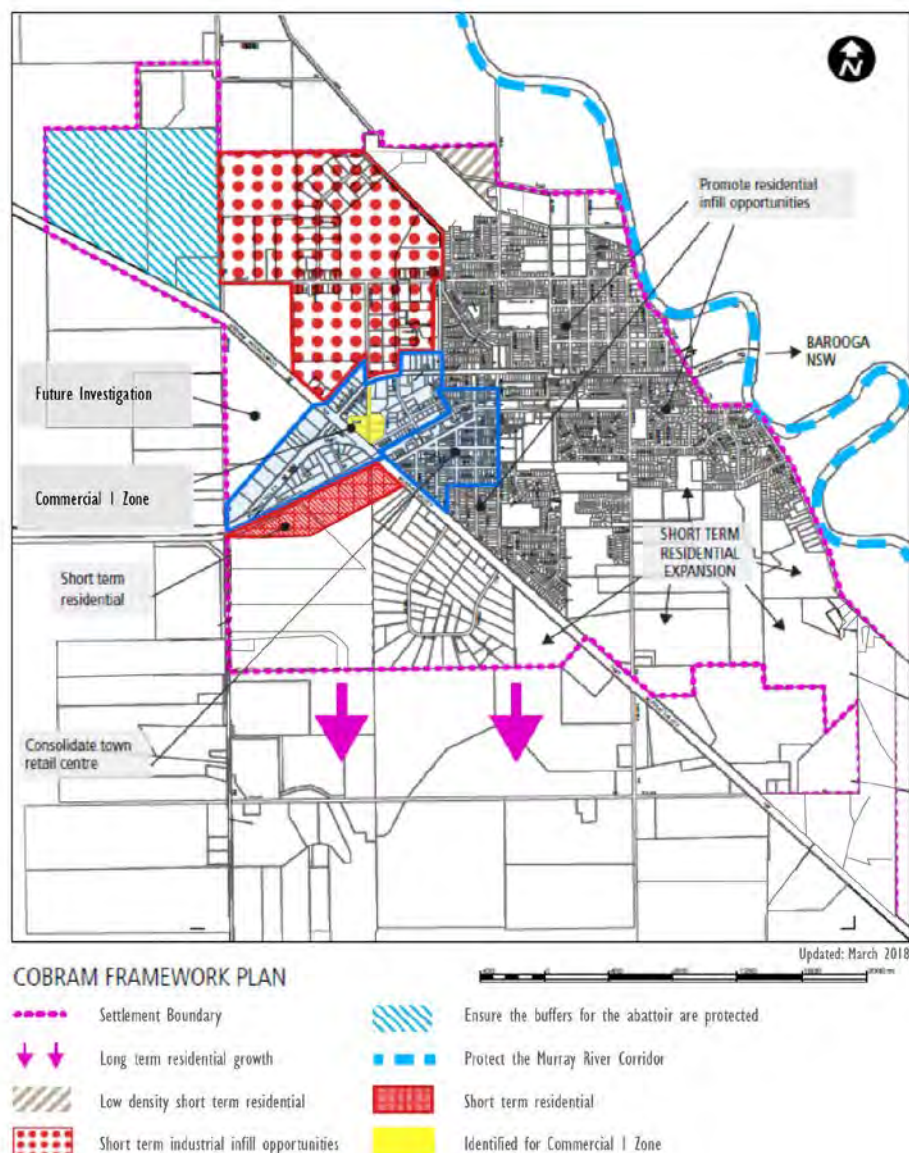
Further investigation is needed to facilitate future development opportunities at the Ritchies Road site, potential options to be explored include Mixed Use Zone and Commercial 1 Zone.

Policy support will also be required within the LPPF, as well as identification of additional areas for commercial land in accordance with the SED plans

Map

An updated map should be included to support expansion of the commercial areas. These maps are showing changes made through the Review deliberations and process. The final maps have been reproduced and are outlined at Section 9 of this report (also form Attachment 7)

Figure 6: Cobram Strategy Plan (post consultation changes)



7.3. Nathalia

The *Nathalia Strategy Plan* as adopted by the Moira Shire Council in May 2010 aimed to create 'a sustainable environment that will encourage innovative design to complement and enhance the natural environment and heritage significance and encourage the support of the educational and recreation facilities within the town'.

Contextual elements of the structure plan included:

- Long, medium and short term residential growth areas to facilitate Nathalia's population growth over the next 20 years.
- A mix of housing densities is encouraged. Medium density development is encouraged around the town centre, near public open space and in areas with good access to community facilities and existing and potential public transport routes.
- Short term residential development will be directed to land already zoned for residential purposes.
- Medium and long term residential should be directed to the west and south-west of the town, as indicated in the Nathalia Strategy Plan.
- Encourage new developments and redevelopments to consider the provision of affordable housing.
- Include all areas identified for short, medium and long term residential in a Development Plan Overlay to ensure their orderly development and co-ordinated provision of infrastructure, community services and facilities.
- In the short term, industrial development will be focused to the north of the town. Additional long-term demand - and demand for larger industrial allotments - will be accommodated to the south of the town, east of the Murray Valley Highway.
- Enhance open space facilities and improve accessibility - particularly along Broken Creek.
- Ensure that open space is provided in appropriate locations in new residential developments.
- Undertake a retail/business floorspace analysis for Nathalia.
- Encourage the redevelopment of vacant and underutilised sites in the town centre.
- Undertake a traffic and transport analysis and assessment for Nathalia.
- Facilitate the establishment of a medical precinct around the new hospital in Phillip Street.

Since its adoption in 2010, a substantial amount of the Nathalia Structure Plan has been completed through various planning scheme amendment including Amendment C64 (which implemented the strategy plan and sought to rezone residential and industrial land). A summary of actions is shown at Attachment 3.

In terms of development of the township there has been a low rate of population growth in Nathalia, the Review concludes that the *Nathalia Strategy Plan* is well founded and remains relevant. Since the 2010 Strategy Plan the following work has been completed:

- *Demand Analysis and Feasibility Study on Industrial Land at Nathalia and Numurkah (2007); and,*
- *2016 review of industrial areas and data sheet development.*

Since the provision of additional industrial land in Nathalia that resulted from the 2010 Strategy Plan there has been minimal growth.

It is suggested that any additional industrial rezonings in Nathalia should be consistent with the *Nathalia Strategy Plan*.

7.3.1. Overview

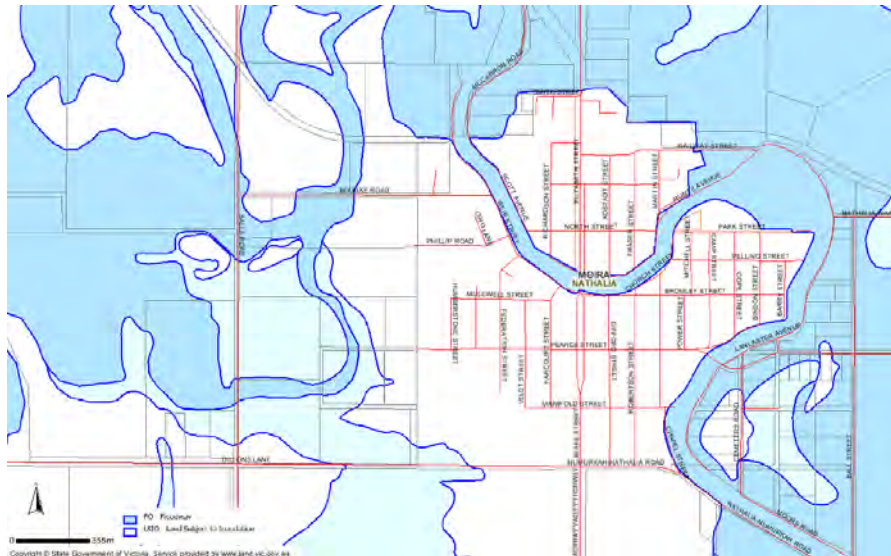
These following findings have been made with respect to Nathalia.

Themes Reviewed	Comments
Population growth	<ul style="list-style-type: none"> Nathalia has had slow growth over the past ten years with an increase of approximately 35 residents (some 2006 Census) and 36 dwellings. The population at the 2016 Census was 1,431 usual residents within the urban area.
Residential land supply and housing stock.	<ul style="list-style-type: none"> There is no need for additional areas for residential development to be identified beyond the existing framework plan. The existing housing form in Nathalia is generally single or two storey detached dwellings and this form is expected to be the dominant form into the future. Growing need to consider location and new form for dwellings i.e. units and medium density form, due to: <ul style="list-style-type: none"> an ageing population; peak population (transient workers); and, smaller family units (2.1 person households).
Retail & Commercial floor space	<ul style="list-style-type: none"> Nathalia as a small regional centre is well served given its size and regional function in terms of the mix of retail floor space. New hospital and allied services have been established in town. It is not envisaged that there will be further growth in the retail floor space at this time. For the size of the town it is considered there is access to adequate stock of commercial zoned land in Nathalia, although it is noted that some of the stock of commercial zoned land is occupied by retail premises and could be made available through natural attrition. The demand for additional commercial and office floor space (beyond what can be achieved through existing controls i.e. General Residential Zone) is unlikely to become prohibitive. Future growth in key services sectors such as health, education and professional services can be accommodated within existing stock or within existing land use zones.
Industrial floor space	<ul style="list-style-type: none"> Currently there is only 2ha vacant (and undeveloped) industrial land within the overall 13ha for the township. Additional areas for rezoning have been identified and the framework plan (Figure 7) should be updated as required. In the immediate term Nathalia is considered able to have more than sufficient industrial land stocks to cater to current and forecasted needs. Land at 1 Murray Valley Highway has been identified within the <i>Nathalia Strategy Plan</i> for 'Industrial – long term'. This land is not deemed viable for industrial purposes due to the cost of providing services.

7.3.2. Recommendations/Future directions regarding Nathalia.

Future directions for Nathalia resulting from this review have been broken up into four themes; Residential, Industrial, Commercial and Environment. The Nathalia Strategy Plan is considered to be appropriate and 'tracking well'. All future rezoning in Nathalia need to consider the risks associated with inundation and the management of the levee systems (see Land Subject to Inundation Overlay (LSIO) and Floodway Overlay (FO) below).

Figure 7: Flooding overlays in/around Nathalia.



Residential

It is considered that Moira Shire Council does not currently need to undertake any additional residential rezonings due to the slow take up of areas previously rezoned as part of Amendment C64. It is also considered that there will be no benefit in undertaking a housing strategy for the township given the considerable cost. This was an outstanding element of the earlier Strategy Plan. It would be better for Council to monitor housing taken up and undertake a demand analysis that is monitored internally to understand take up and development opportunities.

Industrial

Recent work undertaken has identified that on “face-value” there is sufficient industrial land supply in Nathalia, however the potential areas available are unable to be realized. Therefore, it is considered that Moira Shire Council should consider the rezoning of two areas to Industrial 1 Zone, which are consistent with the proposition within the *Nathalia Structure Plan*. It is also worth recognising the effects of flooding upon the industrial land supply. The levee system provides some protection from flood waters; however, the management and security of levees is a matter of contention as addressed in the *Victorian Floodplain Management Strategy 2016*. Both the levee system and the risk of flooding constrain the industrial land supply within Nathalia.

Environmental

There are no further changes proposed to the policy framework with respect to the environment specific to Nathalia.

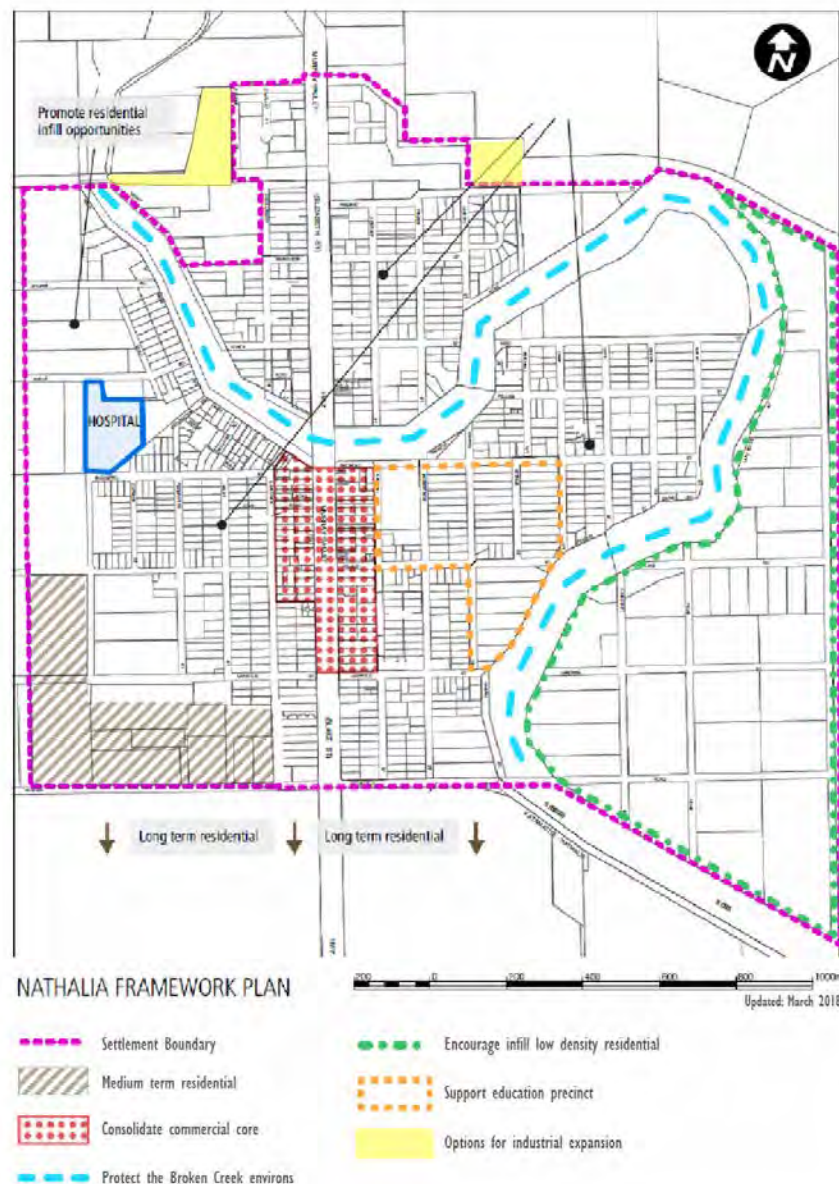
Commercial

The commercial/retail areas of Nathalia are appropriate and no further rezonings should be considered as part of the Major Towns' Strategy Plan Review

Map

An updated map should be included to support expansion of the industrial areas. These maps are showing changes made through the Review deliberations and process. The final maps have been reproduced and are outlined at Section 9 of this report (also form Attachment 8)

Figure 8: Nathalia Strategy Plan (post consultation changes)



7.4. Numurkah

Based on the vision outlined in the *Numurkah Urban Design Strategy* (2005) the *Numurkah Strategy Plan* as adopted by the Moira Shire Council in May 2010.

Contextual elements of the *Numurkah Structure Plan* included:

- Long, medium and short term residential growth areas to facilitate Numurkah's population growth over the next 20 years.
- Medium density housing is encouraged around the commercial fringe of the town centre, in proximity to public open space.
- Medium and long term residential growth should be directed to the north east and north of the town centre, as identified in the *Numurkah Strategy Plan*.
- Encourage new development and the redevelopment of land to consider the provision of affordable housing.
- Low density residential land will be directed to the north east of the town centre.
- Rural living development will be directed to the north and south of the town centre, adjacent to existing rural residential developments.
- Industrial development will be focused to the north west of the township, west of the Goulburn Valley Highway. A mix of large and small lots will be provided for long term manufacturing and service industrial expansion.
- An integrated open space plan inclusive of connections to the town centre, through the expanding residential neighbourhoods and access along the Broken Creek frontage linking with Kinnairds Wetlands will be developed.
- Priority to be given to the creation and maintenance of a network of wheelchair/gopher friendly pathways linking residential areas, recreation areas and the CBD.
- Ensure that open space is provided in appropriate locations in new residential developments.
- Implement the recommendations of the *Numurkah Urban Design Framework* (2006).
- Encourage the redevelopment of vacant and underutilised sites in the commercial precincts, including the town centre.
- Protect the town centre by favouring new developments that provide active frontages on the ground floor with offices on the first floor or in the streets surrounding the town centre. Building design should be sympathetic to the character and scale of existing development in the CBD.
- Encourage the development of a well-planned streetscape strategy using the recommendations set out in the *Numurkah Urban Design Framework* and the *Retail, Tourism and Events Marketing Strategy for Numurkah*.
- Undertake a traffic and transport analysis and assessment for Numurkah.

- Ensure that new and expanding residential communities are planned to take into account the continued use of adjoining land for agricultural purposes, and that appropriate buffers are included in plans for residential development.

Since its adoption in May 2010 a substantial amount of the *Numurkah Structure Plan* has been implemented through Amendment C63 (which implemented the strategy plan). A full outline of completed actions from the NSP is contained at Attachment 5.

There has been limited work undertaken in the intervening time, however the following work has been completed:

- *Demand Analysis and Feasibility Study on Industrial Land at Nathalia and Numurkah (2007) – not adopted by Council.*
- *Numurkah Economic Development Plan (2016) – not adopted by Council.*

Given that there has been a low rate of growth in Numurkah, the Review concludes that the *Numurkah Strategy Plan* is well founded and remains relevant. It is suggested that additional industrial rezonings occur in Numurkah, which is consistent with the *Numurkah Strategy Plan*.

7.4.1. Overview

Although these issues will be further interrogated through targeted consultation during the refinement of the project. Drawing on work undertaken in the *Numurkah Strategy Plan* recently the following comments are reiterated in terms of the core aspects of the review.

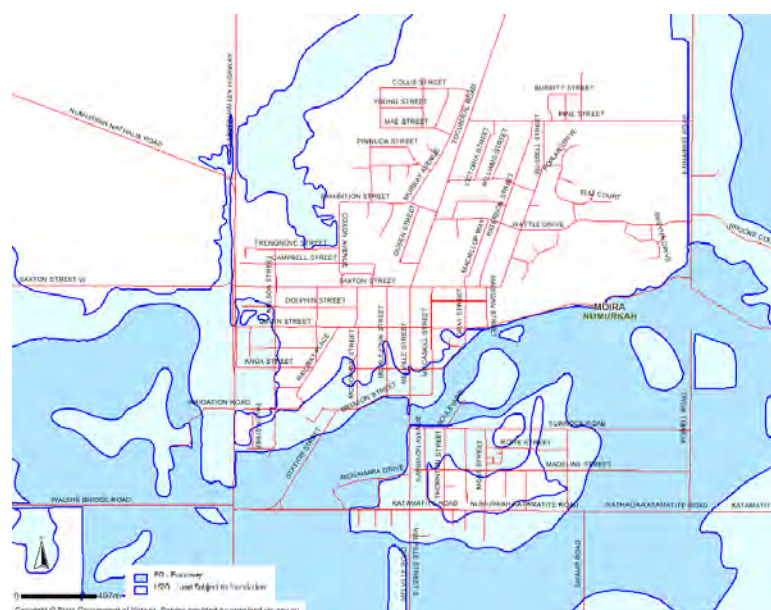
Themes Reviewed	Comments
Population growth	<ul style="list-style-type: none"> • Numurkah has had a slight population decline over the past ten years however have been an additional 50 dwellings constructed in the same period. • The population at the 2016 Census was 3676 usual residents within the urban centre. • This does not represent the projected growth outlined in the <i>2010 Numurkah Strategy Plan</i> and is not representative of the previous ten years' growth to 2006.
Residential land supply and housing stock.	<ul style="list-style-type: none"> • There is no need for additional areas for residential development to be identified beyond the existing framework plan. • The existing housing form in Numurkah is generally single or two storey detached dwellings and this form is expected to be the dominant form into the future. • Growing need to consider location and new form for dwellings i.e. units and medium density form, due to: <ul style="list-style-type: none"> ○ an ageing population; ○ peak population (transient workers); and, ○ smaller family units (2.1 person households).
Retail & Commercial floor space	<ul style="list-style-type: none"> • Numurkah as a small regional centre is well served given its size and regional function in terms of the mix of retail floor space. • It is not envisaged that there will be further growth in the retail floor space at this time. • Older retail buildings make up the majority stock in Numurkah. • For the size of the town it is considered there is access to adequate stock of

	<p>commercial zoned land in Numurkah, although it is noted that some of the stock of commercial zoned land is occupied by retail premises and could be made available through natural attrition.</p> <ul style="list-style-type: none"> The demand for additional commercial and office floor space (beyond what can be achieved through existing controls i.e. General Residential Zone) is unlikely to become prohibitive. Future growth in key services sectors such as health, education and professional services can be accommodated within existing stock or within existing land use zones.
Industrial floor space	<ul style="list-style-type: none"> Land at 163 O'Kanes Road is subject to a permit and rezoning application to facilitate a solar farm. The area is flagged for future low density residential, with the area immediately to the south identified as long term residential. If approved, the solar farm will require a buffer from residential uses. This is to be addressed by Council during the permit process. It is anticipated that there will be additional areas required within Numurkah to support ancillary businesses that will support the burgeoning solar industry. Although there is currently in excess of 65 hectares of vacant and undeveloped industrial land it has been identified that the landowner is not going to develop the land. This has essentially meant that the land is 'banked'. As part of this review it is identified that there is sufficient need to warrant the back zoning of the area and rezoning of additional areas to the north as outlined in Figure 10.

7.3.1 Recommendations/Future directions regarding Numurkah

Future directions for Numurkah resulting from this review have been broken up into four themes; Residential, Industrial, Commercial and Environment. Overall, the Numurkah Strategy Plan is still considered to be appropriate and tracking well. All future rezoning in Numurkah need to consider the risks associated with inundation (see Land Subject to Inundation Overlay (LSIO) and Floodway Overlay (FO) below).

Figure 9: Flooding overlays in/around Numurkah



Residential

It is considered that Council does not need to undertake any additional residential rezonings at this time due to the slow take up of areas previously rezoned as part of Amendment C63. It is also considered that there will be no benefit in undertaking a housing strategy for the township given the considerable cost. This was an outstanding element of the earlier Strategy Plan. It would be better for Council to monitor housing taken up and undertake a demand analysis that is monitored internally to understand take up and development opportunities.

It was identified, as part of the *Numurkah Strategy Plan*, that 17 hectares of land were to be rezoned for short-term low density residential, subject to the outcomes of the *Numurkah Flood Study*, the flood study has recently been completed and demonstrations that the land will not be impeded by flooding and that risk can be managed. However, requirement for this land to meet residential supply is not necessary at this time.

The increase of interest in developing solar farms within close proximity of Numurkah requires consideration of effects on short to long term residential growth and potential buffer distances.

Industrial

Recent work undertaken has identified that on “face-value” there is sufficient industrial land supply in Numurkah a large area of 66 hectares is undeveloped and presently used for agricultural purposes.

Having undertaken consultation with landowners, it is considered appropriate to back zone an area, that was previously identified and rezoned for industrial uses, to the Farming Zone. It is necessary to identify an additional area to meet the demand for Industrial 1 Zone land.

It is also considered appropriate to update policy statements to include supporting words for encouraging businesses that will support the emerging solar industry in and around Numurkah.

Environmental

It is important to implement the outcomes of the recent *Numurkah Flood Study* undertaken by Moira Shire Council into the planning scheme through updating the flood controls.

Commercial

The commercial areas of Numurkah are appropriate and no further rezonings should be considered as part of the *Major Towns' Strategy Plan Review*.

Map

An updated map should be included to support expansion of the industrial areas. These maps are showing changes made through the Review deliberations and process. The final maps have been reproduced and are outlined at Section 9 of this report (also form Attachment 9)

8. Consultation

Although there are no prescribed formal consultation processes associated with the performance review of the Strategy Plans under the provisions of the *Planning and Environment Act 1987*, as part of the project Moira Shire Council considered that consultation was an important part of the monitoring and review process to assist the development of the 2018 Major Towns' Review. Consultation was undertaken, process was held for a four-week exhibition timeframe from 9 May until 30 May 2018. As part of the process four drop in sessions were held, where individuals could discuss the project with consultants at a range of sessions. The drop-in sessions were held, at;

- Nathalia from 9am – 12pm on Wednesday 16 May 2018;
- Numurkah from 2pm – 5pm on Wednesday 16 May 2018;
- Cobram from 9am – 12pm on Thursday 17 May 2018; and,
- Yarrawonga from 2pm – 5pm on Thursday 17 May 2018.

These sessions and notice of the public exhibition included two notices in each of the towns new publication, information on Council's website and social media accounts together with half-day community consultation sessions in each of the four major towns. In total there were 12 individuals who attended the drop-in sessions. The following map provides a summary of numbers of attendees according to township.



Figure 11: Drop in session attendees

8.1. Consultation - Key Issues

There were a number of key issues raised through the drop-in consultation sessions of the Major Towns' Strategy Plan Review 2018. These key issues are discussed in this section of the report.

The issues are categorised into the following themes:

- General amenity concerns in relation to street lights (Nathalia);
- Lack of access to key infrastructure including internet, telephone and gas networks in

particular within Nathalia;

- Concern about investigation of Ritchies Road, Cobram, for mixed use, in relation to possible residential uses;
- Flooding, including possible inundation, and concern that the report didn't adequately reflect the flooding issues (Numurkah);
- Concerns and comments that the maps used were not clear;
- Heritage Overlay causing some issues with the residential redevelopment;
- Concern that new businesses had not been picked up, in particular a poultry farm that would have had an impact on new jobs locally (Nathalia);
- Possible economic drivers that could be encouraged locally, including Caravan/Tourism and electronic car parking/charging.

These matters have been considered in the context of the overall Review with some changes being made to ensure that the report adequately covers these issues (in particular access to key infrastructure service networks). The major towns' Strategy Plan maps have also been revised.

8.2. Consultation - Submissions

As a result of the formal exhibition there were 22 written submissions made to the Review. The following map provides a summary of numbers of submissions received according to township.



Figure 12: Submissions received for each town

A table forms Attachment 5 to this report which summarises the submissions and the specific response recommended to Council.

The submissions raised have been themed into eight key issues as follows:

- Issue 1: Specific site in Numurkah (30-36 Tunnock Road, Numurkah);
- Issue 2: Specific site in Numurkah (Long Term Industrial Expansion);
- Issue 3: Designation of short term residential south of a commercial area within Cobram;
- Issue 4: Rezoning of new Commercial 1 Zone within Cobram;
- Issue 5: Specific site in Cobram (Grasso Drive, Cobram);
- Issue 6: Designation of Ritchies Road for a future Mixed Use Zone (Cobram);
- Issue 7: State related submissions regarding Yarrawonga; and,
- Issue 8: Two specific sites within Yarrawonga.

These are discussed in detail in the next section of this report.

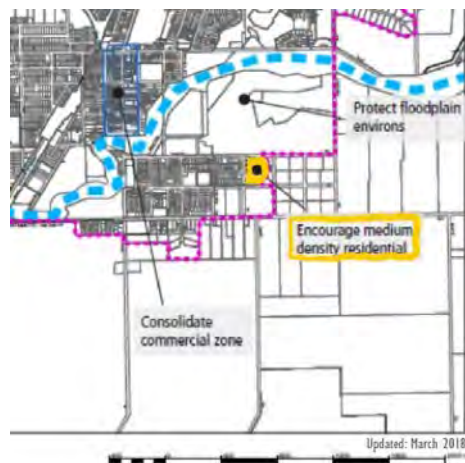
There were no formal submissions received in relation to Nathalia.

8.2.1. Numurkah:

Issue (1): Concern raised in relation to site at 30-36 Tunnock Road, which was been identified in the Numurkah Strategy Plan as an area to 'Encourage medium density residential development'. Concern was also raised with respect to this site being subject to flooding.

Number submissions: Three (3) submissions objected to this issue.

Associated site/map:



Discussion: The identification of this site for residential uses (and medium density) was already in the previous 2010 Numurkah Strategy Plan. It is zoned for general residential zone (GRZ) and is identified within the Moira Planning Scheme at Clause 21.07.

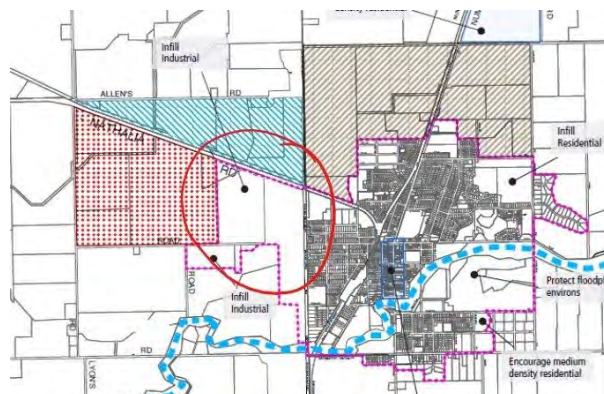
Given that the site is already within the General Residential Zone (GRZ) this zoning should remain. Flooding will need to be considered as part of any planning application for the subject site. The Rural Floodway Overlay (RFO) is applied to part of the subject site. The GBCMA will be a planning referral authority and any development will need to adequately respond to the constraints onsite. It is acknowledged that the designation for medium density is misleading.

As a result, it is suggested that the maps be revised to remove the designation of the site for medium density. As a result of submissions a change has been to the Numurkah Strategy Plan map to remove designation of medium density.

Issue (2): A submission was made in relation to concern about the identification of a site for back zoning from industrial land. The submission requested that the site retain the designation for future industrial zoning.

Number submissions: One (1) submissions in relation to this issue.

Associated site/map:



Discussion:

The landowner has invested significantly into agricultural practices for the subject site and has indicated that in the short term it is unlikely that they would undertake any industrial uses onsite.

As such the industrial land is essentially 'land banked' and is unlikely to be realized or made available for industrial use/development. Given the lack of 'real' and available industrial land in Numurkah it is considered important to secure sites that can be readily utilized for industrial use and development. In particular, it is considered that there may be an increase in businesses seeking to locate within Numurkah due to the proposed solar farms.

In order to justify further industrial rezoning in Numurkah it may be difficult to justify supply and demand to the state government (in particular PPV) without back zoning an area of the existing industrial land.

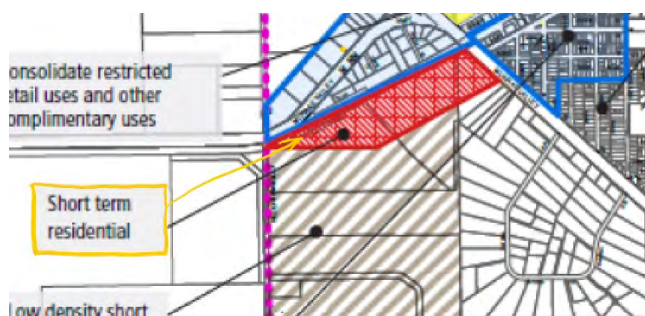
The review identified the land for back zoning and should retain this recommendation, however, in the new mapping the site has been identified for future industrial zone.

8.2.2. Cobram:

Issue (3): Concern raised in relation to the designation of the '*short term residential*' area south of the existing Commercial 2 Zone. Issues relate predominantly to the possibility of this limiting existing uses within the commercial area.

Number submissions: Ten (10) submissions objected to this issue.

Associated site/map:



Discussion: The identification of this site was already in the previous strategy plan and is already identified for residential in the planning scheme (through both existing zoning and identification at Clause 21.07). The area south of the commercial zone has been identified for 'short term residential' since 2007. The Review suggests retaining the areas already identified.

The area is currently within Low Density Residential Zone (LDRZ); any additional rezoning to General Residential Zone would be undertaken as a separate planning scheme amendment. Future development on the site will consider appropriate traffic measures to ensure ongoing uses adjacent to the site (both low density residential and commercial) are considered and not unreasonably impacted.

Having considered this matter post consultation it is recommended that the designation for short term residential remain on the plans.

Issue (4): Designation of new site for Commercial 1 Zone (site previously Commercial 2 Zone).

Number submissions: Two (2) submissions objected to this issue.
Two (2) submissions supported this issue.

Associated site/map:

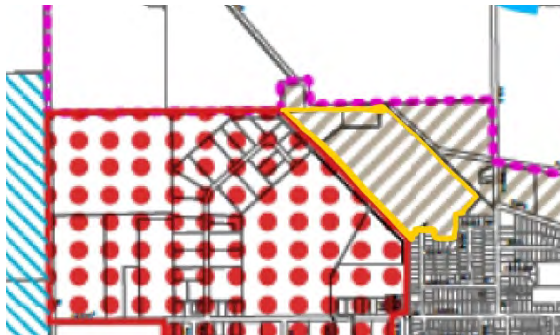


Discussion: The identification of this site is a new component for the Cobram Strategy Plan introduced by the Review. The basis of the identification of this site for Commercial 1 Zone is the result of a retail analysis undertaken by SED and adopted in 2017. The Review suggests retaining the areas already identified. The identification of the site will support redevelopment of a core site and will support Cobram's identified need for additional Commercial 1 Zone.

Issue (5): Designation of Grasso Drive, Cobram, for Low Density Residential Zone (LDRZ).

Number submissions One (1) submissions highlighted this issue.

Associated site/map Specific site at Grasso Drive, Cobram (Lot 1 on PS713446).

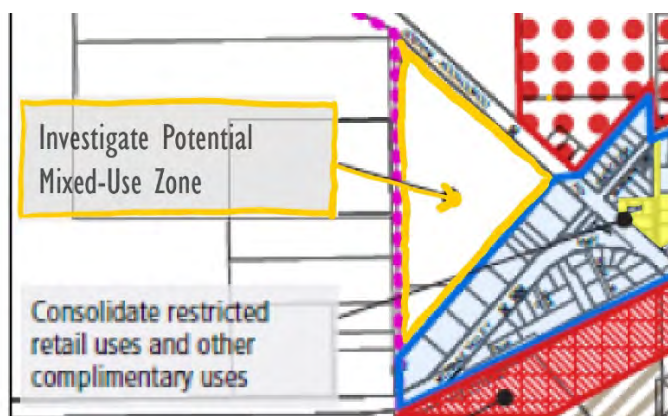


Discussion: A submission was received to highlight an anomaly in the exhibited strategy plan. Lot 1 on PS713446 was highlighted for Low Density Residential Zone despite having been rezoned to General Residential Zone through Amendment C77 (and receiving Council and Panel support). As a result of the submission the map has been updated to delete any reference for LDRZ for the subject site.

Issue (6): Designation of Ritchies Road site investigation for Mixed Use Zone (Cobram).

Number submissions One (1) submissions objected to this issue.
One (1) submissions supported this issue.

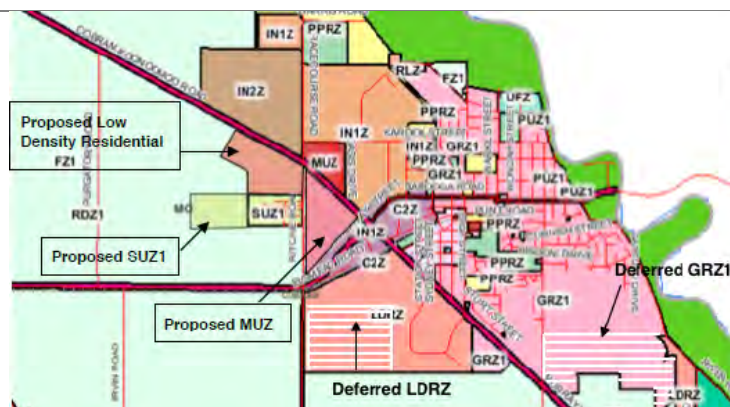
Associated site/map



Discussion: Previous in the 2007 Strategy Plan this site had been identified for investigation for “*short term business expansion – potential business park*”. During the investigations of this Review it was suggested that this designation change to *Investigate Potential Mixed Use*. Through consultation and discussion with respect to the subject site it is suggested that this site be identified for as a *Future Investigation site*.

At this time it remains unclear what the ultimate development on this site should be; it is a key site with good access into the township as well as strategic linkages to highways and major road networks. It is considered that some commercial development should be incorporated into the site as well as other uses to ensure that the site’s potential is realised.

Additional Issues: The submission made on behalf of Oasis Homes also requested additional areas be considered for Low Density Residential Zone and Special Use Zone (as well as relocation of settlement boundaries).



It is considered that there is no justification for additional rural living areas or Special Use Zone. The Review has found that currently supply is adequate to meet the needs of Cobram for the next 5 – 10 years. It is not considered appropriate to consider such changes to the strategy plan at this time as it should require further community consultation and exhibition as well as further justification.

Response: Reframe the designation of the Richies Road site to 'Future Investigation' and locate within the township boundary.

8.2.3. Yarrawonga:

In 2017, Moira Shire Council, sought to update and provide clear directions for future development of Yarrawonga through a Growth Management Strategy (GMS). It is expected that the resulting GMS document will supersede the 2004 *Yarrawonga Strategy – Looking to the future* and will update the strategy plan for the township and areas for future expansion of industry, retail and residential.

Initial consultation and circulation of the GMS has been undertaken as part of the Major Towns' Strategy Plan Review 2018. Three submissions were received in relation to the proposed strategy plan and land use plan that was exhibited. The issues raised included (Attachment 5):

- Issue 7: Requests for further consultation with respect to specific services, infrastructure projects and sites.
- Issue 8: Site specific requests to be considered for future development.

Through the process of the Review it has been highlighted that the Yarrawonga GMS will supersede the previous outdated 2004 Yarrawonga Strategy. During the process it has been identified that there has been minimal input sought from the community, agencies and other stakeholders in the development of the initial GMS document. As a result, Moira Shire Council is in the process of working with the VPA to facilitate a third phase of the project which would include comprehensive consultation with the community, agencies and other stakeholders to discuss the detail of the Yarrawonga GMS. This phase is subject to further funding by the VPA. Given that this process is currently being investigated it is considered appropriate to refer the three submissions received through this consultation to the next part of the GMS project. This will provide an opportunity to consider specific issues and sites having regard to the overall land use response for Yarrawonga.

9. Conclusions and Recommendations

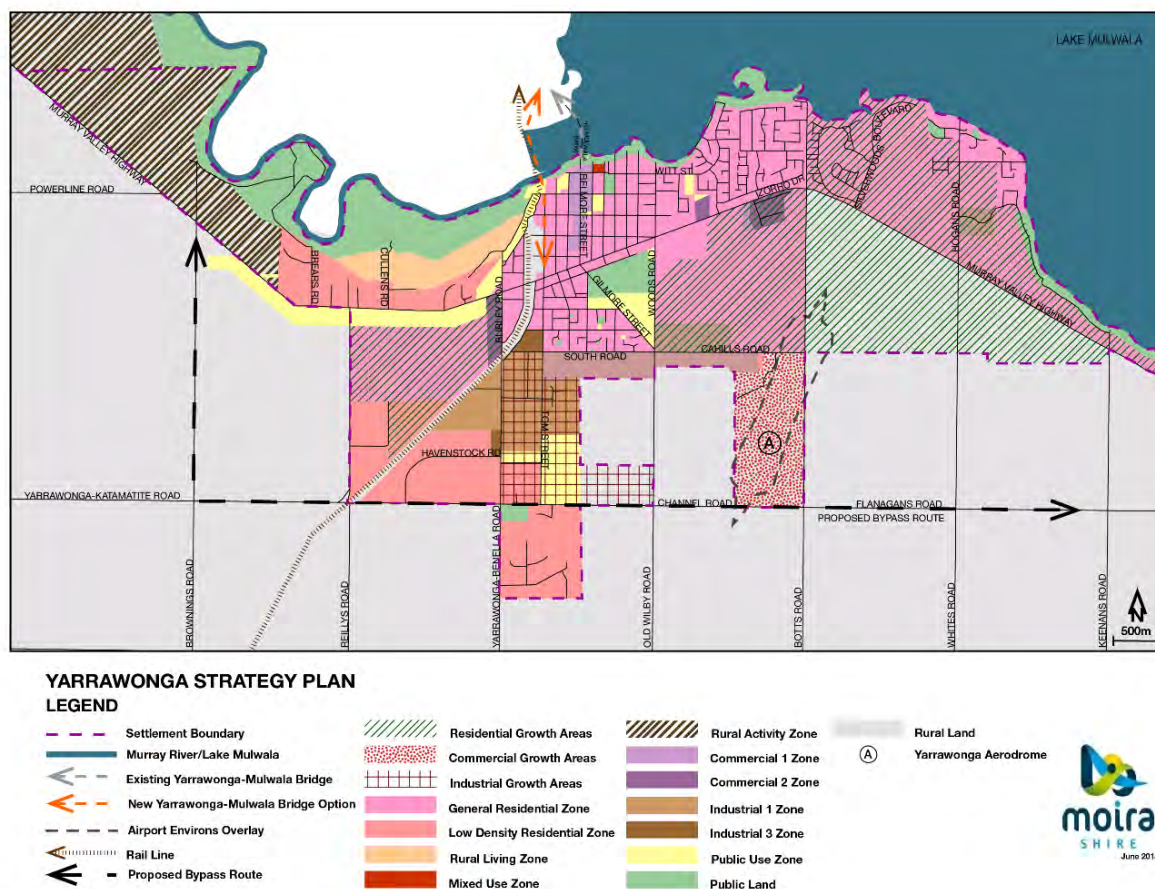
Overall, it is considered that the existing Cobram Strategy Plan 2025, Numurkah Strategy Plan and Nathalia Strategy Plan have successfully provided a framework for growth for Moira Shire Council, whilst there has been some growth and requirement for changes these strategy plans will remain largely unchanged.

Once the Yarrawonga GMS is finalised by Council, and further consultation has been undertaken, it is anticipated that the document will supersede the 2004 *Yarrawonga Strategy – Looking to the future*. The final result will be a comprehensive and extensive land use document that will update the strategy plan for the township and areas for future expansion of industry, retail and residential.

9.1. Yarrawonga

1. That Council refer all submissions to a new phase of engagement for the Yarrawonga GMS.
2. Once finalised the Yarrawonga GMS will be the replacement future land use document for Yarrawonga superseding the 2004 Strategy Plan.

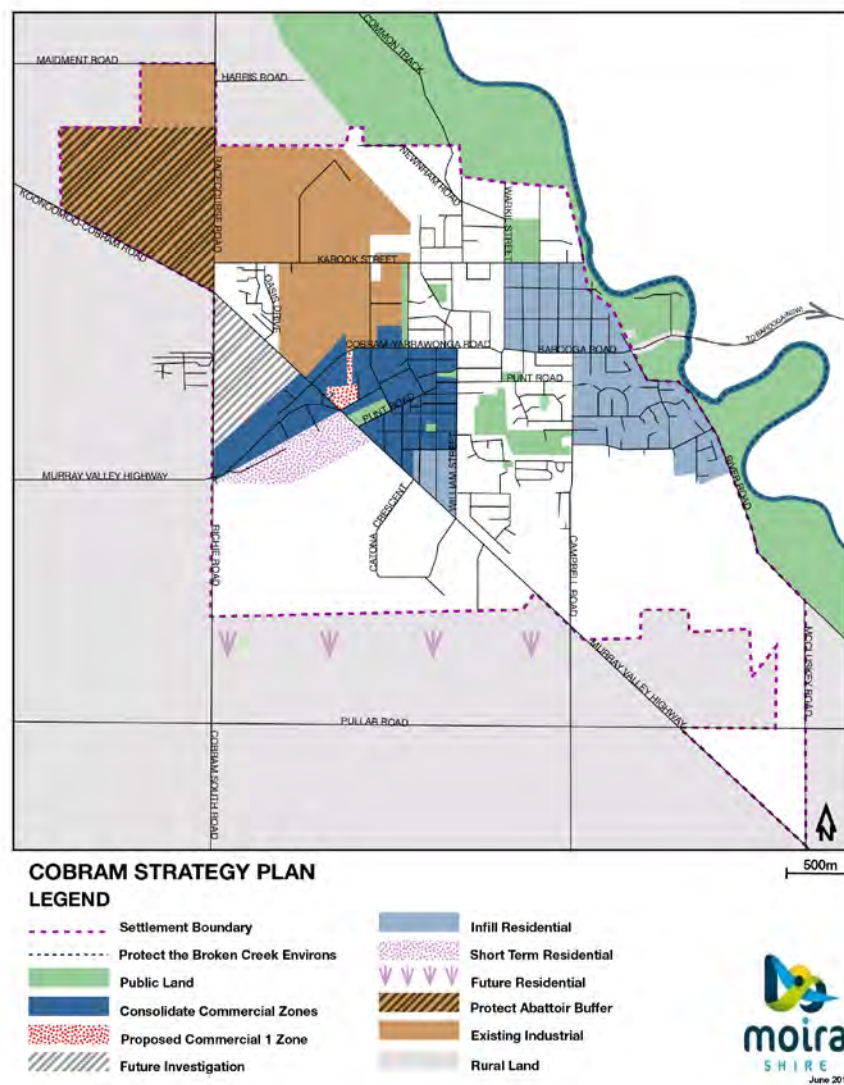
The following plan (also at attachment 6) has been reproduced showing the land use related issues.



9.2.Cobram

3. That Council seek to implement the revised Cobram Strategy Plan which shows:
 - An additional Commercial 1 Zone area;
 - Identify the 'Ritchies Road' site for 'Future Investigation'; and,
 - Remove the Grasso Drive site from being identified for Low Density Residential Zone.
4. That Council make changes to the LPPF and other MSS related documents to ensure that the new Commercial 1 Zone can be adequately facilitated.

The following plan has been reproduced showing the land use related issues (also forms Attachment 7)



9.3.Nathalia

5. That Council seek implement the revised Nathalia Strategy Plan which shows additional industrial areas and future investigation areas.

The following plan has been reproduced showing the land use related issues (also forms Attachment 8)

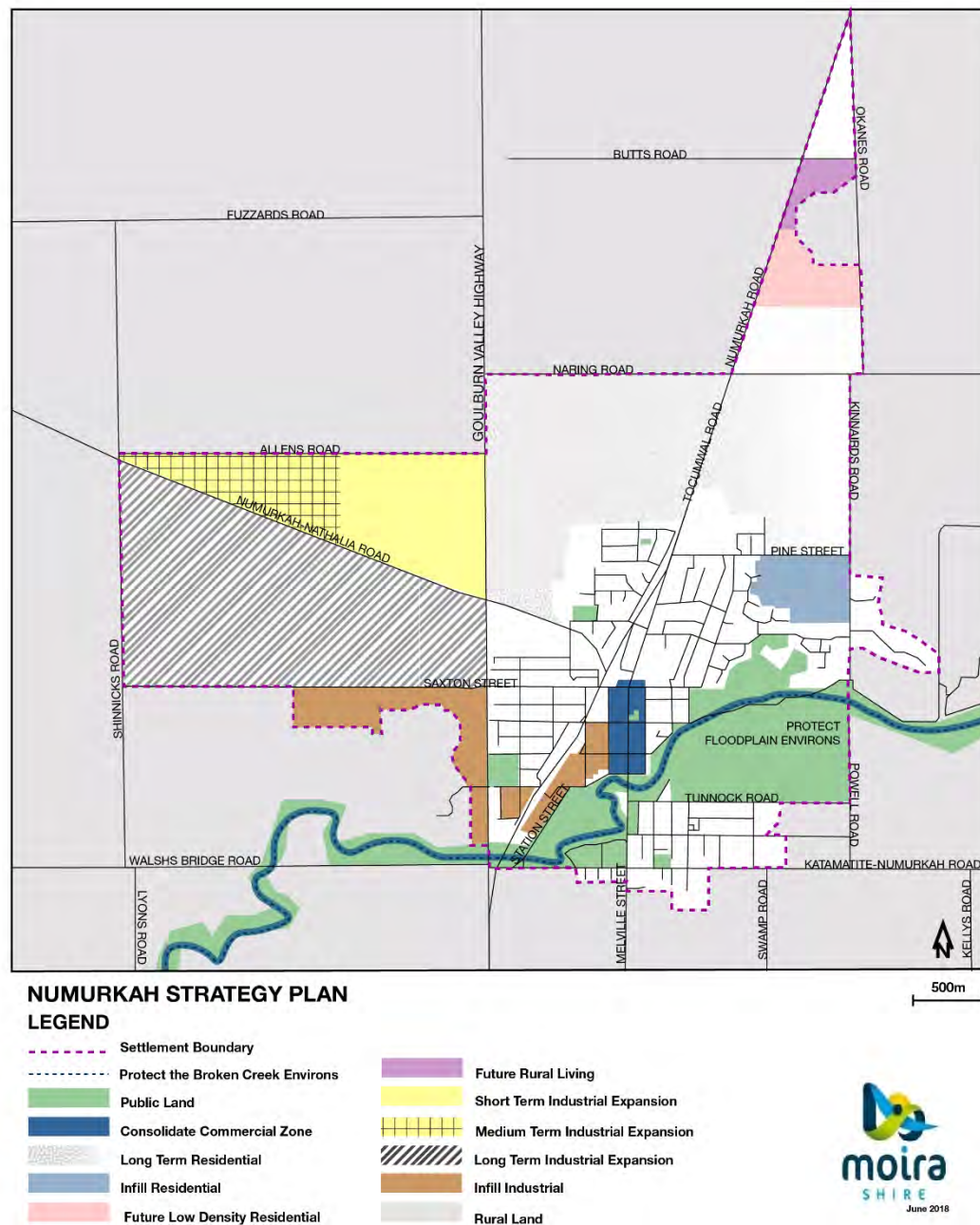


9.4. Numurkah

6. That Council seek implement the revised Numurkah Framework Plan which:

- Shows additional industrial areas; and,
- Removes identification of 30-36 Tunnock Drive for medium density residential.

The following plan has been reproduced showing the land use related issues (also forms Attachment 9)



9.5. General

7. Any future planning policies continue to encourage and support good access to internet and mobile phone coverage this will have minimal change to the land use of the towns.
8. That Council not seek to undertake any housing strategies for the townships which will supersede the requirements in the previous Strategy Plans.
9. That Council establish a framework for monitor and review of housing supply and demand across the municipalities.

ATTACHMENT 1

YARRAWONGA DATA SHEET – DOCUMENT REVIEW

YARRAWONGA FUTURES PLAN 2006		
RECOMMENDATION	COMPLETED	ANALYSIS (AND NOTES)
Development Plan for the apartments/cafes/restaurants along Irvine Parade/Bank Street.	No – however no longer relevant	No. However, Development Plans are often ineffective in areas that have existing buildings. The tool would not meet the needs as set out within the YFP.
Cost Benefit Analysis, feasibility analysis and concept design for the proposed Community/Visitor centre on the foreshore including funding from government grants.	Ongoing	A range of upgrades have been undertaken with respect to the Yarrowonga Visitor Services Centre. Council has produced a Visitor Services Strategy 2017 – 2019 that also provides ongoing support to the Yarrowonga centre.
Feasibility and design assessment for the central Lake Mulwala water jet including private/public funding options.		
Local and regional artists to work closely with Moira Shire and local organisations in establishing a theme and commissioning specific art projects.	Ongoing	Numerous public art opportunities have been realised however, this action will be ongoing.
Develop a Special Levy to equitably fund future car parking needs.	Yes	Car parking overlay and various tools were implemented through C54.
Establish a Yarrowonga Futures Focus Group comprising of existing community representatives and Moira Shire Council to achieve practical implementation of the Structure Plan.	Yes	The structure plan was implemented
Introduce a Compulsory Acquisition Overlay to land identified for future car parking would reduce administrative issues when acquiring the land on behalf of the community.	Different mechanism	Car parking was explored as part of a separate project. Changes have been implemented.
Specific Design & Development Overlays are to be applied to the Foreshore (East) and Central Retail & Commercial Precincts. This will facilitate a uniform and themed approach to the future development of the centre.	No	No overlays have been developed or applied to control design along the foreshore.
YARRAWONGA STRATEGY PLAN 2004		
RECOMMENDATION	COMPLETED	ANALYSIS (AND NOTES)
Rezone the area identified as Short to Medium and Medium to Residential 1 with a Development Plan Overlay.		Investigated and completed as part of C24. These areas will be superseded by new (and additional) recommendations in the GMS.
Rezone the area identified as Medium Term Affordable to Residential 1 with a Development Plan Overlay.		Investigated and completed as part of C24. These areas will be superseded by new (and additional) recommendations in the GMS.
Place a Development Plan Overlay over the area identified as Long Term.		Investigated and completed as part of C24. These areas will be superseded by new (and additional) recommendations in the GMS.
Require a Development Plan be prepared and approved by the Responsible Authority before a permit can be issued for subdivision of more than one dwelling on a lot.		
That council takes a lead role in the preparation of the Outline Development Plans in consultation with relevant landowners and service authorities	Ongoing.	
That council reviews the appropriateness of existing height control provisions of the Moira Planning Scheme and prepare a height control policy for subsequent inclusion as Schedules within the Residential 1 Zone, Low Density Residential Zone, Mixed Use Zone and Township Zone.	No longer relevant	Changes to the residential zones in 2016 and 2017 have brought in changes to the residential zones. These zones now include heights and mandatory heights for zones. As such this policy would be difficult to implement and is no longer relevant.
Develop a small lot industrial subdivision on the vacant land at the saleyards.		The sale yards remain undeveloped.
Negotiate with the owner of the industrial land at the eastern end of Melaleuca Street to develop an industrial park; Schedule drainage, road, streetscape and signage improvements to Acacia and Melaleuca Streets.	Ongoing	This area is appropriately zoned as industrial zone however, no further development has occurred onsite at this time
Negotiate with VicTrack and the State Government to secure the old railway yards for the development of a light industrial industry park including an amendment	Ongoing.	

YARRAWONGA DATA SHEET – DOCUMENT REVIEW

to the Planning Scheme to rezone the land to Industrial 3.		
Prepare a development strategy for a light industrial park on the old railway yard.	Not yet.	
Prepare and initiate a landscape plan for the disused stock route easement running between the sewerage farm and South Road.	Not yet.	
Prepare an amendment to the Planning Scheme to rezone land fronting the Murray Valley Highway and Burley Road from Rural to Business 3.		This has occurred.
Prepare a Design and Development Overlay for Burley Road to ensure that development occurs in the desired manner.		This has occurred
Develop a strategy to secure a large hardware/homeware store to service the needs of the existing community and of the construction industry as part of the process to Amend the Planning Scheme to rezone land in Burley Road to Business 3 Zone.		Bunnings has been developed in Yarrawonga in recent times.
Prepare an amendment to the Planning Scheme to rezone land occupied by the sewerage farm from Public Use to Industrial 1 Zone.	Ongoing.	- Waste water treatment facilities in Yarrawonga, Bundalong and Tungamah have had an ESO applied through Amendment C84. - Amendment with dept. for assessment.
Prepare an improvement program for the Benalla Road entrance to Yarrawonga including, but not limited to, drainage, landscaping and signage.		Improvements to the gateway are a project that will occur over time.
Explore the potential for introducing commuter flights to and from Yarrawonga Airport as part of the airport masterplan.		Ongoing advocacy position.
Negotiate with the proprietors of the cordial factory in Hunt Street Yarrawonga for its relocation to a new site in the industrial estate.		Ongoing advocacy position.
Negotiate with the proprietors and landowners of the grainbunker site with the objective of removing the facility to a more appropriate location		This objective is no longer relevant. Recent approvals to the facility mean that the site will operate in this location into the long-term future.
Commence discussions with ADIMulwala to determine the types of construction services and the types of building materials which will be required for the redevelopment and initiate a program to secure the required types of businesses to establish in the industrial estate.		The GMS contains new strategies regarding future industrial estates.
In conjunction with ADIMulwala, determine the demand for short to medium term rental accommodation and if appropriate, prepare a development plan for The Grove Caravan Park and initiate discussions with the State Government and selected tertiary institutions with the objective of securing a higher education campus on land near the existing secondary college. It is suggested that the focus should be on tourism and recreation and building and technology.		The GMS contains new strategies regarding future residential uses and locations.
Review the use and appropriateness of the saleyard with a view to its relocation.		Sale yard closure and relocation is complete.
Work with North-East water to facilitate the relocation of the sewerage treatment plant.		Ongoing.
Prepare an amendment to the Planning Scheme to rezone land behind the Murray Valley Highway and Burley Road from Rural to Industrial 1.		Complete
Negotiate with the proprietors of the establishments on the Murray Valley Highway east of Woods Road for their eventual relocation to the industrial estate.		The GMS contains new strategies regarding future industrial estates.
In conjunction with ADI Mulwala, initiate a feasibility study into the potential to establish factories to manufacture the raw materials used in the production of the propellant.		
Determine the location of a north-south bypass of Yarrawonga, seek State Government funding and construct the bypass within seven years.	Ongoing.	
Negotiate with the Victorian and New South Wales State Governments for the construction of a new road bridge linking Yarrawonga and Mulwala to be constructed within the next 10 years.	Ongoing.	- Local area implementation: Facilitate a north-south bypass of Belmore Street in conjunction with the construction of

YARRAWONGA DATA SHEET – DOCUMENT REVIEW

		a second road crossing of Lake Mulwala within the next 5 years.
Instigate discussions with Sacred Heart Primary School and College and Catholic Education with a view to achieving the objectives of: Adding years 11 and 12 to the existing school, and identifying a new site for the future development of a combined Catholic Education facility		
Rezone land opposite Yarrawonga Secondary College on the showgrounds site to Public Purposes Education.		Complete in C55
Rezone land adjacent to Yarrawonga Secondary College to Public Purposes Education and initiated discussions with the State Government, the Education Department, Yarrawonga Primary School and the Secondary College with the objective of planning a multi-campus education facility for development within the next five years.		Complete in C55
Initiate discussions with the State Government and selected tertiary institutions with the objective of securing a higher education campus to serve the population of Yarrawonga and its hinterland.	Ongoing	Ongoing advocacy position.
Commence negotiations with the proprietors of the two carsale outlets in Belmore Street with a view to relocating to the potential Business 3 Zone in Burley Road or another suitable commercial centre.		Ongoing advocacy position.
Through councils Business Development Officer, seek out potential tenants of an office complex on land currently occupied by Pigdons Motors.		Ongoing advocacy position.
Modify the Outline Development Plan covering Gormans Land to include a commercial centre.		Complete.
Include a boutique retail centre in the vicinity of Linthorpe Drive for the future development of Botts Land.		This has not occurred and the recommendations of the Retail Options paper with respect to additional retail and commercial land should supersede this aspiration
Identify land for the boutique retail centre be rezoned for that purpose.		This has not occurred and the recommendations of the Retail Options paper with respect to additional retail and commercial land should supersede this aspiration
Initiate a marketing program to attract the following types of businesses in the new retail centres: Hardware and homeware; Lighting shops; Garden and landscape supplies; Builders hardware; Plumbing supplies; Wood and timber supplies; Tile and tiling supplies; Window coverings; Nursery and nursery supplies	Ongoing.	- Recent investment in township includes a Bunnings.
Develop a marketing program to attract one or more five star accommodation facilities to Yarrawonga.	Completed.	A range of improvements to tourism attraction has occurred. This has also been supported by the development of Silverwood's integrated golf course.
Favour future development applications in the central district of Yarrawonga that locate officespace above ground floor or in the streets surrounding Belmore Street.	Ongoing.	- Local area implementation: Accommodate complementary business uses at the southern end of Belmore Street.
Write to the Federal and State Ministers for Health expressing concern about the availability of general practitioners in country towns and request the governments to initiate programs to overcome this.		Ongoing advocacy position.
Retain the centre road parking in Belmore Street.	Yes.	- Local area implementation: Protect the amenity of Belmore Street by retaining the centre of the road car parking.
Lower the speed limit through Belmore Street to 40 kms per hour.		
Raise the cash-in-lieu rate for developers in relation to carparking to \$7,000 per space.	Completed.	Car parking overlay and investigations were undertaken as part of C54.
Favour fullon - site parking provision rather than the cash-in-lieu carparking arrangement.		Car parking overlay and investigations were undertaken as part of C54.
Cease discounting the parking requirement for developments.		Car parking overlay and investigations were undertaken as part of C54.
Develop a staged acquisition program to purchase the three sites identified for off-street car parks.		Car parking overlay and investigations were undertaken as part of C54.

YARRAWONGA DATA SHEET – DOCUMENT REVIEW

Commence negotiations with the owners of these potential carpark sites to obtain an option to purchase the land.		Car parking overlay and investigations were undertaken as part of C54.
Rezone potential off-street car park land as a Public Use Zone.		
Include these new carparks in the Developer Contributions Plan currently underway.		Car parking overlay and investigations were undertaken as part of C54.
Develop a Landscape Masterplan for the eastern foreshore from Murphy Street to the Yacht Club with the following components: Continuing the design theme used over the reclaimed land; Replacing the existing concrete hard edge to continue the new hard edge provided where the land was reclaimed; Continuing the lighting theme already commenced; Continuing the vegetation treatment already commenced; Replacing of bitumen road paving with aesthetically more appealing surfacing material; Improving pathways through the area; Relocating of the water slide to the Yarrawonga Pool in Burley Road; Restoring of the toddlers swimming pool; Installing new barbecue facilities and picnic shelters; Installing new seating; Restoring the stone changing rooms and toilets; Restoring the stone kiosk; Restoring the stone fence; Stabilising the high banks area to prevent further erosion; Consideration of the future of the willow trees in the high bank area; Constructing a landscaped shared pedestrian/bicycle path to linkup with the path in River Road. Vehicle/pedestrian separation is a priority; Improving access to and parking arrangements at the boat ramp; and Constructing jetties either side of the boat ramp to facilitate launching and retrieval of boats.		This has not been complete.
Seek funding for the preparation of the eastern foreshore Landscape Masterplan and for the works involved.		
Negotiate with Goulburn-Murray Water to secure the transfer of the River Road land to council.		Ongoing discussion. Unclear that this has been finalised..
Develop and implement a Landscape Masterplan for the revitalisation of the area surrounding the rowing sheds including the following components: New boat launching ramps, Improved parking areas; Landscape treatment, Barbecue and picnic facilities, Physical separation of the walking track from traffic and parking areas.		This has not occurred
In conjunction with Goulburn-Murray Water negotiate with the landowner to obtain sufficient land to widen and improve the access to the rowing sheds area.		This has not occurred
Conduct a survey of the community to gauge the level of support for re-establishing the rowing club. If there is a high level of support for the re-establishment of the Rowing Club, seek funding for the construction of new rowing club facilities.		Rowing club has been established. A new facility was being completed by Goulbourn Murray Water and rowing club to outline new facilities.
Negotiate with the owners of Botts Land seeking to ensure that as and when the land is developed, that an east-west link between Hogans Road and Linthorpe Drive is provided.		This has not occurred
In conjunction with Goulburn-Murray Water, prepare a Landscape Masterplan with the primary objective of creating a linear park on foreshore land from Hogans Road through to Bundalong with the Park to have the following key elements: Fully formed shared pedestrian/bicycle pathway; Consistent landscape theme represented by selected planting and furniture; Barbecue and picnic facilities in appropriate locations; Improvements and new car and boat parking areas; Upgrading of the small boat ramp between Rosemary Court and Stevenson Court; Enhanced visibility of the small existing pathways leading from Rosemary and Stevenson Courts to the Lake Foreshore; The development of a vantagepoint, interpretive facility, carpark and access from the Highway on the Public Park and Recreation zoned land near the Donkeys paddock; and the construction of a boat ramp,		This has not occurred

YARRAWONGA DATA SHEET – DOCUMENT REVIEW

carpark and toilet facilities in the general vicinity of Majors Creek.		
Rezoning the small area of Residential 1 land adjoining the boat ramp at the end of Hogans Road to Public Park and Recreation Zone.		This has not occurred
Rezone the area of land along the southern foreshore of Lake Mulwala in the general vicinity of Bathumi to the west of Bundalong to Road Zone as a pre-cursor to the development of a scenic drive.		This has not occurred.
In conjunction with Goulburn-Murray Water, seek funding for the staged construction of the scenic drive.		This has not occurred

YARRAWONGA DATA SHEET – KEY ISSUES AND INFLUENCES

YARRAWONGA - CONTEXT			
	KEY ISSUE/INFLUENCE		ANALYSIS (AND NOTES)
ENVIRONMENTAL	The Basin Plan		<ul style="list-style-type: none"> - The plan came into effect in November 2007. - Aims to ensure water is shared between all users in a sustainable way. - Ensures that the river system is managed and shared focusing on long term adaption to the effects of climate change.
	Connections Project		<ul style="list-style-type: none"> - Aims to assist communities in the Goulburn Murray Irrigation District adapt to reduced water availability ensuring a sustainable future for productive agriculture. Focusing on adapting and balancing customers' needs for flow rates and timing. - Aims to enhance the environment locally and across the Murray Darling Basin including: <ul style="list-style-type: none"> - water savings for environmental use across the Basin (ie. deliver 204GL of water savings) - local environmental benefits through improvement projects (mitigation water and local environmental flows).
	Flood Risk		<ul style="list-style-type: none"> - Area around the town are affected by flooding. - Areas at risk to inundation have been identified through updated flood studies. - Land use on these areas need to respond to the risk. In circumstances where the risk is too great land uses should be relocated to appropriate sites.
	Millennium Drought		<ul style="list-style-type: none"> - Generally there have been changes to agricultural industries, although this has less impact on Yarrawonga due to its diversification of economic development opportunities.
	Hume Growth Plan/ Hume Land Use Plan		<ul style="list-style-type: none"> - Highlights that Yarrawonga will be a high growth township and supports it as a tourism destination.
SOCIAL	Population Growth		<ul style="list-style-type: none"> - Moderate population growth (relative). - Higher proportion of younger residents (in municipality). - Residential land supply is fitting for population growth. However; does not necessarily take into account seasonal residents. - Housing prices are becoming less affordable. - High costs associated with servicing residential land. - High proportion of aged residents. Trend looks to continue.
	Tree Changers		<ul style="list-style-type: none"> - Large increase in investment in second houses. - Often working remotely or spending a large amount of peak season in town.
	Artistic Community		<ul style="list-style-type: none"> - Growth in arts. - Increased with Tree Changer interest. - Foundation for further tourism industries.
INFRASTRUCTURE	Gas Supply		<ul style="list-style-type: none"> - Limited access to gas affecting growth in industry.
	Internet Connectivity		<ul style="list-style-type: none"> - Internet services are increasing access to other areas and changing industries including; Retail and Tourism. - Increasing people working remotely and Tree Changers spending more time in second homes.
	Water Security		<ul style="list-style-type: none"> - Currently there are consistent levels of water in the lake. - No guarantee regarding long-term supply.
	Access to Electricity		<ul style="list-style-type: none"> - Limited access to energy affecting growth in industry.
	Industrial Land Supply		<ul style="list-style-type: none"> - Limited access to electricity and gas affecting investment. - Current industrial land supply_____?
	Commercial Land Supply		<ul style="list-style-type: none"> - There is some need to increase the commercial land supply within Yarrawonga. - The new Retail Options Paper undertaken by Council identifies areas for some commercial expansion.
	Yarrawonga – Mulwala Bridge		<ul style="list-style-type: none"> - 2009 VicRoads commissioned study into new bridge options, - Environmental Effects Statement (EES) referred out, submissions due at end of 2017. - Following outcome of EES referral process VicRoads will undertake a planning scheme amendment to secure the route.
	Transport Networks		<ul style="list-style-type: none"> - High costs associated with transport out of the region. - Cross-boarder business competition.
ECONOMIC	Investment in Local Businesses and Traders		<ul style="list-style-type: none"> - Recent increase in investment i.e. Bunnings/Sebel and Golf Course - Currently has a narrow economy that is focused on tourism/cafes and a lack of industrial land. - Potential growth in year-round tourism markets. - Need for greater access to infrastructure services such as electricity and gas for new industries.

YARRAWONGA DATA SHEET – KEY ISSUES AND INFLUENCES

	Tourism Destination		<ul style="list-style-type: none">- Growth in the industry has increased tourism to a year-round destination.- Increase in holiday/second homes in town.- Destination for Tree Changers and their guests.
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ATTACHMENT 2

COBRAM DATA SHEET – DOCUMENT REVIEW

COBRAM STRATEGY PLAN 2007		
RECOMMENDATION	COMPLETED	ANALYSIS (AND NOTES)
Amend Clause 21.04 to replace the existing Settlement Strategies with the revised Settlement Strategies as per Section 13.	Yes.	- Introduced into the scheme by Amendment C41.
Amend Clause 21.04 to replace the Cobram Structure Plan with the Cobram Strategy Plan as per Figure 12 in Section 13.	Yes.	- Introduced into the scheme by Amendment C41. - Cobram Strategy Plan informed and was superseded by the Cobram Framework Plan (currently in the scheme at 21.07-1).
Rezone land identified for short term residential development in Figure 7 to Residential 1 Zone.	In part.	- A large proportion of the land has been rezoned to General Residential Zone 1.
Rezone land identified for short term low density residential development in Figure 7 to Low Density Residential Zone and cover by Development Plan Overlay requiring among other matters that lots be sewerred.	Yes.	- Areas identified have been rezoned and DPO9 applied.
Rezone the parcels of land identified in Figure 8 to Residential 1 Zone and Mixed Use Zone.	Yes.	- Land rezoned to Mixed Use Zone and General Residential Zone 1.
Amend the planning scheme to include all land identified for short, medium and long term residential and low density residential development within the Development Plan Overlay. The requirements of the Development Plan Overlay should at least be consistent with the existing Development Plan Overlay No.1.	Yes.	- DPO8, DPO9, and DPO10 have been applied to the sites (Amendment C41).
Undertake a Housing Strategy for the municipality to quantify and qualify the needs for different types of housing, including affordable housing and lifestyle opportunities.	Not yet.	- Outstanding item. However, it is considered that a housing strategy is costly and will result in no actual benefit. Council are better to monitor supply and demand.
Following the completion of the Rural Lands Review, amend the Moira Planning Scheme to include land in the Rural Living Zone, if recommended.	Completed	- Completed in 2008 and implemented through C51.
Council should take a lead role in the preparation of the Development Plans in consultation with relevant landowners and service authorities.	Ongoing.	- Numerous DPO's have been applied to land around Cobram.
Rezone land as per the recommendations of the Industrial Land review by Maunsell Australia, and as identified in Figure 9 to Business 4 Zone.	Yes.	- Large proportion of the land has been rezoned to Commercial 2 Zone.
Undertake a Retail/Business Floorspace Analysis for Cobram.	Yes	- SED undertook a retail analysis which has been supported as part of this Review.
Continue discussions with VicTrack in regard to the railway land.	Yes.	- The planning scheme currently supports the redevelopment of surplus railway land (if deemed surplus by VicTrack) for either open space or commercial type uses, as appropriate.
Encourage the relocation of bulky goods and other such retail outlets from the towncentre.	Ongoing	
Ensure the requirements of the Development Plan Overlay (as recommended in Section 12.1.1 above) include provision for appropriately located local neighbourhood convenience centres.	Yes.	- DPO8, DPO9, DPO10 (introduced through Amendment C41).
Investigate the establishment of a 'Cobram Business Park' in the triangle defined by Ritchie Road, Cobram-Koonoomoo Road and the Murray Valley Highway. The demand for such will be identified through a floorspace analysis (As per the above recommendation). If this area is to be developed for a business park, a Business 4 Zone is recommended, as is a Design and Development Overlay.	Yes.	- The planning scheme currently Encourages the establishment of a Cobram Business Park in the area defined by the Murray Valley Highway, Cobram-Koonoomoo Road and Ritchie Road.
Rezone all current rural land north and south of Karook Street to Industrial 1 Zone, except Oasis Village, which we recommend to be rezoned Mixed Use Zone.	Yes.	- The majority of land around Karook Street has been rezoned to Industrial 1 Zone. - Oasis Village has been rezoned to Mixed Use Zone.
Extend the industrial zoning west of Richie Road to encompass the abattoirs.	Yes.	- Land containing abattoirs has been rezoned. However not the

COBRAM DATA SHEET – DOCUMENT REVIEW

		extent of the area shown on the Cobram Strategy Plan.
Council should continue to facilitate high quality industrial development as occurring in Schubert Crescent on vacant industrial sites.	Ongoing.	
Undertake an assessment into the feasibility of relocating the Cobram Saleyards to the identified site in Cobram Koonoomoo Road. If the relocation does not prove to be feasible, or saleyards are not required in Cobram, consider there zoning of the site to Industrial 1 Zone.	No longer relevant. *Saleyards have closed.*	<ul style="list-style-type: none"> - Saleyards currently zoned Commercial 2 Zone. - Addressed as an area of interest in SGS Economics and Planning's Industrial Land Review 2007. - Saleyards have closed.
Rezone Council owned land used or reserved for public open space, including parts of Federation Park to Public Park and Recreation Zone.	Yes.	<ul style="list-style-type: none"> - Council public open space and parts of Federation Park have been rezoned to Public Park and Recreation Zone.
Continue discussions with VicTrack in regard to the railway land.	Yes.	<ul style="list-style-type: none"> - The planning scheme currently supports the redevelopment of surplus railway land (if deemed surplus by VicTrack) for either open space or commercial type uses, as appropriate.
Facilitate the implementation of the recommendations of the Cobram Urban Design Framework, prepared by David Lock & Associates.	Not yet.	<ul style="list-style-type: none"> - Not included as a reference document in the scheme. - Clause 21.07-1 does not appear to contain recommendations. - Outstanding item.
Prepare a policy position on the inclusion or otherwise of encumbered land as part of the required public open space contribution.	State provisions have changed which should adequately cover this requirement.	<ul style="list-style-type: none"> - Clause 56 clearly states that the objective of subdivisions is to receive unencumbered open space. - Generally, land that is constrained for development purposes. Includes easements for power/transmission lines, sewers, gas, waterways/drainage; retarding basins/wetlands; landfill; conservation and heritage areas. - This land may be used for a range of activities (e.g. walking trails, sports fields). This is not provided as a credit against public open space requirements. However, regard is taken to the availability of encumbered land when determining the open space requirement.
Ensure the requirements of the Development Plan Overlay (as recommended in Section 12.1.1 above) include provision for appropriately located public open space.	Yes.	<ul style="list-style-type: none"> - See DPO8, DPO9, DPO10 (introduced through Amendment C41).
Undertake a traffic and transport assessment for Cobram.	Not yet.	<ul style="list-style-type: none"> - Outstanding item.
Encourage the adoption of the traffic and transport networks and management as identified in the Cobram Development Plan prepared by EarthTech throughout other areas proposed to be included in the Development Plan Overlay.	In part.	<ul style="list-style-type: none"> - DPO8 and DPO9 require further work to be undertaken through A Traffic Management and Impact Mitigation Plan.
Continue to encourage the provision of public transport to service Cobram.	Ongoing.	Ongoing advocacy position.
Undertake a Social Plan for the municipality (note – it is understood that this is currently underway).	Yes	<ul style="list-style-type: none"> - A plan was undertaken to cover 2007 – 2010.
Ensure the requirements of the Development Plan Overlay (as recommended in Section 12.1.1 above) include provision for appropriately located community facilities.	Yes.	<ul style="list-style-type: none"> - See DPO8, DPO9, DPO10 (introduced through Amendment C41). - Requirements outlined in Municipal Strategic Statement for orderly development and co-ordinated provision of roads and infrastructure, community services and facilities to all areas identified for short, medium and long term residential consistent with a Development Plan.

COBRAM DATA SHEET – DOCUMENT REVIEW

Undertake discussions with tertiary and further education providers to facilitate the provision of such courses/subjects in Cobram.	Ongoing.	The planning scheme supports the expansion of primary, secondary and tertiary educational facilities in Cobram.
In consultation with the Departments of Sustainability and Environment and Primary Industries, prepare a policy on the treatment of the rural/urban interface.	Not yet.	- Outstanding item.
As appropriate amend the Strategy Plan to reflect the recommendations of the Rural Lands Review (note—it is understood this project is soon to commence).	Ongoing.	- This project was completed in 2008 and implemented into the planning scheme through C51.
Council work closely with GBCMA to prepare a strategy to floodproof the immediate surrounds of Cobram.	Ongoing.	- The Goulburn Broken Regional Catchment Strategy 2013-2019. - Goulburn Broken Regional Floodplain Management Strategy (at draft stage mid-2017).

COBRAM DATA SHEET – KEY ISSUES AND INFLUENCES

COBRAM - CONTEXT			
	KEY ISSUE/INFLUENCE	PROGRESS	ANALYSIS (AND NOTES)
ENVIRONMENTAL	The Basin Plan		<ul style="list-style-type: none"> - The plan came into effect in 2012. - Aims to ensure water is shared between all users in a sustainable way. - Ensures that the river system is managed and shared focusing on long term adaption to the effects of climate change. - The increase in water prices and decrease in irrigation rights, or access to rights, will result in a move towards dryland production. This will impact on the types of agriculture undertaken in the rural areas of Moira. - This may have a flow-on impact to the types of businesses that are retained or attracted to the region.
	The Connections Project		<ul style="list-style-type: none"> - Aims to assist communities in the Goulburn Murray Irrigation District adapt to reduced water availability ensuring a sustainable future for productive agriculture. Focusing on adapting and balancing customers' needs for flow rates and timing. - Aims to enhance the environment locally and across the Murray Darling Basin including: <ul style="list-style-type: none"> o water savings for environmental use across the Basin (ie. deliver 204GL of water savings) o local environmental benefits through improvement projects (mitigation water and local environmental flows).
	Millennium Drought		<ul style="list-style-type: none"> - Has had an impact on agriculture in and around Cobram. - Has meant there has been a decline in dairying in the local district. - Agribusinesses have been impacted in recent years. - Ongoing water rights and impacts of Basin plan may have an ongoing impact on the surrounding agriculture.
	Hume Growth Plan and Hume Land Use Plan		<ul style="list-style-type: none"> - HGP supports Cobram as a regional centre and town that has opportunity to grow. - It supports its industrial and business centre position in the region.
	Flood Risk		<ul style="list-style-type: none"> - Land subject to inundation. - Areas of risk have been identified through updated flood studies.
SOCIAL	Health Care		<ul style="list-style-type: none"> - Available in town. - Access to local hospital. - Aged care available.
	Population		<ul style="list-style-type: none"> - Steady population growth. - Younger population (on average) to other towns in Moira. - Ageing population (expected to increase). - Residential land supply is suitable for residential population growth. - Supply does not necessarily accommodate seasonal residential growth. Seasonal workers mean population growth at peak seasons
ECONOMICS & INFRASTRUCTURE	Commercial Land		<ul style="list-style-type: none"> - Limited supply of commercial land. - Good mix of retail and commercially available. - Not a high demand for office space. - Some commercial areas contain residential homes and buildings that are not commercial in focus. - New Retail options paper undertaken by Council which identified new areas for some retail and commercial expansion.
	Internet Access		<ul style="list-style-type: none"> - Increased Tree Changer interest. - Increased residents working remotely or from home, including time spent in the region by Tree Changers. - Agriculture and farming are becoming more automated. - Access to drone technology. - Internet services are increasing access to other areas and changing industries including; Retail and Tourism.
	Water Security		<ul style="list-style-type: none"> - Increased threat to long-term water security in terms of water security for surrounding irrigation district. - Good access to water for residential use. - Costs are increasing due to irrigation and water right costs.
	Electricity Supply	-	<ul style="list-style-type: none"> - Energy costs are increasing across the state. - Increased brown outs and black outs in the region. - high and therefore there is the increased move to technological advances.

COBRAM DATA SHEET – KEY ISSUES AND INFLUENCES

	Closure of Major Businesses		<ul style="list-style-type: none">- There have been a number of major businesses close in the town, such as JBS & MG Sale.- The Saleyards have closed.- Cross boarder competition for businesses but also provides broader retail/commercial catchment
	Waste Water Treatment		<ul style="list-style-type: none">- There are constraints with the GVW treatment plant.

ATTACHMENT 3

NATHALIA DATA SHEET – DOCUMENT REVIEW

NATHALIA STRATEGY PLAN 2010		
RECOMMENDATION	COMPLETED	ANALYSIS (AND NOTES)
Amend Clause 21.04 to replace the existing Settlement Strategies with the revised Settlement Strategies as per Section 12.	Yes.	- Completed through Amendment C64.
Amend Clause 21.04 to replace the Nathalia Town Structure Plan with the Nathalia Strategy Plan (Figure 7 at Section 12).	Yes.	- Completed through Amendment C64. - Nathalia Strategy Plan 2010 informed the Nathalia Framework Plan 2010 at Clause 21.07-4.
Amend the planning scheme to include all land identified for short, medium and long term residential development within a Development Plan Overlay; if they are not already included within this overlay. The requirements of the Development Plan Overlay should at least be consistent with the existing Development Plan Overlay - Schedule 1.	Yes.	- DPO13 introduced through Amendment C64.
Undertake a Housing Strategy for the municipality to quantify and qualify the needs for different types of housing, including affordable housing and lifestyle opportunities.	Not yet.	- Outstanding item. Outstanding item. However, it is considered that a housing strategy is costly and will result in no actual benefit. Council are better to monitor supply and demand.
Council should take a lead role in the preparation of any future Development Plans in consultation with relevant land owners and service authorities.	Ongoing.	- Process based recommendation.
Undertake a Retail/Business Floorspace Analysis for Nathalia.	Yes	- An assessment was undertaken by Slade Consulting
Rezone land identified in the Strategy Plan for short and medium-term industrial use to the Industrial 1 Zone. Some discussion with VicTrack may be required before land owned by this agency is rezoned.	Commenced	- This was considered as part of Amendments C64. The planning panel recommended removal of the site from rezoning.
Council should facilitate high quality industrial development to ensure that adequate industrial land is available and that the amenity of surrounding areas is protected.	Ongoing.	- Process based recommendation.
Continue discussions with VicTrack in regard to the future industrial use of railway land.	Commenced.	- This was considered as part of Amendments C64. The planning panel recommended removal of the site from rezoning.
At the time of rezoning include the land identified for industrial purposes that is located south of the town, along the Murray Valley Highway, in a Design and Development Overlay.		- This rezoning has not yet occurred.
Facilitate improvement and enhancement of the open space along Weir Street and south of Broken Creek.	Ongoing.	- Clause 21.07-4 references the item in Local area implementation. <i>"Enhance public open space facilities and improve accessibility particularly along Broken Creek."</i>
Prepare a policy position on the inclusion or otherwise of encumbered land as part of the required public open space contribution.	State provisions have changed which should adequately cover this requirement.	- Clause 56 clearly states that the objective of subdivisions is to receive unencumbered open space. - Generally, land that is constrained for development purposes. Includes easements for power/transmission lines, sewers, gas, waterways/drainage; retarding basins/wetlands; landfill; conservation and heritage areas. This land may be used for a range of activities (e.g. walking trails, sports fields). This is not provided as a credit against public open space requirements. However, regard is taken to the availability of encumbered land when determining the open space requirement.
Ensure the requirements of the Development Plan Overlay (as recommended in Section 11.1.1 above) include provision for appropriately located public open space.	Yes.	- DPO13 introduced through Amendment C64. - DPO1 affects the western edge of Nathalia and meets this recommendation.
Undertake a traffic and transport assessment for Nathalia.	Not yet.	- Outstanding item.

NATHALIA DATA SHEET – DOCUMENT REVIEW

		- Not considered essential further work.
Continue to encourage the provision of public transport to service Nathalia.	Ongoing.	Ongoing advocacy position.
Investigate the establishment of an education precinct east of the town centre around existing school facilities.	Yes	- This has been supported through the framework plan that has been implemented into the planning scheme.
Undertake discussions with tertiary and further education providers to facilitate the provision of such courses/subjects in Nathalia.	Ongoing	- Councillor session stated 'good education available'.
Investigate the establishment of an arts and cultural precinct east of the town centre at and near the former Council depot.	Ongoing.	Ongoing advocacy position
Work with the local community to investigate options for the development of an arts and cultural precinct.	Ongoing.	Ongoing advocacy position
Encourage establishment of child care centre, especially near education facilities.	Ongoing.	
Ensure the requirements of the Development Plan Overlay (as recommended in Section 11.1.1 above) include provision for appropriately located community facilities.	In part.	<ul style="list-style-type: none"> - DPO13 introduced through Amendment C64 is not greatly specific in this regard. - Clause 21.07-4 provides more direction regarding preferred outcomes. - DPO1 affects the western edge of Nathalia and meets this recommendation.

NATHALIA DATA SHEET – KEY ISSUES AND INFLUENCES

NATHALIA - CONTEXT			
	KEY ISSUE/INFLUENCE	PROGRESS	ANALYSIS (AND NOTES)
ENVIRONMENTAL	The Basin Plan		<ul style="list-style-type: none"> - The plan came into effect in November 2007. - Aims to ensure water is shared between all users in a sustainable way. - Ensures that the river system is managed and shared focusing on long term adaption to the effects of climate change.
	Barmah National Park		<ul style="list-style-type: none"> - Declaration of National Park status prohibits logging of the asset. - Barmah Forest Heritage and Education Centre provides tourist information and a tourist attraction to the town.
SOCIAL	Health Care		<ul style="list-style-type: none"> - Additional health services have become available since the completion of the structure plan. - There is a lack of capital prohibiting the relocation of the aged care facility. - New hospital - Allied health provides support for aged care and for residents to stay on farms.
	Education		<ul style="list-style-type: none"> - Primary and Secondary Schools available. - Nathalia Community House
	Tree Changes		<ul style="list-style-type: none"> - Increase in investment in holiday/second houses. - Often working remotely or spending a lard amount of peak season in town.
	Artistic Community		<ul style="list-style-type: none"> - Growth in interest in the arts. - Increased with Tree Changer interest. - Residents have a feeling of social licence over town.
INFRASTRUCTURE	Services		<ul style="list-style-type: none"> - Access to gas supply - Electricity is available however increased black outs.
	Internet Connectivity		<ul style="list-style-type: none"> - Increased ability for residents to work from home or remotely. - Improves tourism opportunities such as AirBnB and other sharing economies. - Provides additional access to further education.

ATTACHMENT 4

NUMURKAH DATA SHEET – DOCUMENT REVIEW

NUMURKAH STRATEGY PLAN 2010		
RECOMMENDATION	COMPLETED	ANALYSIS (AND NOTES)
Amend Clause 21.04 to replace the existing Settlement Strategies with the revised Settlement Strategies.	Yes.	- Completed through Amendment C63.
Amend Clause 21.04 to replace the Numurkah Structure Plan with the Numurkah Strategy Plan.	Yes.	- Completed through Amendment C63.
Rezone Area D to Residential 1 Zone so as to accommodate the retirement village proposal.	Yes.	- Completed through Amendment C63.
Rezone Area E to Residential 1 Zone.	Yes.	- Possibly only in part need to research CA 26, Numurkah (30-36 Tunnock Road, Numurkah).
Rezone 30 hectares of Area I to Low Density Residential Zone and apply the Development Plan Overlay.	Yes.	- Completed through Amendment C63.
Rezone Area J known as "BraistonPark" to Rural Living Zone to reflect current subdivision pattern.	Yes.	- Completed through Amendment C63.
Amend the planning scheme to include all land identified for short, medium and long term residential, low density residential and rural living development within the Development Plan Overlay. The requirements of the Development Plan Overlay should be consistent with the existing Development Plan Overlay No.1.	Yes.	- Completed through Amendment C63 (see DPO11 and DPO12).
Amendment of the Numurkah 2040 Urban Growth Boundary to accommodate new residential areas.	Unclear.	- Settlement boundary currently includes land recommended for residential expansion.
Undertake a Housing Strategy for the municipality to quantify and qualify the needs for different types of housing, including affordable housing and lifestyle opportunities.	Not yet.	- Outstanding item. However, it is considered that a housing strategy is costly and will result in no actual benefit. Council are better to monitor supply and demand.
Encourage medium density development around the commercial fringe of the Numurkah town centre, in Areas E, F and G identified in this Strategy, near public open spaces and in new residential developments.	In Part.	- Infill development encouraged in Area E and Area F of the <i>Numurkah Framework Plan 2010</i> .
Encourage standard residential growth to include infill development of Areas A, B, E, F and G before continuing north of existing Residential 1 Zone between Tocumwal Road and Kinnairds Road in the future.		- In part (Area E & Area F in DPO11). DPO11 introduced through Amendment C63.
Encourage medium term residential growth to occur in Area C.	Yes.	- Completed through Amendment C63.
Encourage medium and long term supply of low density residential allotments in the balance of Area I.	Yes.	- Future and short term low density residential development encouraged in Area I of the <i>Numurkah Framework Plan 2010</i> .
Enhancement of the streetscapes of Coxon Avenue and Exhibition Street to create an attractive entrance to the new development areas, including sealing of Coxon Avenue and improved safety of railway crossings.		
Liaise with VicTrack regarding the development of the Rail Reserve between Goulburn Valley Hwy and Tocumwal Road as a public open space and pathway to facilitate pedestrian movement between new development and the towncentre.	Ongoing.	- Local area implementation: Facilitate the redevelopment of surplus railway land (if deemed surplus by Vic Track) for either open space or commercial uses, as appropriate.
Area K to provide for long term residential growth.	Yes.	- Implemented through Amendment C63 (see DPO11).
Area L to provide also for long term residential growth, however if developed for low density or rural living development, sections may cater for medium term supply of lots at these densities.	Yes.	- Implemented through Amendment C63 (see DPO11).
Area N and U to provide for medium to long term rural living growth subject to further investigations.		- In part (Area N in DPO11).
Continue discussions with VicTrack in regard to the use of the rail reserve area and implementation of the recommendations made of the Moira Shire Council Rail Corridor Report, 2007.	Ongoing.	- Local area implementation: Facilitate the redevelopment of surplus railway land (if deemed surplus by Vic Track) for either open space or commercial uses, as appropriate.
Ensure the requirements of the Development Plan Overlay (as recommended in Section 12.1.1 above) include provision for appropriately located local neighbourhood convenience centres.	Yes.	- Through Amendment C63 (see DPO11).
Maintain the compact nature of the Numurkah towncentre to intensify retail and commercial uses.	Ongoing.	

NUMURKAH DATA SHEET – DOCUMENT REVIEW

Encourage the expansion of existing supermarket facilities within the CBD. The associated carparking should be to the rear of the buildings to avoid loss of commercial street frontage.	Ongoing.	
Building design should be sympathetic to the character and scale of existing commercial development in Melville Street.	Ongoing.	
Encourage the development of a well-planned streetscape strategy using the recommendations set out in the Retail, Tourism and Events Marketing Strategy for Numurkah.	Ongoing.	
Pursue the application for the underground relocation of powerlines along Melville Street in conjunction with streetscape improvements.		- Not completed but undergrounding powerline programme by State Government has been discontinued.
Encourage higher density residential development on the periphery of the town centre.	In part.	- Local area implementation: Encourage medium density housing around the commercial fringe of the town centre, particularly in proximity to public open space.
Undertake a retail floorspace analysis to review the supply of and anticipated demand for commercial and retail floorspace in and around the towncentre.	Not yet.	- Report was undertaken by Slade Consulting which considered commercial and retail.
Provide appropriately located local neighbourhood centres in residential neighbourhoods as they develop.	Ongoing.	
To explore opportunities for other sites within the township for tourism accommodation.	Ongoing.	
Pro-actively work with VicRoads to improve the maintenance of the existing landscaping of the Goulburn Valley main road reserve and development of Town Entrances	Ongoing.	
Investigate the feasibility of a designated carpark in Tocumwal Road to service the P.O.W Plantation and the local area (as recommended in Appendix 1).	Ongoing.	
Rezone Areas O, P and Q to Industrial 1 Zone to cater for short to medium term industrial development	Yes	- Implemented through Amendment C63.
Encourage a major industry to Area R by promoting the land as a state significant resource. If interest shown rezone land to Industrial 2 Zone.	Yes.	- Industrial 2 Zone encouraged in Area R of the <i>Numurkah Framework Plan 2010</i> .
Encourage consolidation of existing industrial precincts for shortterm industrial development.	Ongoing.	
Identify Areas S and T as providing for longterm industrial development.	In Part.	- Long term industrial development has been encourage in Area T of the <i>Numurkah Framework Plan 2010</i> .
Include the industrial land opportunities of Numurkah in a Moira Industrial Land and Opportunity Kit as recommended in the Moira Industrial Land Review (2004).	Not yet.	- Outstanding item.
Continue to facilitate high quality industrial development on vacant industrial sites.	No	- Industrial land has not been developed. 68 hectares has been essentially banked with landowner not seeking to undertaken any further development onsite.
Undertake an assessment into the feasibility of relocating the Council Depot to new industrial development to the west of the Goulburn Valley Highway and redeveloping the area as parklands.		- Ongoing
Encourage the implementation of urban design initiatives through Design and Development for any future industrial rezoning in Numurkah.	Ongoing.	- Local area implementation: Create a network of wheelchair / mobility scooter friendly pathways linking residential areas, recreation areas and the Numurkah CBD.
Ensure the requirements of the Development Plan Overlay (as recommended in Section 12.1.1 above) include provision for appropriately located public open space.	Yes.	- Implemented through Amendment C63 (see DPO11).
Priority to be given to the creation and maintenance of a network of wheelchair/gopher friendly pathways linking residential areas, recreation areas and the CBD.	Ongoing.	
Development of a Master Plan for the Youth Club Oval precinct to include beautification and maintenance to support this as a significant area of open space for the west of the town.	Not yet.	- Outstanding item.
Restoration and development of the Turntable Park as a significant heritage and tourism site within the town.	Not yet.	- Outstanding item.

NUMURKAH DATA SHEET – DOCUMENT REVIEW


Encourage further discussions between Council and VicTrack to provide an easement for a pedestrian bridge for public access at Turntable Park.	Ongoing.	- Local area implementation: Facilitate the redevelopment of surplus railway land (if deemed surplus by Vic Track) for either open space or commercial uses, as appropriate.
The resolution of the issues in regard to the Numurkah Lake should be a high priority for Council.		- Ongoing
Consider the relocation of the Council Depot and develop this area along with the Old Sheep Yards as public open space.		- Ongoing
Continue to develop Kinnaird's Wetlands as a local tourist attraction with a well designed network of paths linking it to the CBD.	Ongoing.	- Local area implementation: Develop an integrated open space plan with connections to the town centre, through the expanding residential neighbourhoods and access along the Broken Creek frontage linking with Kinnairds Wetlands.
Develop a regular maintenance and tree planting program for the open space around Broken Creek to affirm its status as a local asset.	Not yet.	- Outstanding item.
Open spaces should be used for recreation and conservation of natural and cultural environments.	Ongoing.	
Newly developing residential areas should be provided with adequate levels and variety of open spaces. Where possible and practical these spaces should be appropriately linked so as to provide a network of open spaces.	Yes.	- Through Amendment C63 (see DPO11).
Incorporate features such as drainage lines and waterways into Open Space.	Ongoing.	
Encumbered land should not be included as part of the 5% public open space contribution.	Yes.	- Consistent with state policy objectives.
Areas of public open space should be zoned within the Public Park and Recreation Zone.	Yes.	- Partially implemented through Amendment c65.
Appropriate land uses should be sited adjoining open space networks.	Ongoing.	- General requirement of planning scheme as well as strategy plan.
Undertake a traffic and transport assessment for Numurkah.	Not yet.	- - Outstanding item.
Encourage the adoption of the traffic and transport networks and management as identified in the Numurkah Development Plan prepared by Earth Tech throughout other areas proposed to be included in the Development Plan Overlay.	Ongoing.	
Continue to investigate the option of a public transport to service Numurkah.	Ongoing.	
Facilitate the implementation of the recommendations of the Moira Social Plan, prepared by Coomes Consulting Group.	Ongoing.	
Facilitate the implementation of the recommendations of the Numurkah Urban Design Framework, prepared by Deutscher Associates.	Not yet.	- Outstanding item.
Ensure the requirements of the Development Plan Overlay (as recommended in Section 12.1.1 above) include provision for appropriately located community facilities.	Yes.	- Through Amendment C63 (see DPO11).
Facilitate the implementation of the recommendations of the Campaspe, Greater Shepparton and Moira Rural Land Use Strategy, prepared by Parsons Brinckerhoff.	Ongoing.	
In consultation with the Departments of Sustainability and Environment and Primary Industries, prepare a policy on the treatment of the rural/urban interface.	Not yet.	- Outstanding item.

NUMURKAH DATA SHEET – KEY ISSUES AND INFLUENCES

NUMURKAH - CONTEXT			
	KEY ISSUE/INFLUENCE	PROGRESS	ANALYSIS (AND NOTES)
ENVIRONMENTAL	The Basin Plan		<ul style="list-style-type: none"> - The plan came into effect in November 2007. - Aims to ensure water is shared between all users in <ul style="list-style-type: none"> • a sustainable way. - Ensures that the river system is managed and shared <ul style="list-style-type: none"> • focusing on long term adaption to the effects of climate change.
	The Connections Project		<ul style="list-style-type: none"> - Aims to assist communities in the Goulburn Murray Irrigation District adapt to reduced water availability ensuring a sustainable future for productive agriculture. Focusing on adapting and balancing customers' needs for flow rates and timing. - Aims to enhance the environment locally and across the Murray Darling Basin including: <ul style="list-style-type: none"> • water savings for environmental use across the Basin (ie. deliver 204GL of water savings) • local environmental benefits through improvement projects (eg. Lowering Little Murray Weir, Kerang Lakes, mitigation water and local environmental flows).
	Barmah National Park		<ul style="list-style-type: none"> - Declaration of National Park status prohibits logging of the asset. - Barmah Forest Heritage and Education Centre provides tourist information and a tourist attraction to the town.
	Millennium Drought		<ul style="list-style-type: none"> - Has had an impact on agriculture in and around Cobram. - Has meant there has been a decline in dairying in the local district. - Agribusinesses have been impacted in recent years. - Ongoing water rights and impacts of Basin plan may have an ongoing impact on the surrounding agriculture.
	Hume Growth Plan and Hume Land Use Plan		<ul style="list-style-type: none"> - HGP supports Numurkah as a service centre and town that has opportunity to grow.
	Flood and Stormwater Risk		<ul style="list-style-type: none"> - Land subject to inundation. - Recent Flooding Study has been undertaken. - Areas of risk have been identified through updated flood studies.
SOCIAL	Health Care		<ul style="list-style-type: none"> - Available in town. - Development of a new hospital. - Aged care available.
	Education		<ul style="list-style-type: none"> - Primary and Secondary Schools are available.
	Population		<ul style="list-style-type: none"> - Increase in Tree Changer interest. - Very minimal population growth. - Aging population (expected to increase).
INFRASTRUCTURE	Industrial Land		<ul style="list-style-type: none"> - Limited supply of industrial land. - Land suitable for industrial development to the north of Numurkah. - Anticipated additional pressure due to expansion of solar farms locally.
	Solar Farms		<ul style="list-style-type: none"> - Increased interest in solar farms within the region. - Starting trend or cluster of 'like' businesses and development.
	Internet Access		<ul style="list-style-type: none"> - Increased Tree Changer interest. - Increased residents working remotely or from home, including time spent in region by Tree Changers. - Agriculture and farming are becoming more automated. - Access to drone technology.
	Water Security		<ul style="list-style-type: none"> - Increased threat to long-term water security.
ECONOMIC	Dairy Industry		<ul style="list-style-type: none"> - Decline in the dairy industry. - Transition of agricultural areas to cropping.
	Strong Business Growth		<ul style="list-style-type: none"> - Major businesses have expanded - Riverland upgrade for oilseed. - Existing strong businesses - agriculture based/farm aggregation.
	Corporate Farming		<ul style="list-style-type: none"> - There are corporate farming occurring in the area.

ATTACHMENT 5

No	Town	Issues	Response
1	Numurkah	<p>Objection to any urban development or designation of 30 – 36 Tunnock Road for medium density.</p> <p>Comments include concern that 30-36 Tunnock Road, which has been identified in the Numurkah Strategy Plan as an area to 'Encourage medium density residential development'.</p> <p>Concern is also raised with respect to specific elements of the subject site including:</p> <ul style="list-style-type: none"> • Mapped flood risk of site; • Traffic flow (if future development is approved); and, • Egress of new development (future). 	<p>Change to remove designation of medium density.</p> <p><u>Discussion:</u> It is acknowledged that the designation for medium density is misleading. As a result, it is suggested that the maps be revised to remove the designation of the site for medium density.</p> <p>The identification of this site was already in the previous strategy plan and is already identified for residential in the planning scheme (through both existing zoning and identification at Clause 21.07). However, given that the site is already within the GRZ this zoning should remain until such time as the site is 'tested' through application of a planning permit. Flooding will need to be considered as part of any planning application for the subject site. The RFO is applied to part of the subject site. The GBCMA will be a planning referral authority and any development will need to adequately respond to the constraints onsite.</p>
2	Cobram	<p>Objection to short term residential south of Commercial 2 Zone.</p> <p>Objection states that should the 'short term residential' area proceed, it would severely compromise the ability of the existing Commercial 2 Zone to operate according to the Moira Planning Scheme requirements for the zone.</p> <p>Submission also noted that all of Cobram's general residential areas (not including "Low Density Residential") are north of the Murray Valley Highway. The proposed "Short term residential" area is an anomaly in the Cobram Framework Plan, and should be removed so that the industrial areas are more accessible to trucks and b-doubles.</p>	<p>No change</p> <p><u>Discussion:</u> There are no additional areas identified as a short term residential as part of the Review. The area south of the commercial zone has been identified for additional residential since 2007. The Review suggests retaining the areas already identified.</p> <p>The area is currently within Low Density Residential Zone (LDRZ); any additional rezoning to General Residential would be undertaken as a separate planning scheme amendment. Future development on the site will consider appropriate traffic measures to ensure ongoing uses adjacent to the site (both low density residential and commercial) are considered and not unreasonably impacted.</p>
3	Cobram	<p>Raised concern that Grasso Drive, Cobram which was identified on exhibition maps for low density residential. As part of Amendment C77 the site was reallocated to general residential and rezoned as such. The submitter took the time to raise concern to this anomaly which had not yet been rectified in the mapping.</p>	<p>Change to maps to include site as a general residential site.</p> <p><u>Discussion:</u> This site was an anomaly that had been included into the Planning Scheme despite recommendations of Panel for Amendment C77. The map has been updated to include Grasso Drive, Cobram as represented for residential land. This will reflect development occurring onsite already.</p>
4	Cobram	<p>Objection to rezoning of Commercial 2 Zone (C2Z) to Commercial 1 Zone (C1Z).</p> <p>Submission raises that they value the compact nature of the existing business 'town centre'. Also raises concern with respect to generation of traffic congestion and access to emergency services.</p> <p>Objection to designation of 'short term' residential south of the commercial 2 area.</p>	<p>No change</p> <p><u>Discussion:</u> With respect to the proposed rezoning of Commercial 2 Zone to Commercial 1 Zone. The identification of the site will support redevelopment of a core site within the Cobram town centre which is consistent with the <i>SED Retail Options Paper</i> which is an adopted document of Council. Although it is noted the concern raised by the submission it is considered that the future rezoning of the site will support Cobram's identified need for additional C1Z.</p> <p>There are no additional areas identified as a short term residential as part of the Review. The area south of the commercial zone has been identified for additional residential since 2004. The Review suggests retaining the areas already identified.</p> <p>The area is currently within Low Density Residential Zone (LDRZ). Any additional rezoning to General Residential would be undertaken as a separate planning scheme amendment. Future development on the site will consider appropriate traffic measures to ensure ongoing uses adjacent to the site (both</p>

			low density residential and commercial) are considered and not unreasonably impacted.
5	General	Encouraged further consultation with state departments in relation to Yarrawonga growth.	<p>Referred to future stage of Yarrawonga Growth Management Strategy.</p> <p>Change to map to make the designation of bridge route less specific.</p> <p><u>Discussion:</u> Yarrawonga Growth Management Strategy (YGMS) will have a third phase which will include comprehensive consultation with the community, agencies and other stakeholders to discuss the detail of the YGMS. This phase is subject to further funding by the VPA.</p> <p>In the interim the bridge crossing has been updated to be less specific with respect to the Yarrawonga/Mulwala bridge route.</p>
6	Cobram	<p>Support for designation of Mixed Use Zone (MUZ) for the Ritchies Road site.</p>  <p>Request that the settlement boundary be extended to encompass the existing Oasis Home site as well as additional areas – Rural Living to the north of the existing Oasis Village. Extension to the west of the Special Use Zone (SUZ). As well as deferring areas of LDRZ and GRZ1.</p> <p>Objection to rezoning of ‘short term’ residential south of the existing C2Z. The submission also suggests that there be further work on the western portion of the Cobram township to resolve a range of issues (raised by the submission).</p>	<p>Support in part.</p> <p><u>Discussion:</u> This submission seeks the further expansion of the settlement boundary. This change is not recommended as part of the Review. The settlement boundary has been maintained in relation to the site to be outside of the SUZ. This will maintain the clear definition of the township in this location. Although the SUZ has been utilised to facilitate the Oasis Village this should remain outside of the township boundary as a specific response to this particular site.</p> <p>In relation to ‘deferring’ areas of LDRZ and GRZ1, these areas are already zoned for these purposes, should an application be made in these areas Council must consider the applications. It would be unreasonable to delay the opportunities to realise these sites. At this time, there is no justification for additional rural living areas or Special Use Zone. The Review has found that currently supply is adequate to meet the needs of Cobram for the next 5 – 10 years. Making these changes to the strategy plan, at this stage of the process, would impact on the overall strategy plan and may generate further comments from the community.</p> <p>In relation to the designation of Mixed Use, this is recommended to be altered through the consultation process to be noted as a Future Investigation Site. At this time it remains unclear what the ultimate development on this site should be, it is a key site with good access into the township as well as strategic linkages to highways and major road networks. It is considered that some commercial development should be incorporated into the site as well as other uses to utilise the site to the highest possible use.</p> <p>In relation to short term residential south of the existing commercial zoned area. There are no additional areas identified as a short term residential as part of the Review. The area south of the commercial zone has been identified for additional residential since 2007. The Review suggests retaining the areas already identified.</p>
7	Yarrawonga	Seeking inclusion of 8173 Murray Valley Highway, Bathumi, in Yarrawonga for low density residential.	<p>Referred to future stage of Yarrawonga Growth Management Strategy</p> <p><u>Discussion:</u> As a response to the submission it is suggested that there be support to change some words in the Review to reflect that there is some merit to undertake a different residential product on part of the submitters land. This may line up with the outer extent of the residential land on the other side of the road. However, this should be further explored through the next phase of the Yarrawonga Growth Management Strategy (YGMS).</p> <p>This phase will include comprehensive consultation with the community, agencies and other stakeholders to discuss the detail of the YGMS. This phase is subject to further funding by the VPA.</p>
8	Numurkah	Concern regarding site designated for medium density.	<p>Change to remove designation of medium density.</p> <p><u>Discussion:</u> It is acknowledged that the designation for medium density is misleading. As a result, it is suggested that the maps be revised to remove the designation of the site for medium density.</p> <p>The identification of this site was already in the previous strategy plan and is already identified for residential in the planning scheme (through both existing zoning and identification at Clause 21.07). However, given that the site is</p>

			<p>already within the GRZ this zoning should remain until such time as the site is 'tested' through application of a planning permit. Flooding will need to be considered as part of any planning application for the subject site. The RFO is applied to part of the subject site. The GBCMA will be a planning referral authority and any development will need to adequately respond to the constraints onsite.</p>
9	Cobram	Objection to designation of short term residential area in south west of Cobram.	<p>No change</p> <p><u>Discussion:</u> There are no additional areas identified as a short term residential as part of the Review. The area south of the commercial zone has been identified for additional residential since 2007. The Review suggests retaining the areas already identified. Any future development/rezoning would need to ensure that it does not conflict with the commercial nature and businesses that are legally being carried out within the adjoining areas.</p> <p>The area is currently within Low Density Residential Zone (LDRZ), any additional rezoning to General Residential Zone would be undertaken as a separate planning scheme amendment.</p>
10	Numukah	Objection to the consideration of the proposed development of the property at 30-36 Tunnock Road, which has been identified in the Numurkah Strategy Plan as an area to 'Encourage medium density residential development'.	<p>Change to remove designation of medium density.</p> <p><u>Discussion:</u> It is acknowledged that the designation for medium density is misleading. As a result, it is suggested that the maps be revised to remove the designation of the site for medium density.</p> <p>The identification of this site was already in the previous strategy plan and is already identified for residential in the planning scheme (through both existing zoning and identification at Clause 21.07). However, given that the site is already within the GRZ this zoning should remain until such time as the site is 'tested' through application of a planning permit. Flooding will need to be considered as part of any planning application for the subject site. The RFO is applied to part of the subject site. The GBCMA will be a planning referral authority and any development will need to adequately respond to the constraints onsite.</p>
11	Cobram	Objection to Ritchies Road site being identified for mixed use (concern relates in particular to residential use on this site) and Objection to extension of Commercial 1 Zone	<p>Support in part.</p> <p><u>Discussion:</u> The site at Ritchies road has been reworded and is now identified as a Future Investigation Site. At this time this is uncertain as to whether this should be residential or a business use as previously noted. Realisation of this key site should be undertaken with master planning guided by Council.</p> <p>In relation to the objection to the location of the new Commercial 1 site, while concerns are noted, the Retail Options Paper, undertaken by SED and adopted by Council in 2017, already identifies the site for Commercial 1 Zone. It is considered that on this basis that the rezoning of the site should be reflected in the Review.</p>
12	Cobram	Support for rezoning of site to Commercial 1 Zone	<p>Retain site in Cobram for Commercial 1 Zone</p> <p><u>Discussion:</u> No further changes required</p>
13	Cobram	Objection to land immediately south of the railway line at the south end of Riley Street being identified for 'short term' residential.	<p>No change</p> <p><u>Discussion:</u> This area has been identified as short term residential since 2007. The Review suggests retaining the areas already identified.</p> <p>The area is currently within Low Density Residential Zone (LDRZ). Any additional rezoning would be undertaken as a separate planning scheme amendment. Future development on the site will consider appropriate traffic measures to ensure ongoing uses adjacent to the site (both low density residential and commercial) are considered and not unreasonably impacted.</p>
14	Cobram	Objection to land immediately south of the railway line at the south end of Riley Street being identified for 'short term' residential.	<p>No change</p> <p><u>Discussion:</u> This area has been identified as a short term residential since 2007. The Review suggests retaining the areas already identified.</p>

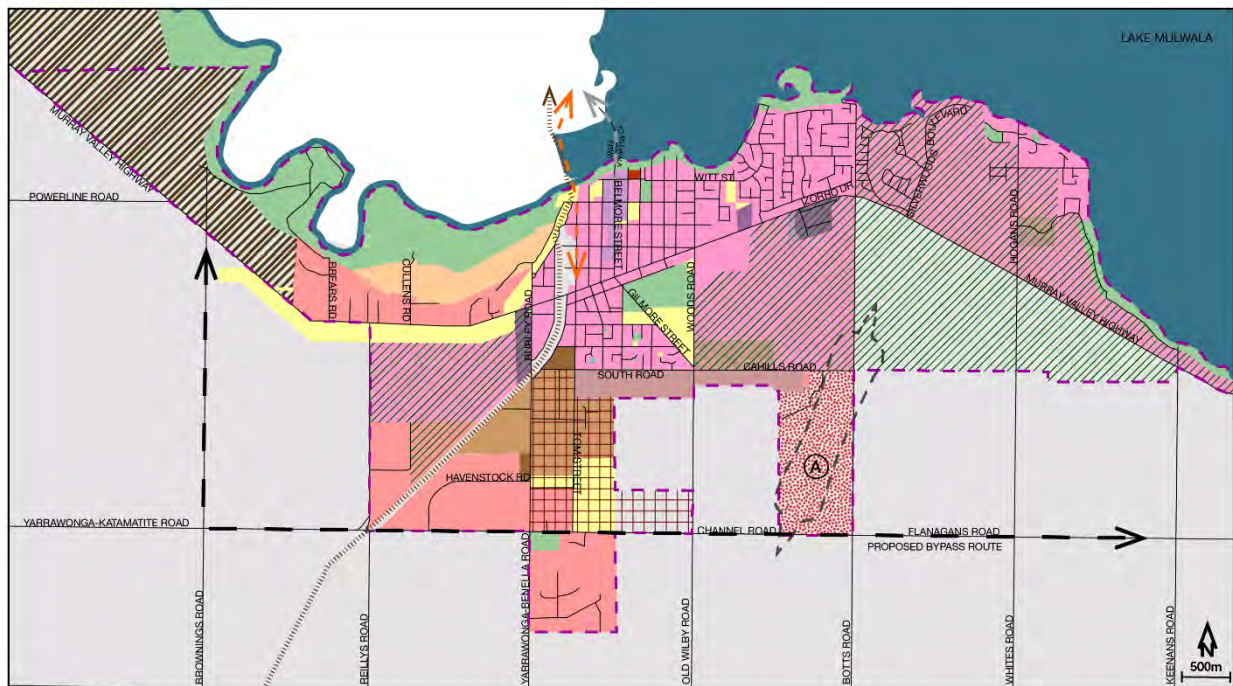
		Submission suggests that this site would be better to be rezoned for future business use.	It is noted that the submitter has suggested that the site be changed to a commercial zone, at time this is not consistent with recommendations of Council's other strategic documents including the <i>Retail Options Paper</i> by SED. The area is currently within Low Density Residential Zone (LDRZ). Any additional rezoning would be undertaken as a separate planning scheme amendment. Future development on the site will consider appropriate traffic measures to ensure ongoing uses adjacent to the site (both low density residential and commercial) are considered and not unreasonably impacted.
15	Cobram	<p>Objection to identification of 'short term' residential land site south of the commercial area in Cobram.</p> <p>Also seeks clarification regarding what is 'Short Term' with respect to rezoning south of commercial area. Requests that any future rezoning consider issues such as noise and truck traffic which under Clause 34.02-2 of the Moira Planning Scheme "must not have a detrimental effect on a surrounding neighborhood".</p> <p>Suggests that this area could be rezoned to a future commercial zone (or light industrial) due to direct access to Murray Valley Hwy.</p>	<p>No change</p> <p><u>Discussion:</u> This area has been identified as a short term residential since 2007. The Review suggests retaining the areas already identified. This area is the 'next' area identified for rezoning to General Residential Zone within Cobram. There is no definition of 'short term' in relation to when the site would be rezoned. However, should there be redevelopment of the area it is a site that is closely located to the township and could provide an appropriate response to immediate residential supply.</p> <p>It is noted that the submitter has suggested that the site be changed to a commercial zone, at this time it is not consistent with recommendations of Council's other strategic documents including the <i>Retail Options Paper</i> by SED.</p> <p>The area is currently within Low Density Residential Zone (LDRZ). Any additional rezoning would be undertaken as a separate planning scheme amendment. Future development on the site will consider appropriate traffic measures to ensure ongoing uses adjacent to the site (both low density residential and commercial) are considered and not unreasonably impacted.</p>
16	Cobram	<p>Objection to 'industrial land' being rezoned to residential land.</p> <p>The land referred to is the portion of land directly abutting the Commercial 2 Zone.</p>	<p>No change</p> <p><u>Discussion:</u> This area has been identified as a short term residential since 2007. The Review suggests retaining the areas already identified.</p> <p>The area is currently within Low Density Residential Zone (LDRZ). Any additional rezoning would be undertaken as a separate planning scheme amendment. Future development on the site will consider appropriate traffic measures to ensure ongoing uses adjacent to the site (both low density residential and commercial) are considered and not unreasonably impacted.</p>
17	Cobram	<p>Supports Review but seeks following changes:</p> <ul style="list-style-type: none"> • doesn't clearly represent the timing for this need. As outlined within the background Paper that informed the Cobram Retail Strategy, this need has been established as being required immediately; • change recommendations to suggest changes to LPPF. • Changes to mapping to clear up meaning. 	<p>Changes have been made.</p> <p><u>Discussion:</u></p> <ul style="list-style-type: none"> • The following changes have been made; • Changed wording on page • Added words to recommendation • Revised mapping.
18	Yarrawonga	Requested further consultation to discuss Crown Allotment 2003, Murray Valley Highway.	<p>Referred to future stage of Yarrawonga Growth Management Strategy.</p> <p><u>Discussion:</u> Yarrawonga Growth Management Strategy (YGMS) will have a third phase which will include comprehensive consultation with the community, agencies and other stakeholders to discuss the detail of the YGMS. This phase is subject to further funding by the VPA.</p>
19	Yarrawonga	Concern raised with respect to location of Yarrawonga/Mulwala bridge.	<p>Referred to future stage of Yarrawonga Growth Management Strategy.</p> <p><u>Discussion:</u> Yarrawonga Growth Management Strategy (YGMS) will have a third phase which will include comprehensive consultation with the community, agencies and other stakeholders to discuss the detail of the YGMS. This phase is subject to further funding by the VPA.</p> <p>In the interim the bridge crossing has been updated to be less specific with respect to the Yarrawonga/Mulwala bridge route.</p>

20	Cobram	<p>Objection to identification of 'short term' residential land site south of the commercial area in Cobram.</p> <p>Suggests that this area could be rezoned to a future commercial zone (or light industrial) due to direct access to Murray Valley Hwy.</p>	<p>No change</p> <p><u>Discussion:</u> This area has been identified as a short term residential since 2007. The Review suggests retaining the areas already identified. This area is the 'next' area identified for rezoning to General Residential Zone within Cobram. There is no definition of 'short term' in relation to when the site would be rezoned. However, should there be redevelopment of the area it is a site that is closely located to the township and could provide an appropriate response to immediate residential supply.</p> <p>It is noted that the submitter has suggested that the site be changed to commercial zone, at time this is not consistent with recommendations of Council's other strategic documents including the <i>Retail Options Paper</i> by SED. The need for this area to be rezoned has not been noted as a key requirement given the number of bulky goods sites already available within Cobram.</p> <p>The area is currently within Low Density Residential Zone (LDRZ). Any additional rezoning would be undertaken as a separate planning scheme amendment. Future development on the site will consider appropriate traffic measures to ensure ongoing uses adjacent to the site (both low density residential and commercial) are considered and not unreasonably impacted.</p>
21	Cobram	<p>Objection to identification of 'short term' residential land site south of the commercial area in Cobram.</p> <p>Concern with respect to existing uses occurring on site adjacent.</p>	<p>No change</p> <p><u>Discussion:</u> This area has been identified as a short term residential since 2007. The Review suggests retaining the areas already identified.</p> <p>It is noted that the submitter has suggested that the site be changed to commercial zone, at time this is not consistent with recommendations of Council's other strategic documents including the <i>Retail Options Paper</i> by SED.</p> <p>The area is currently within Low Density Residential Zone (LDRZ). Any additional rezoning would be undertaken as a separate planning scheme amendment. Future development on the site will consider appropriate traffic measures to ensure ongoing uses adjacent to the site (both low density residential and commercial) are considered and not unreasonably impacted.</p>
22	Numurkah	<p>Objection to the designation of industrial land to be back zoned to farming zone. Has indicated that in the interim and to retain use of the site as possible industrial land in the future.</p>	<p>Change on map to designate land for future industrial.</p> <p><u>Discussion</u> The review identified the land for back zoning and should retain this recommendation, however, in the new mapping the site has been identified for future industrial zone.</p> <p>Currently the industrial land is essentially 'land banked' and is unavailable for use/development. In order to justify further industrial rezoning in Numurkah it may be difficult to justify supply and demand to the state government (in particular PPV) without back zoning an area of the existing industrial land.</p>

ATTACHMENT 6

Yarrawonga Growth Management Strategy (in principle)

*Subject to future process

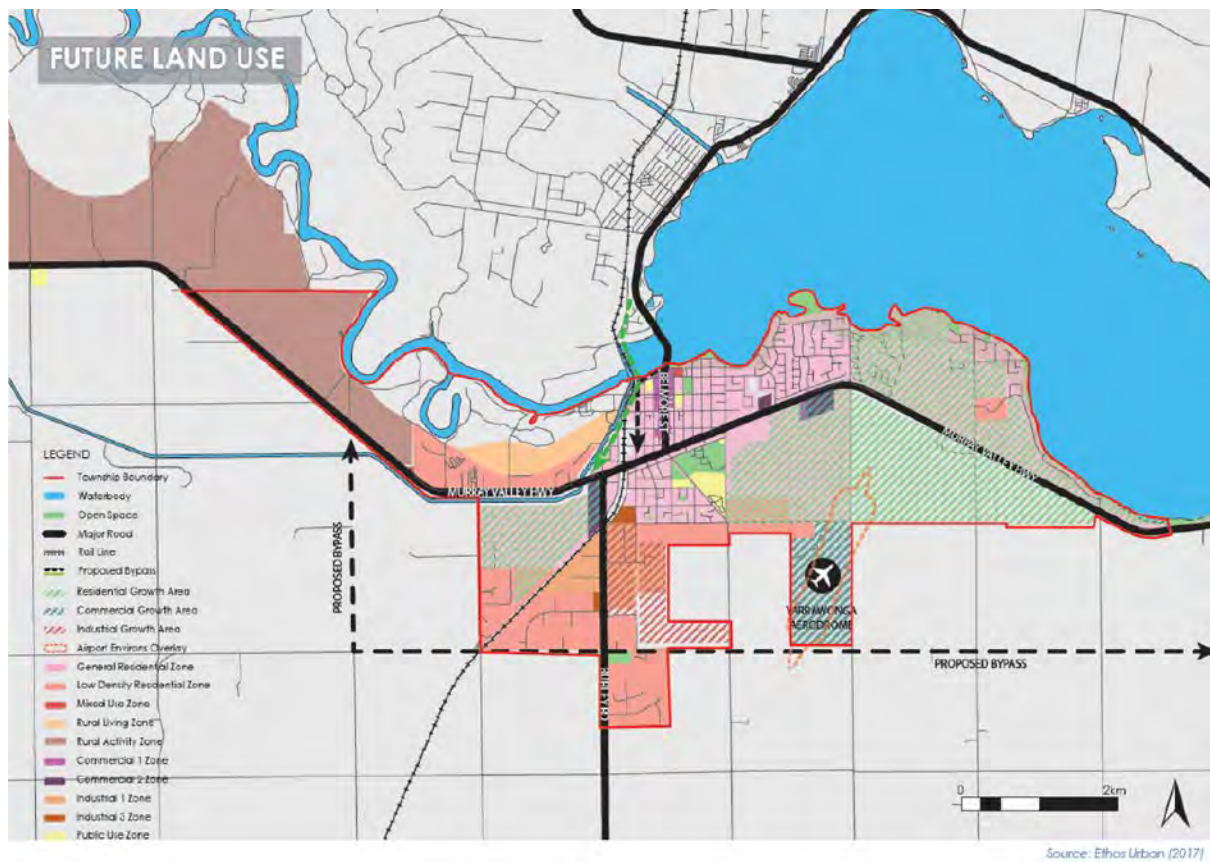


YARRAWONGA STRATEGY PLAN LEGEND

	Settlement Boundary		Residential Growth Areas		Rural Activity Zone		Rural Land
	Murray River/Lake Mulwala		Commercial Growth Areas		Commercial 1 Zone		Yarrawonga Aerodrome
	Existing Yarrawonga-Mulwala Bridge		Industrial Growth Areas		Commercial 2 Zone		
	New Yarrawonga-Mulwala Bridge Option		General Residential Zone		Industrial 1 Zone		
	Airport Environs Overlay		Low Density Residential Zone		Industrial 3 Zone		
	Rail Line		Rural Living Zone		Public Use Zone		
	Proposed Bypass Route		Mixed Use Zone		Public Land		

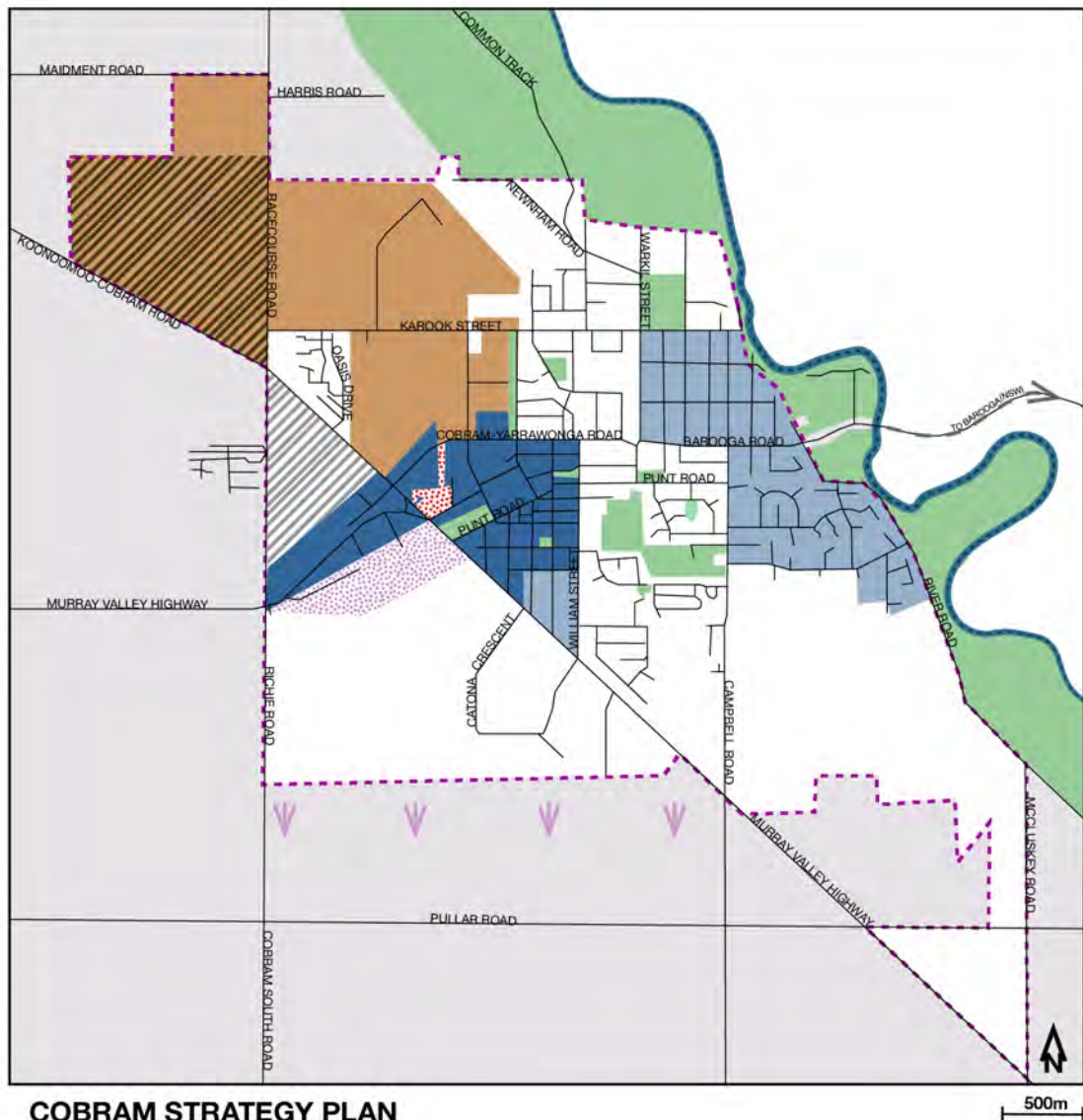
Yarrowonga Growth Management Strategy (in principle)

*Subject to future process



ATTACHMENT 7

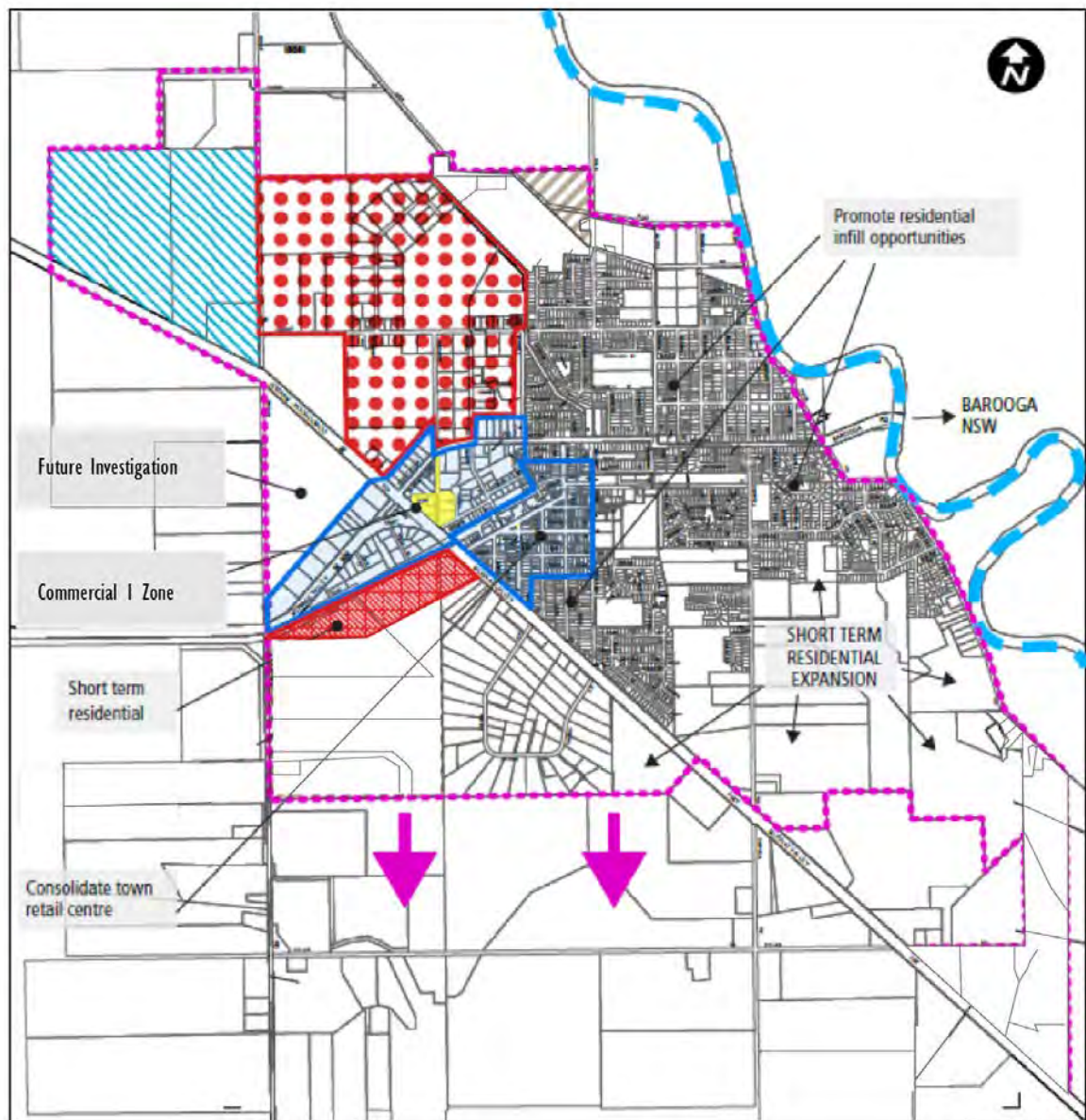
Final Strategy Plan: Cobram



COBRAM STRATEGY PLAN LEGEND

- | | | | |
|--|-----------------------------------|--|-------------------------|
| | Settlement Boundary | | Infill Residential |
| | Protect the Broken Creek Environs | | Short Term Residential |
| | Public Land | | Future Residential |
| | Consolidate Commercial Zones | | Protect Abattoir Buffer |
| | Proposed Commercial 1 Zone | | Existing Industrial |
| | Future Investigation | | Rural Land |

Cobram Strategy Plan (with changes post consultation)



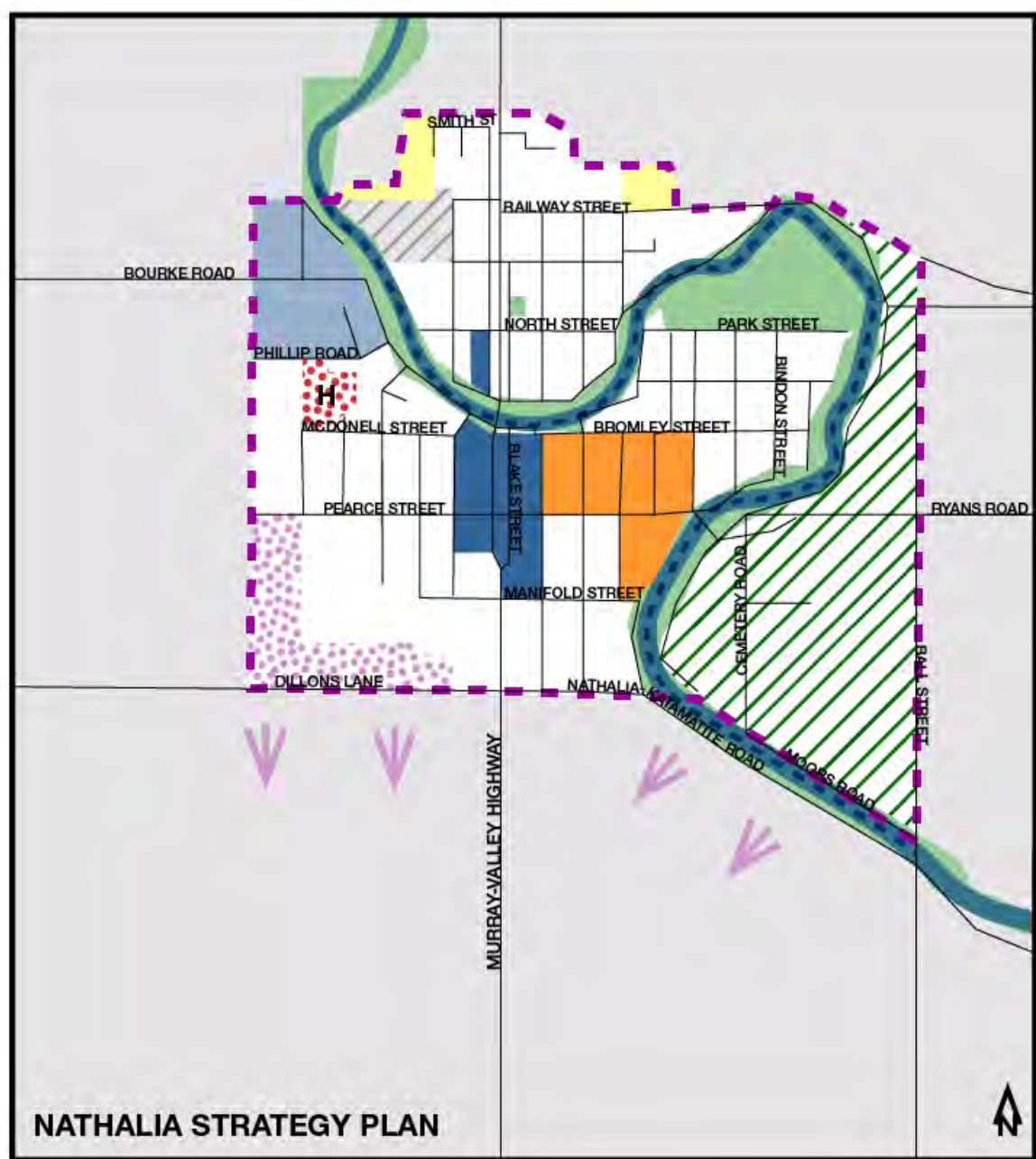
Updated: March 2018

COBRAM FRAMEWORK PLAN

- | | | | |
|--|--|--|---|
| | Settlement Boundary | | Ensure the buffers for the abattoir are protected |
| | Long term residential growth | | Protect the Murray River Corridor |
| | Low density short term residential | | Short term residential |
| | Short term industrial infill opportunities | | Identified for Commercial 1 Zone |

ATTACHMENT 8

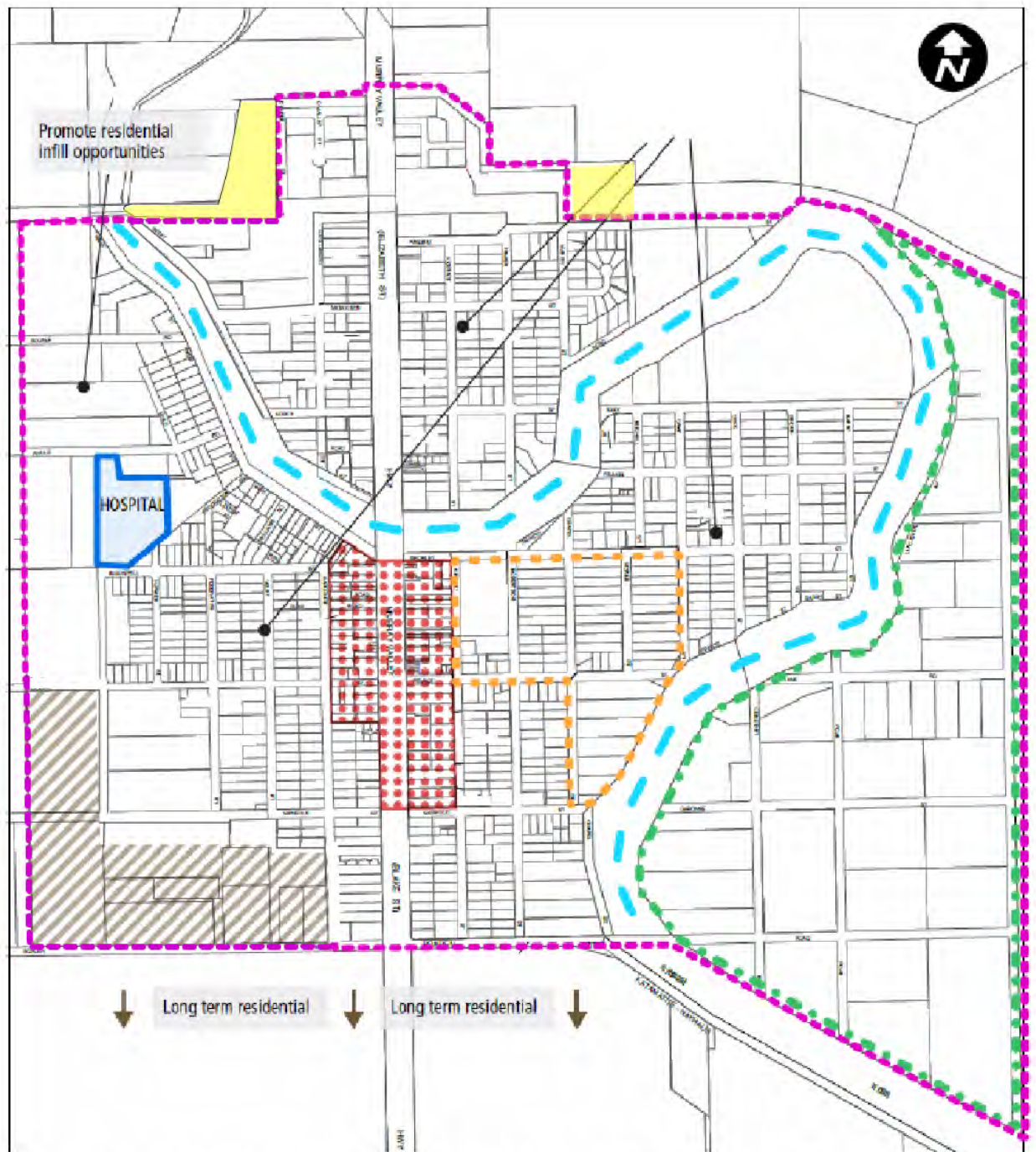
Final Strategy Plan: Nathalia



LEGEND

- | | | | |
|--|-----------------------------------|--|--|
| | Settlement Boundary | | Encourage Infill Low Density Residential |
| | Protect the Broken Creek Environs | | Future Investigation |
| | Consolidate Commercial Core | | Options for Industrial Expansion |
| | Support Education Precinct | | Hospital Site |
| | Infill Residential | | Rural Land |
| | Medium Term Residential | | |
| | Long Term Residential | | |

Nathalia Strategy Plan (with changes post consultation)



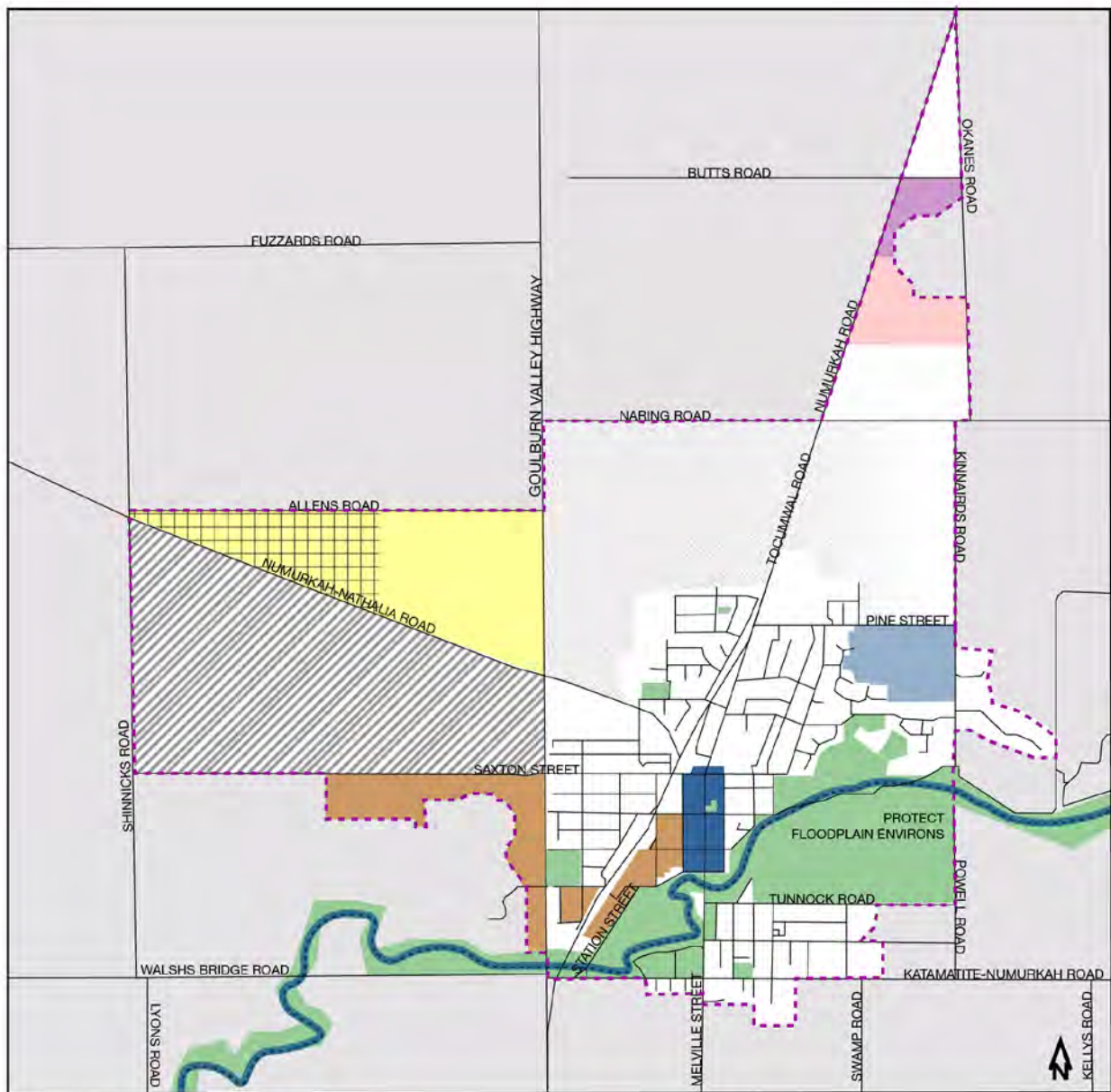
NATHALIA FRAMEWORK PLAN

Updated: March 2018

- - - - - Settlement Boundary
- Medium term residential
- Consolidate commercial core
- - - - - Protect the Broken Creek environs
- - - - - Encourage infill low density residential
- Support education precinct
- Options for industrial expansion

ATTACHMENT 9

Final Strategy Plan: Nathalia



NUMURKAH STRATEGY PLAN LEGEND

- | | |
|-----------------------------------|----------------------------------|
| Settlement Boundary | Future Rural Living |
| Protect the Broken Creek Environs | Short Term Industrial Expansion |
| Public Land | Medium Term Industrial Expansion |
| Consolidate Commercial Zone | Long Term Industrial Expansion |
| Long Term Residential | Infill Industrial |
| Infill Residential | Rural Land |
| Future Low Density Residential | |

Numurkah Strategy Plan (with changes post consultation)

