

RURAL FRAMEWORK PLAN

The framework plan identifies strategic advantages and challenges and policy areas to guide rural land use and development to 2043

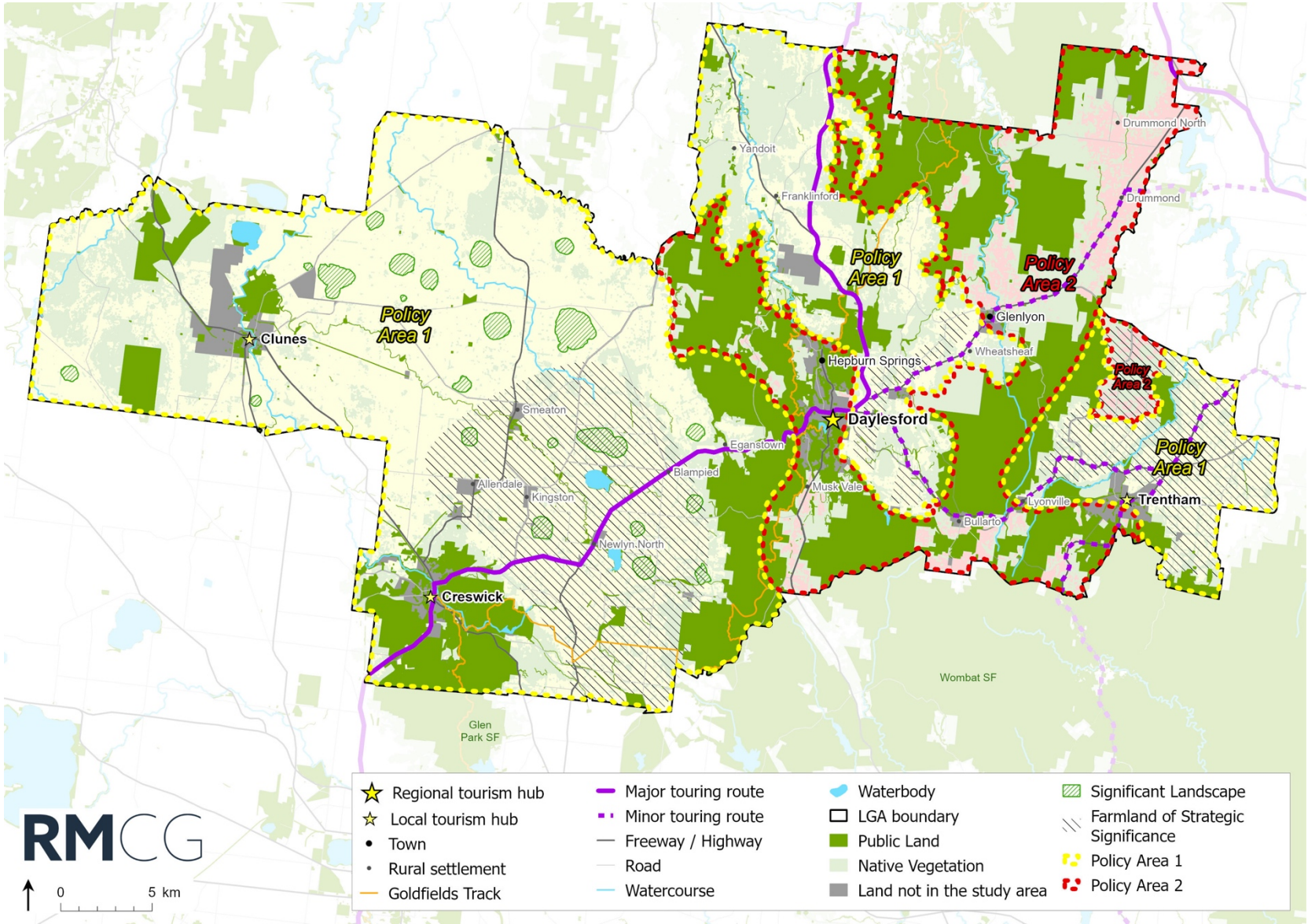
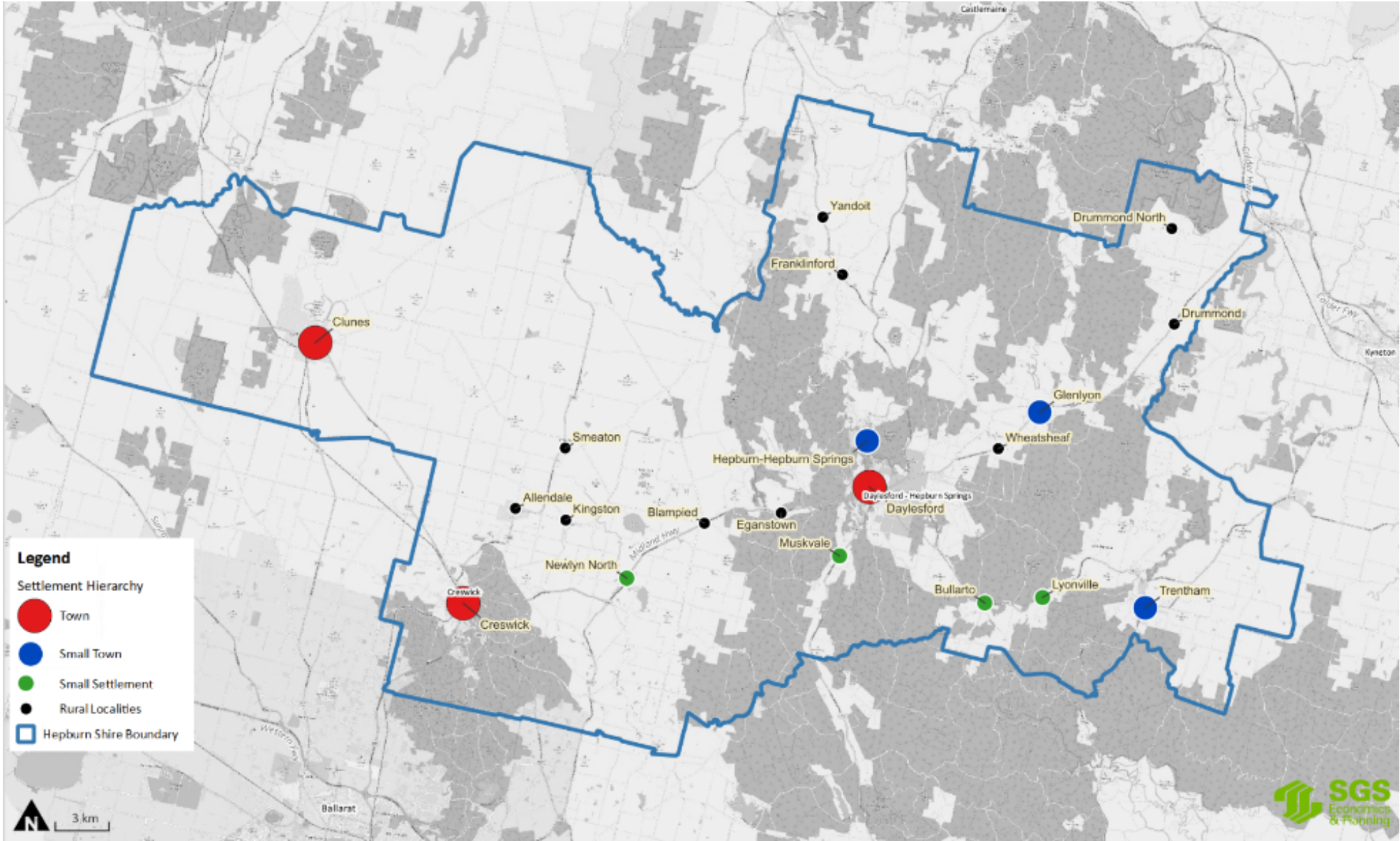


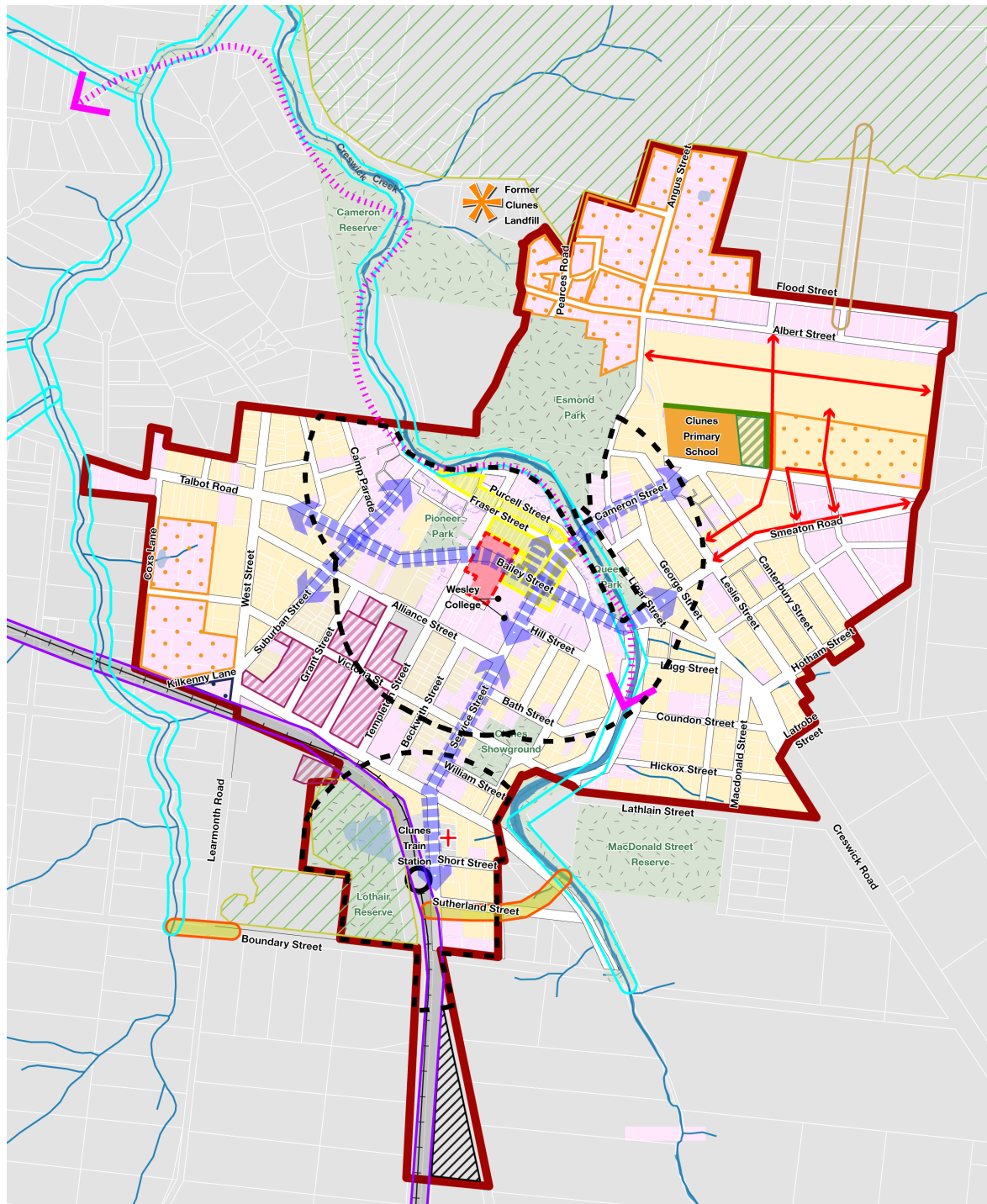
FIGURE 21: SETTLEMENT HIERARCHY



9.0 Development Framework

The development framework for Clunes is shown at **Figure 18**. This includes the key initiatives for this structure plan.

Figure 18: Development Framework



- | | | | | | |
|--|-------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------|--|-----------------------|
| | Minimal Housing Change Area | | Front Lots to School/Open Space with Interface Road (Indicative Location) | | N |
| | Managed Housing Change Area | | Indicative Connector Streets | | 0 250 500m |
| | New Neighbourhood Residential Area | | Proposed Open Space (Indicative) | | Town Boundary |
| | New Industrial Area | | Creek Corridor | | Property Boundaries |
| | Rezone to Public Conservation and Resource Zone | | Land Corridor | | Waterbodies |
| | Encourage Smaller Housing Types within 400 Metre Radius from Train Station and Town Centre | | Potential Corridor | | Train Station |
| | Investigate Commercial Rezoning on Bailey Street to Allow for New Commercial Space to Complement Historic Fraser Street | | Road - Rail Corridor | | Railway Line |
| | Offsite Impact Assessment Required | | Grassland | | Hospital |
| | Improve Connections Between Notable Features (Indicative Location) | | | | Open Space |
| | Improve Connections Along Creek Subject to Topography | | | | Clunes Primary School |
| | Town Centre | | | | |

Figure 19: Proposed Zoning Changes

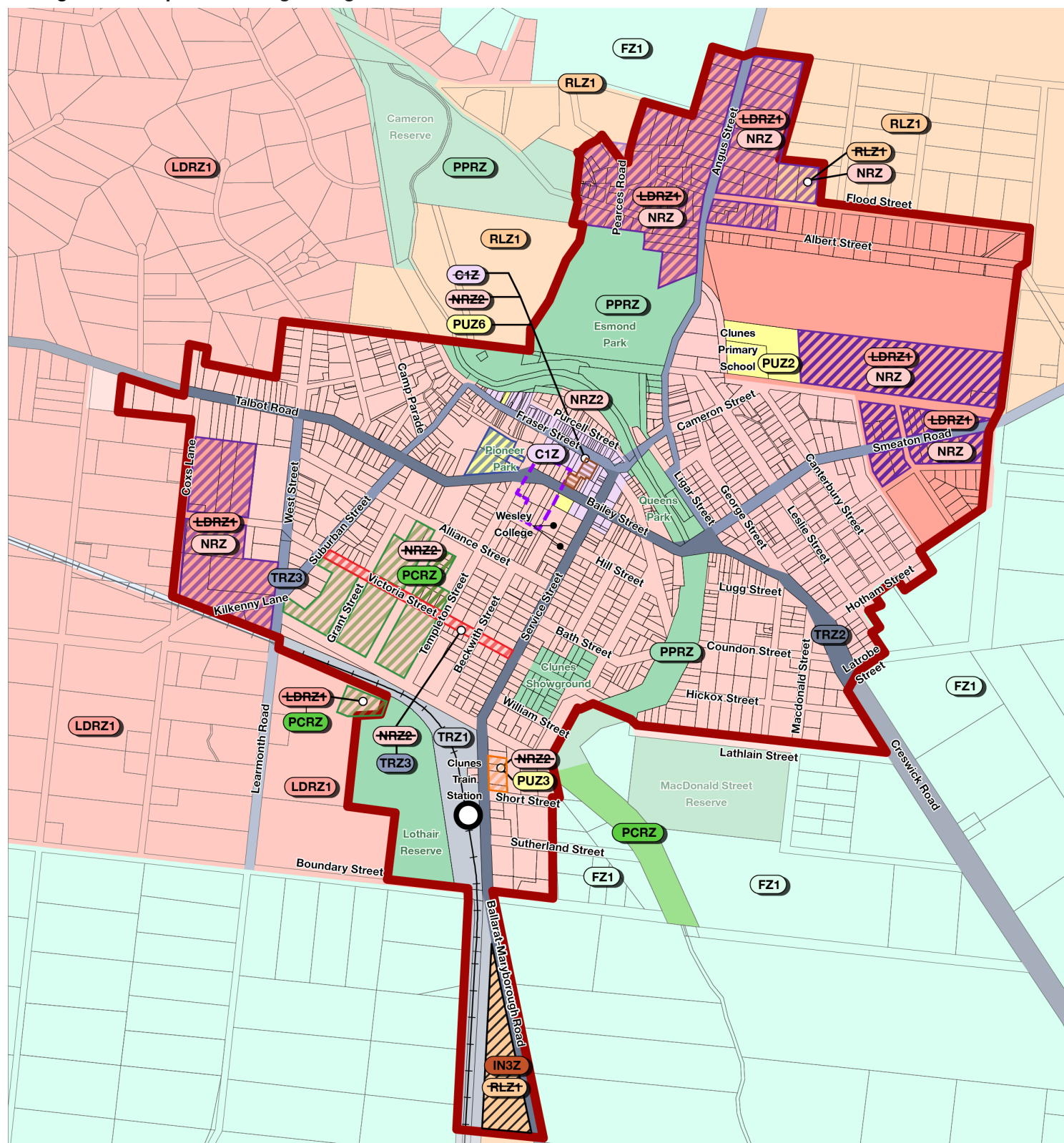
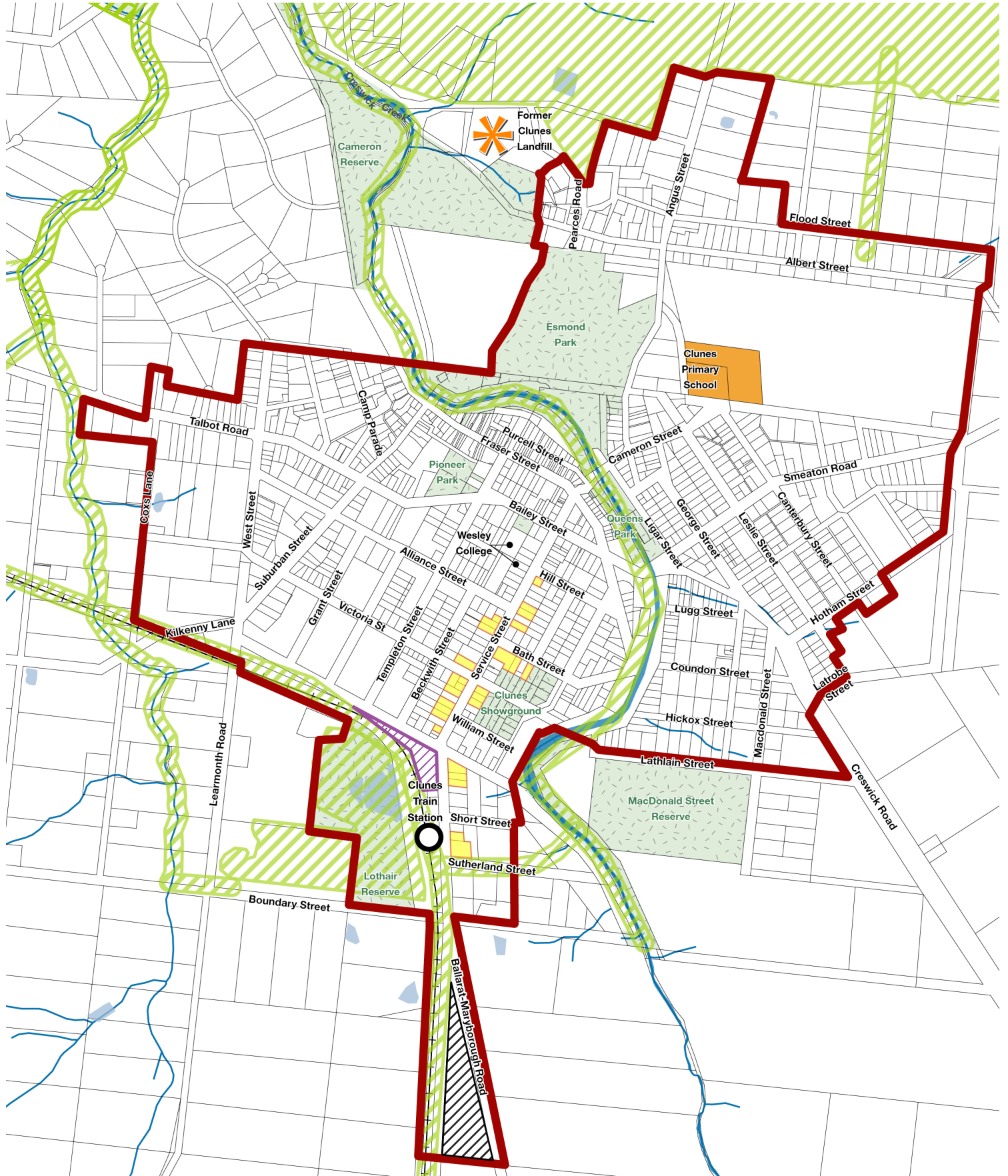





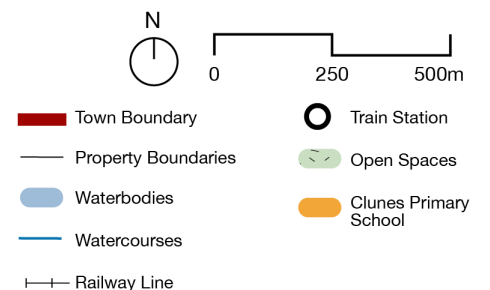


Figure 20: Proposed Overlays Changes



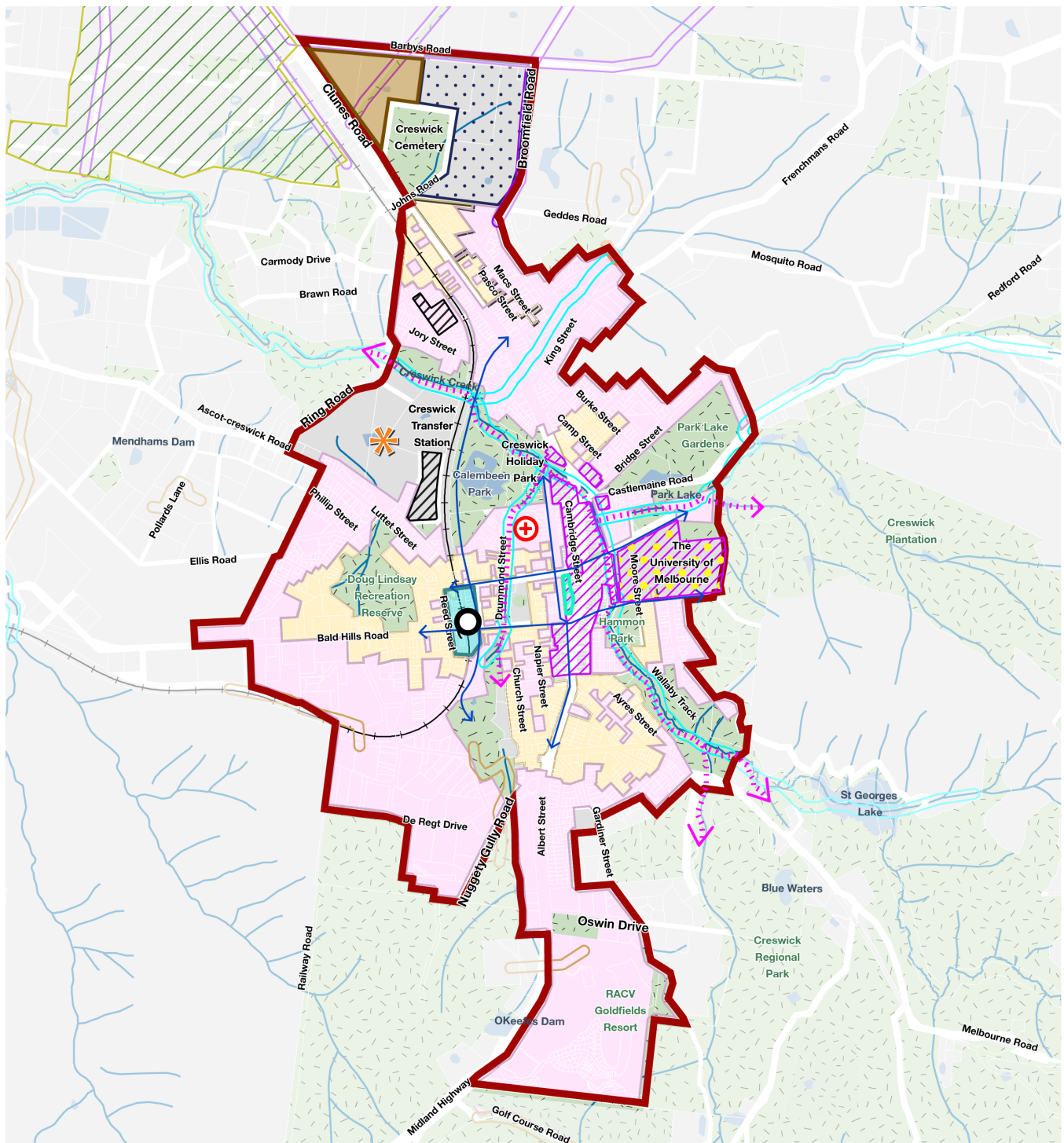
-  Apply the Design and Development Overlay (DDO)
-  Apply the Neighbourhood Character Overlay (NCO)
-  Offsite Impact Assessment Required
-  Apply the Environmental Significance Overlay (ESO) (Except on Crown Land)
-  Apply the Development Plan Overlay (DPO) on Industrial Land



9.0 Development Framework

The development framework for Creswick is shown at **Figure 18**. This includes the key initiatives for this structure plan.

Figure 18: Development Framework

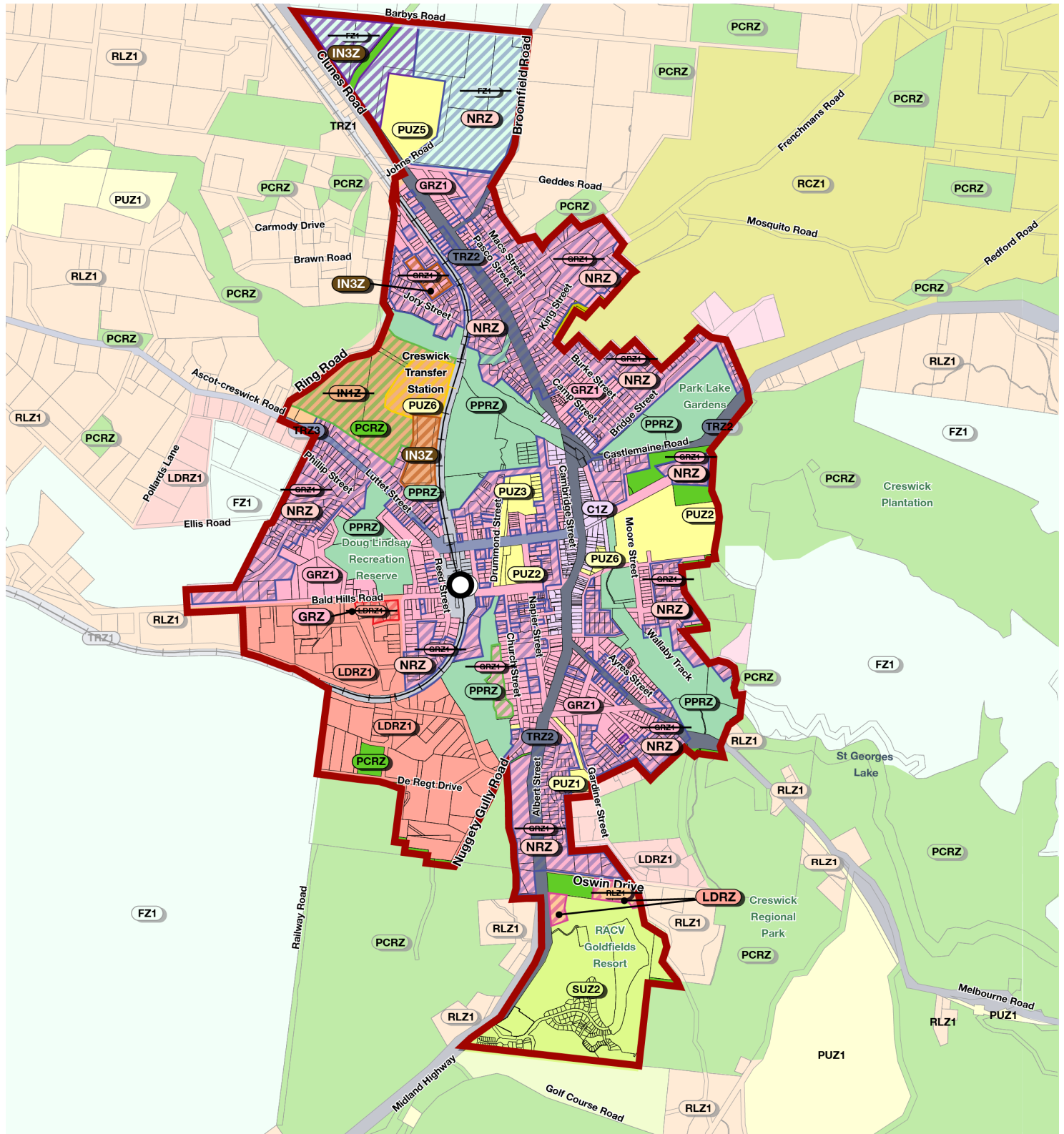


- Minimal Housing Change Area (NRZ/LDRZ)
- Managed Housing Change Area (GRZ)
- Neighbourhood Area with Garden Township Minimal Character
- Rezone to Industrial 3 Zone
- Offsite Impact Assessment Required
- Improve Connections Between Notable Features
- Improve Connections Along Creek
- Investigate Potential New Industrial Area
- Masterplan for Victrack land around Creswick Station
- Promote and Extend University Activities, Employment





- Create an Entertainment Precinct Catering for Artisan Sector and Cultural Scene
 - Encourage Agglomeration of Businesses in Commercial Area, Arts and Place Making Activities
 - Provide Housing at Rear of Commercial Land along Cambridge Street
- Biodiversity Corridors and Areas**
- Creek Corridor
 - Land Corridor
 - Potential Corridor
 - Road - Rail Corridor
 - Grassland

- Town Boundary
- Property Boundaries
- Waterbodies
- Watercourses
- Hospital
- Train Station
- Railway Line
- Open Space

Figure 19: Proposed Zoning Changes



-  Rezone to Industrial 3 Zone
-  Rezone to General Residential Zone
-  Rezone to Neighbourhood Residential Zone
-  Rezone to Public Park and Recreation Zone
-  Rezone to Low Density Residential Zone
-  Rezone to Public Use Zone 6
-  C1Z Commercial 1 Zone
-  FZ Farming Zone
-  GRZ General Residential Zone
-  LDRZ Low Density Residential
-  IN1Z Industrial 1 Zone

-  IN3Z Industrial 3 Zone
-  PCRZ Public Conservation and Resource Zone
-  PPRZ Public Park and Recreation Zone
-  PUZ Public Use Zone
-  RCZ Rural Conservation Zone
-  RLZ Rural Living Zone
-  SUZ Special Use Zone
-  TRZ1 Transport 1 Zone
-  TRZ2 Transport 2 Zone
-  TRZ3 Transport 3 Zone

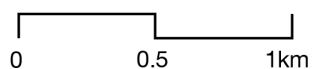


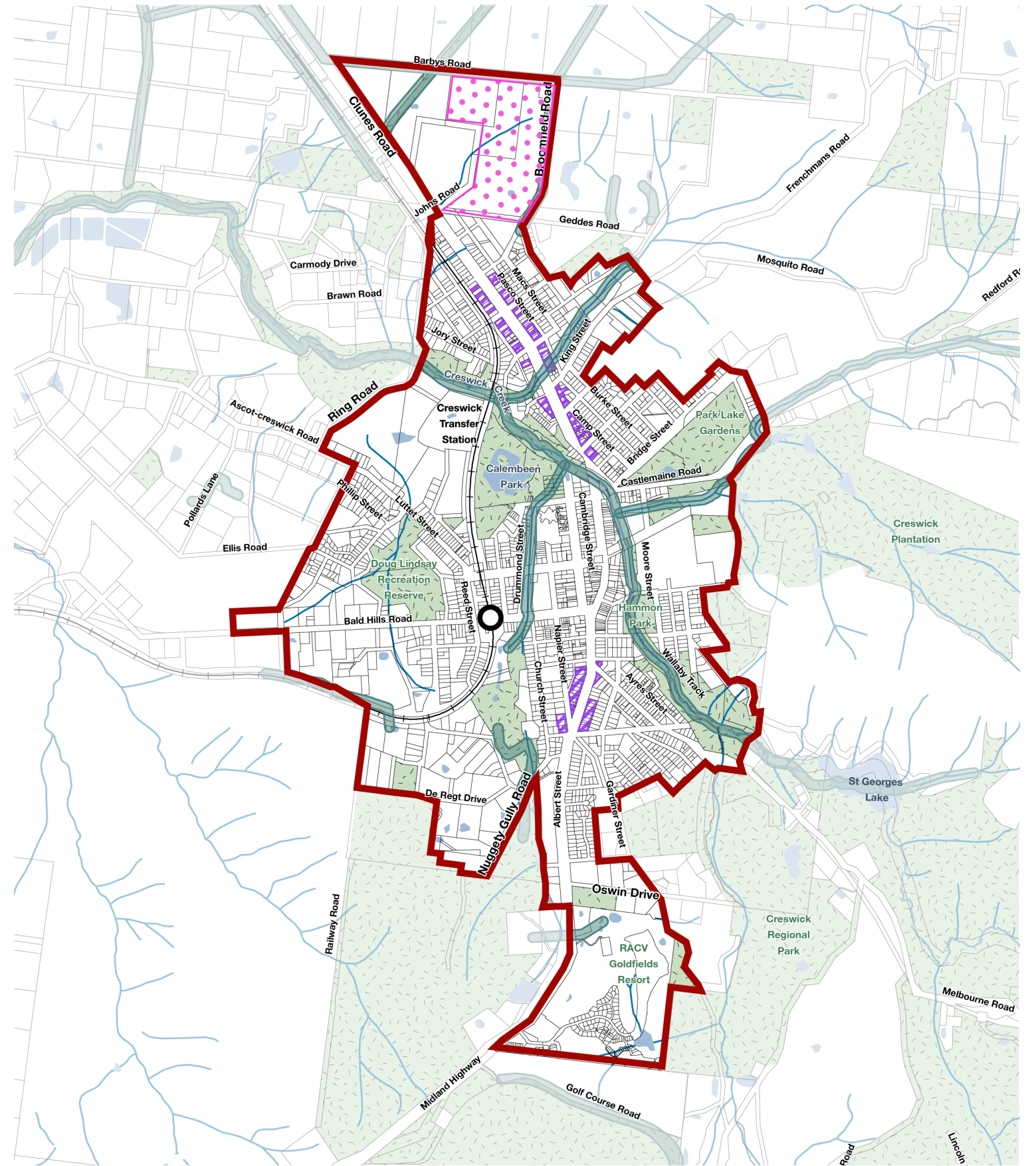
-  N
-  0 0.5 1km
-  Town Boundary
-  Property Boundaries
-  Railway Line
-  Train Station

Figure 20: Proposed Overlay Changes



- Apply the Environmental Significant Overlay to land identified with high biodiversity value within the town (Except on Crown Land)
- Apply the Neighbourhood Character Overlay to residential land along Albert Street
- Apply the Development Plan Overlay to land north of Geddes Road and south of Barbys Road (subject to further investigation)

N

0

0.5

1km

Town Boundary

Property Boundaries

Waterbodies

Watercourses

Railway Line

Train Station

Open Space

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9.0 Development Framework

The development framework for Daylesford and Hepburn Springs is shown at **Figures 20, 20a and 20b**. These include the key initiatives for the structure plan.

Figure 20: Daylesford and Hepburn Springs Development Framework

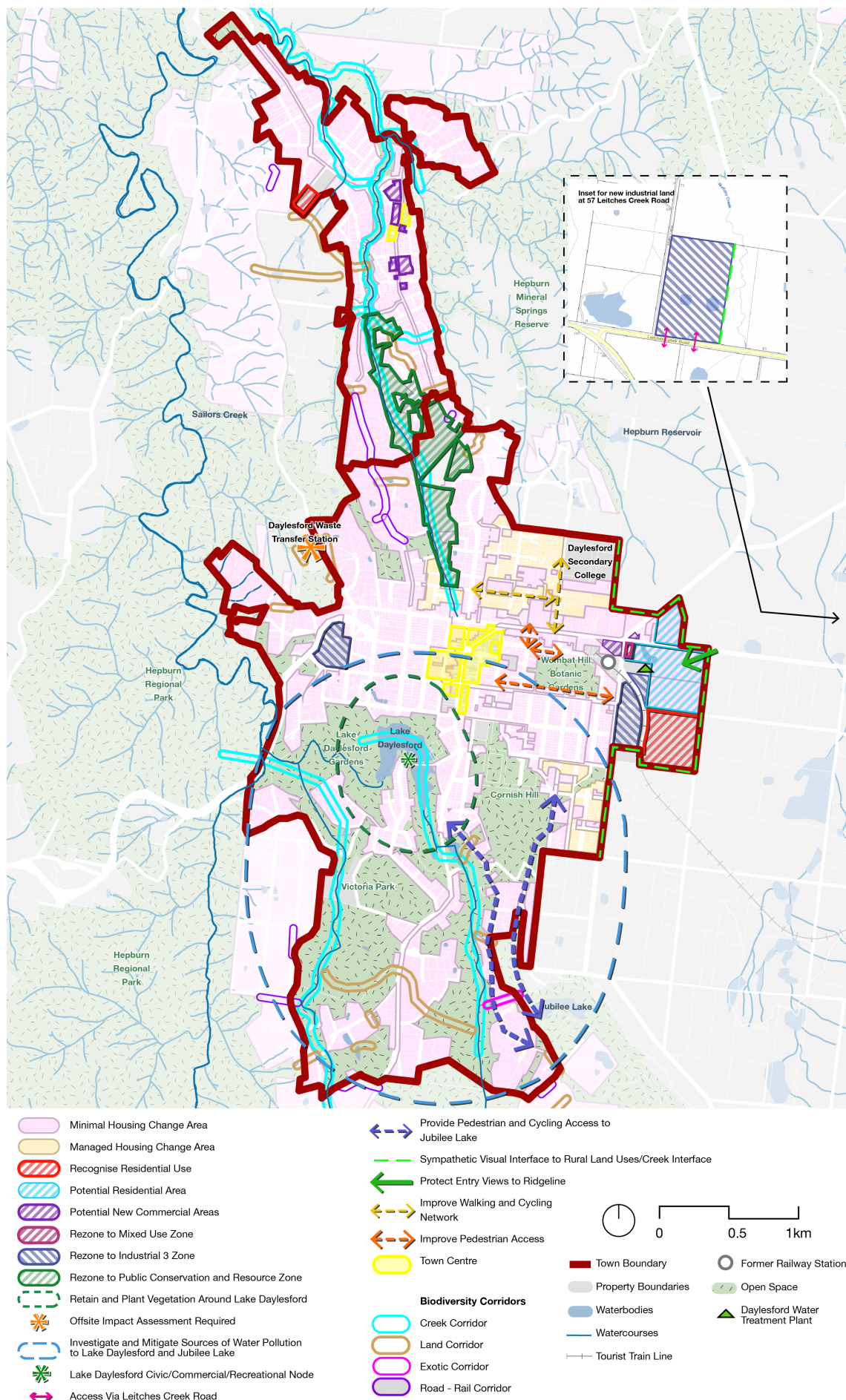
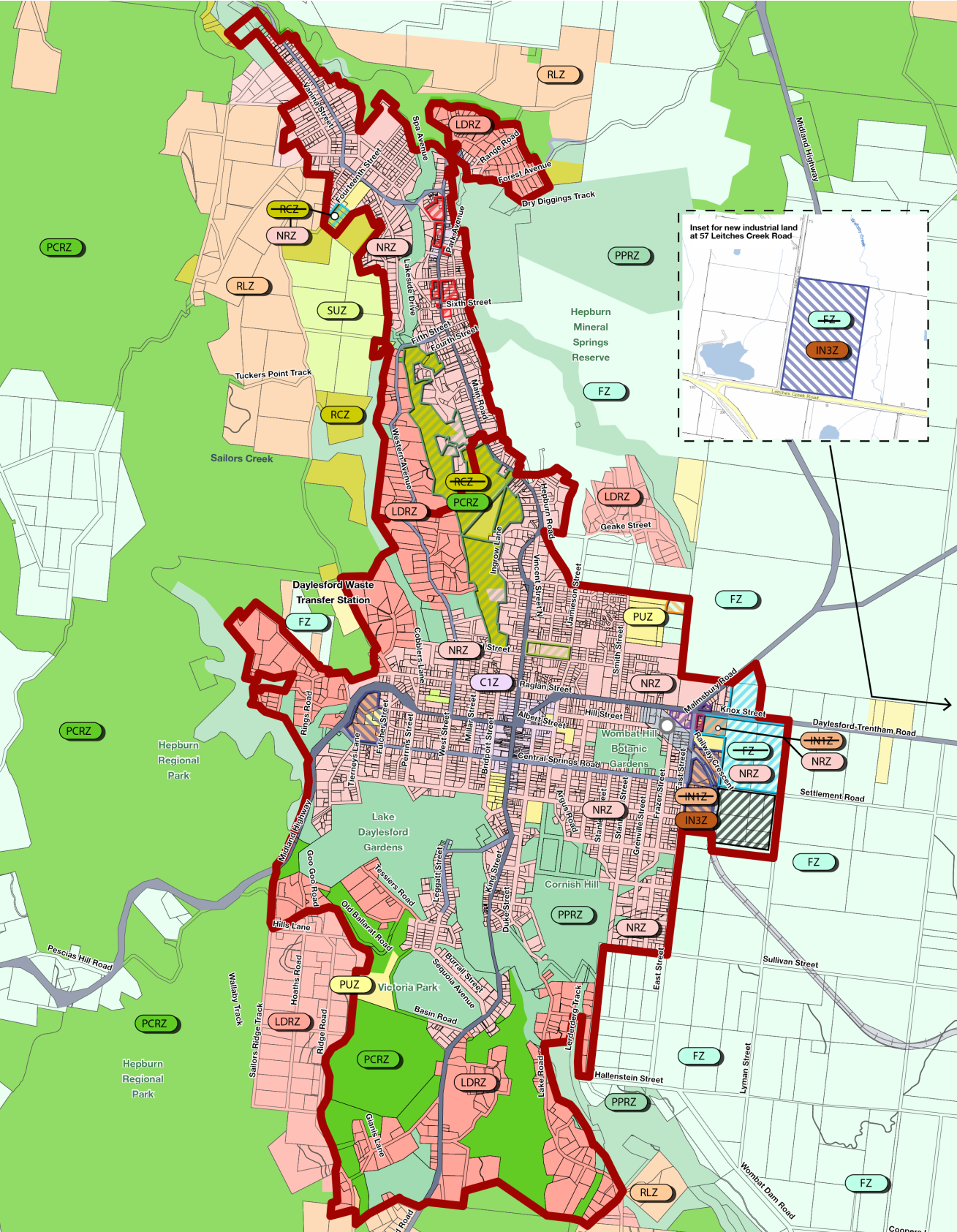


Figure 21: Daylesford and Hepburn Springs Proposed Zoning Changes

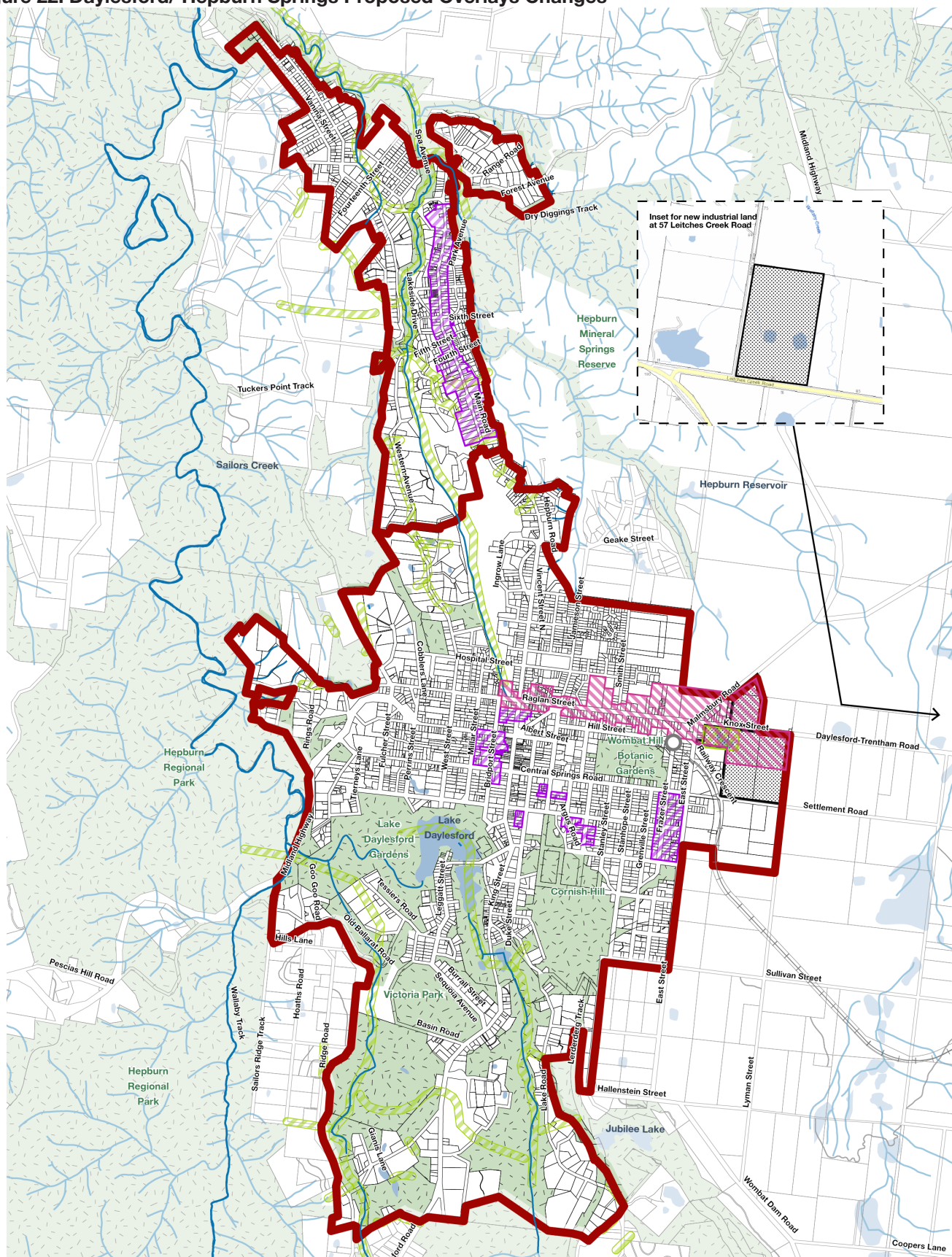






- | | |
|---------------------------------------------------|-----------------------------------------------------|
| C1Z Commercial 1 Zone | TRZ2 Transport 2 Zone |
| FZ Farming Zone | TRZ3 Transport 3 Zone |
| NRZ Neighbourhood Residential Zone | Rezone to Commercial 1 Zone |
| LDRZ Low Density Residential Zone | Rezone to Commercial 2 Zone |
| PCRZ Public Conservation and Resource Zone | Consider rezoning to Industrial 3 Zone |
| PPRZ Public Park and Recreation Zone | Consider rezoning to Neighbourhood Residential Zone |
| PUZ Public Use Zone | Consider rezoning to Low Density Residential Zone |
| RCZ Rural Conservation Zone | Rezone to Public Use Zone |
| RLZ Rural Living Zone | Rezone to Special Use Zone |
| SUZ Special Use Zone | Rezone to Public Conservation and Resource Zone |
| IN1Z Industrial 1 Zone | Rezone to Mixed Use Zone |
| TRZ1 Transport 1 Zone | |

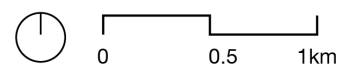









- Town Boundary
- Property Boundaries
- Tourist Train Line
- Former Railway Station

Figure 22: Daylesford/ Hepburn Springs Proposed Overlays Changes



-  Apply Design and Development Overlay (DDO)
(Along Raglan/Knox Street to Manage Town Entry Presentation)
-  Apply Neighbourhood Character Overlay (NCO)
(Along Main Road to Residential Land Only, Not Subject to Heritage Overlay)
-  Apply Environmental Significance Overlay (ESO)
-  Consider applying Development Plan Overlay (DPO) Upon Rezoning



-  Town Boundary
-  Property Boundaries
-  Waterbodies
-  Watercourses
-  Tourist Train Line
-  Former Railway Station
-  Green Space

Note: Remove NCO from HO where overlap exists

9.0 Development Framework

The development framework for Glenlyon is shown at **Figure 17**. This includes the key initiatives for this structure plan.

Figure 17: Glenlyon Development Framework Plan

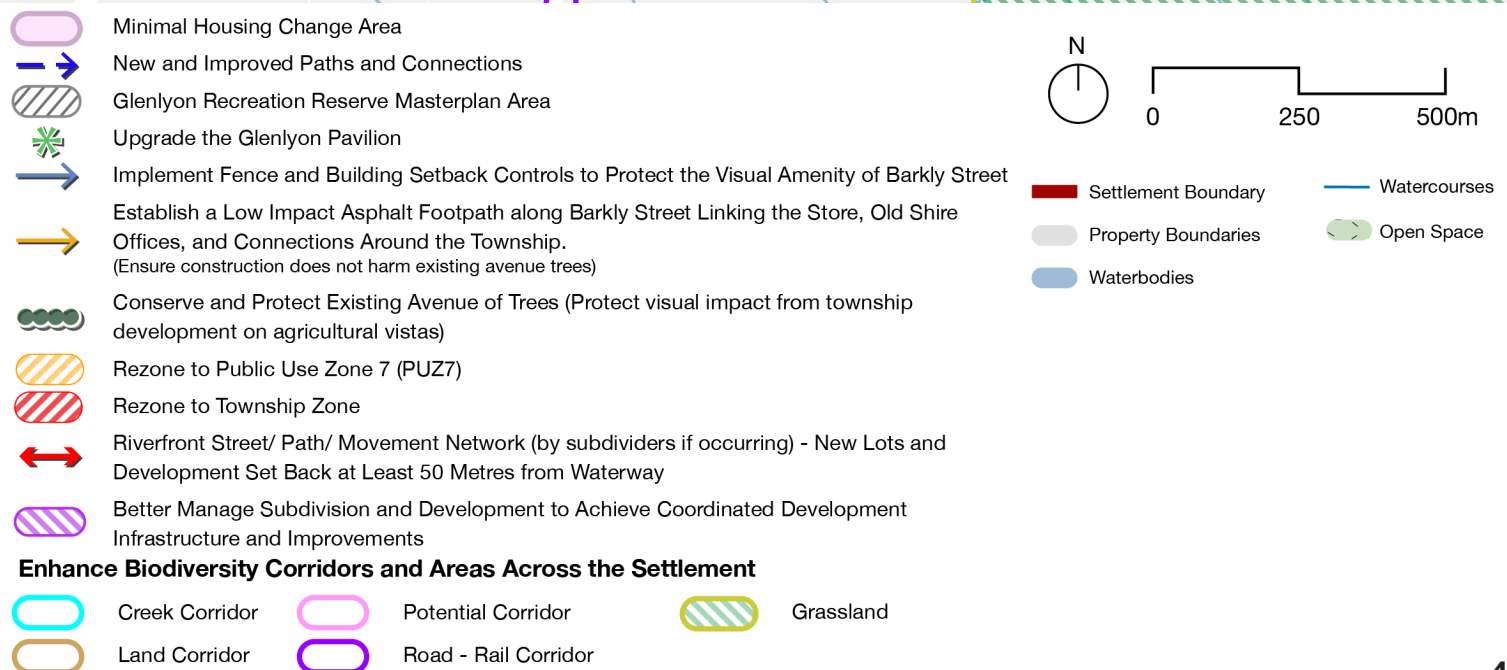
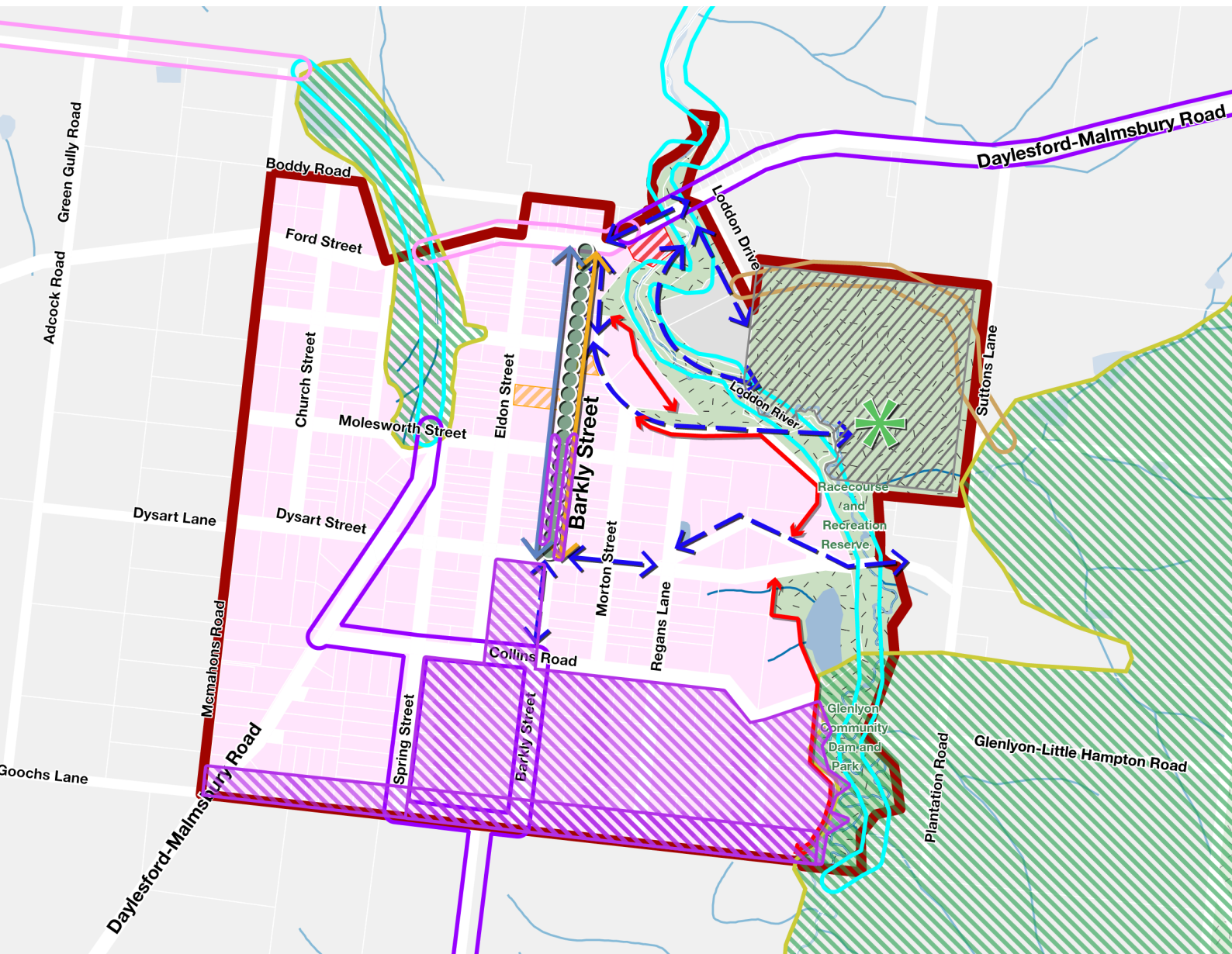


Figure 18: Proposed Zoning Changes and Existing Zones

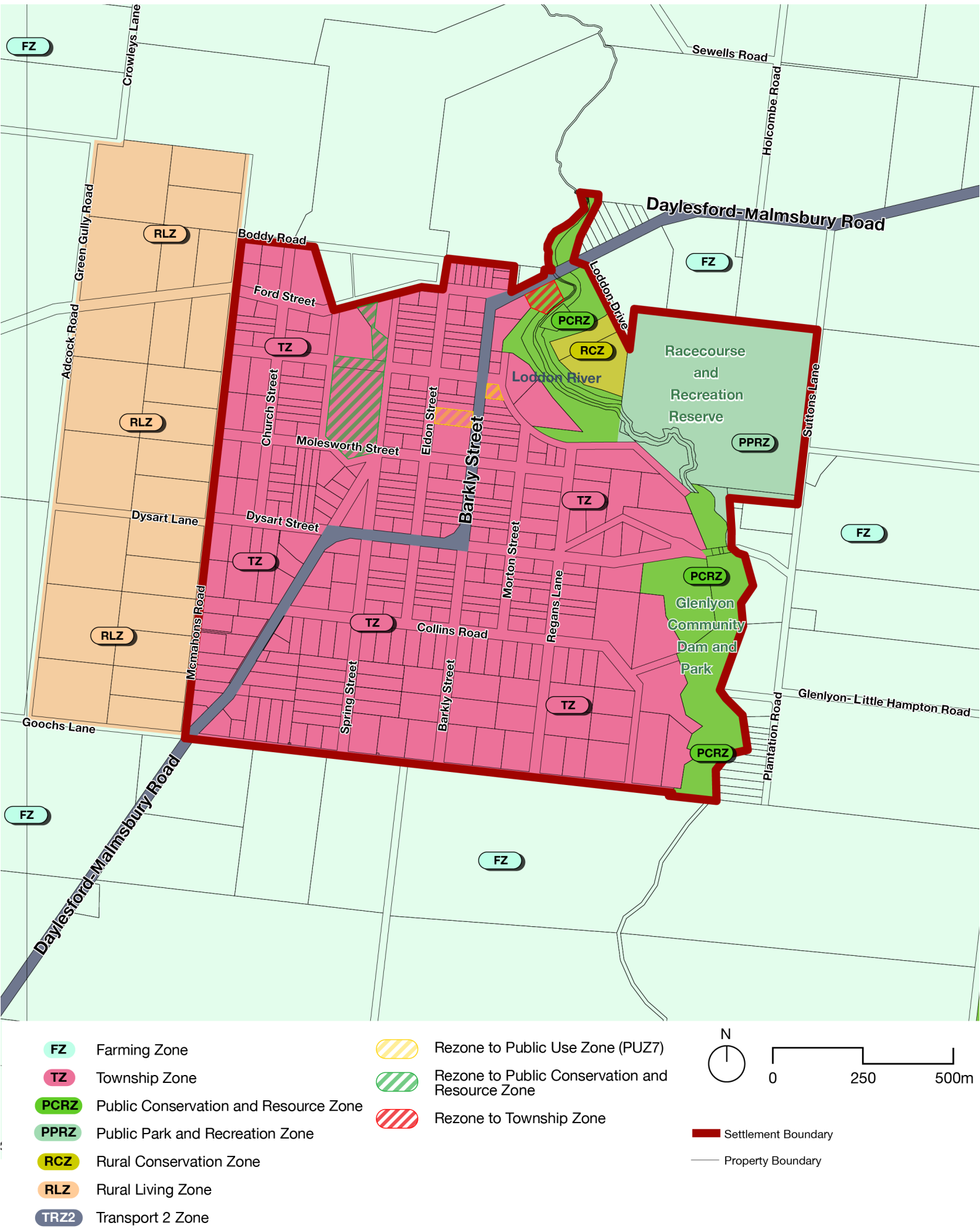
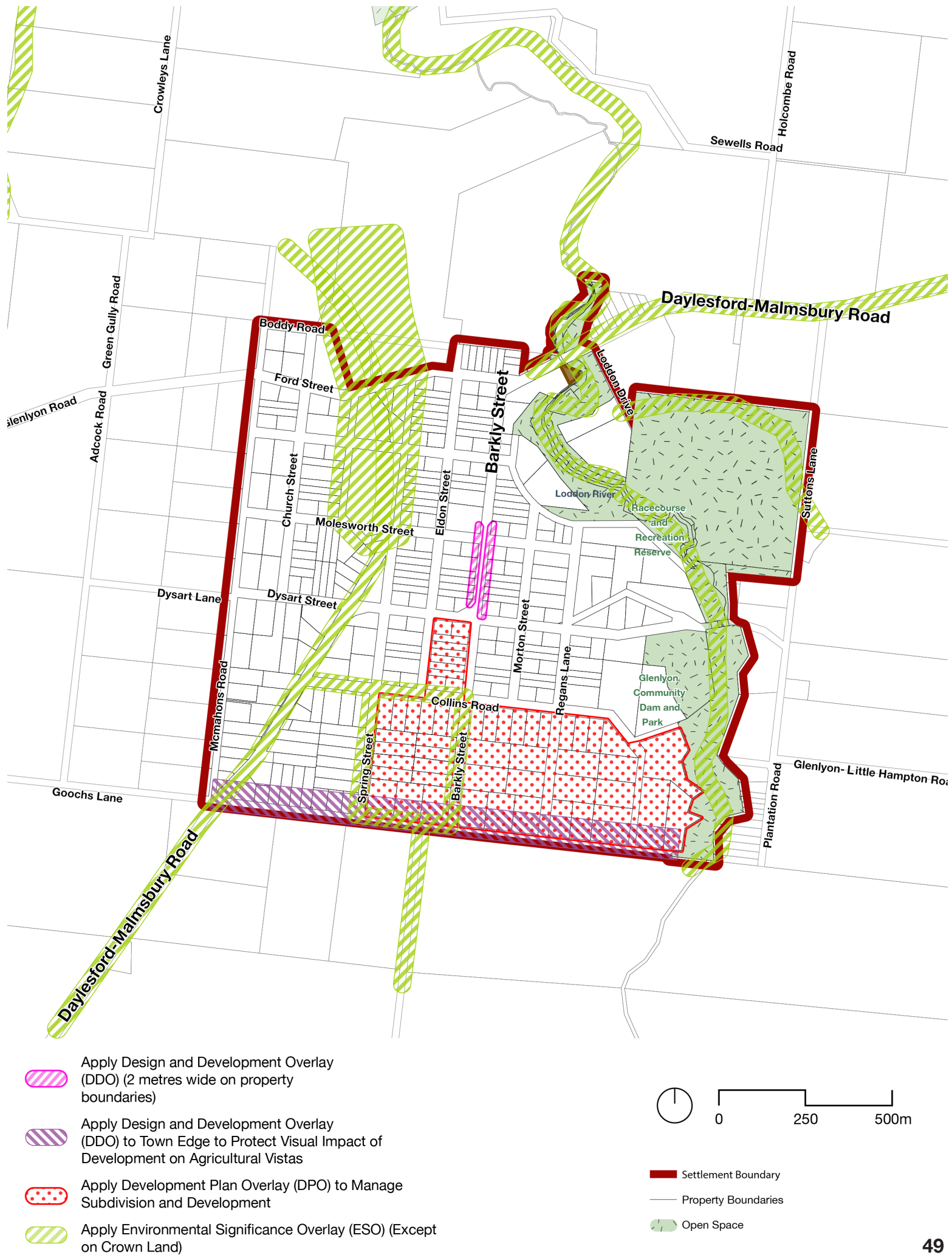


Figure 19: Proposed Overlay Changes



9.0 Development Framework

The development framework for Trentham is shown at **Figure 18**. This includes the key initiatives for this structure plan.

Figure 18: Trentham Development Framework

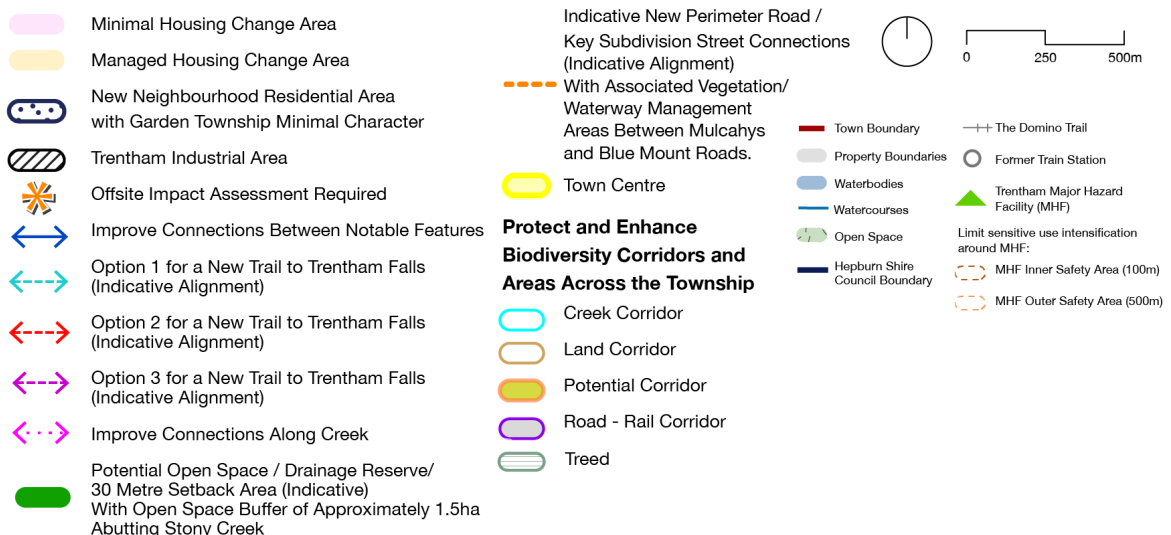
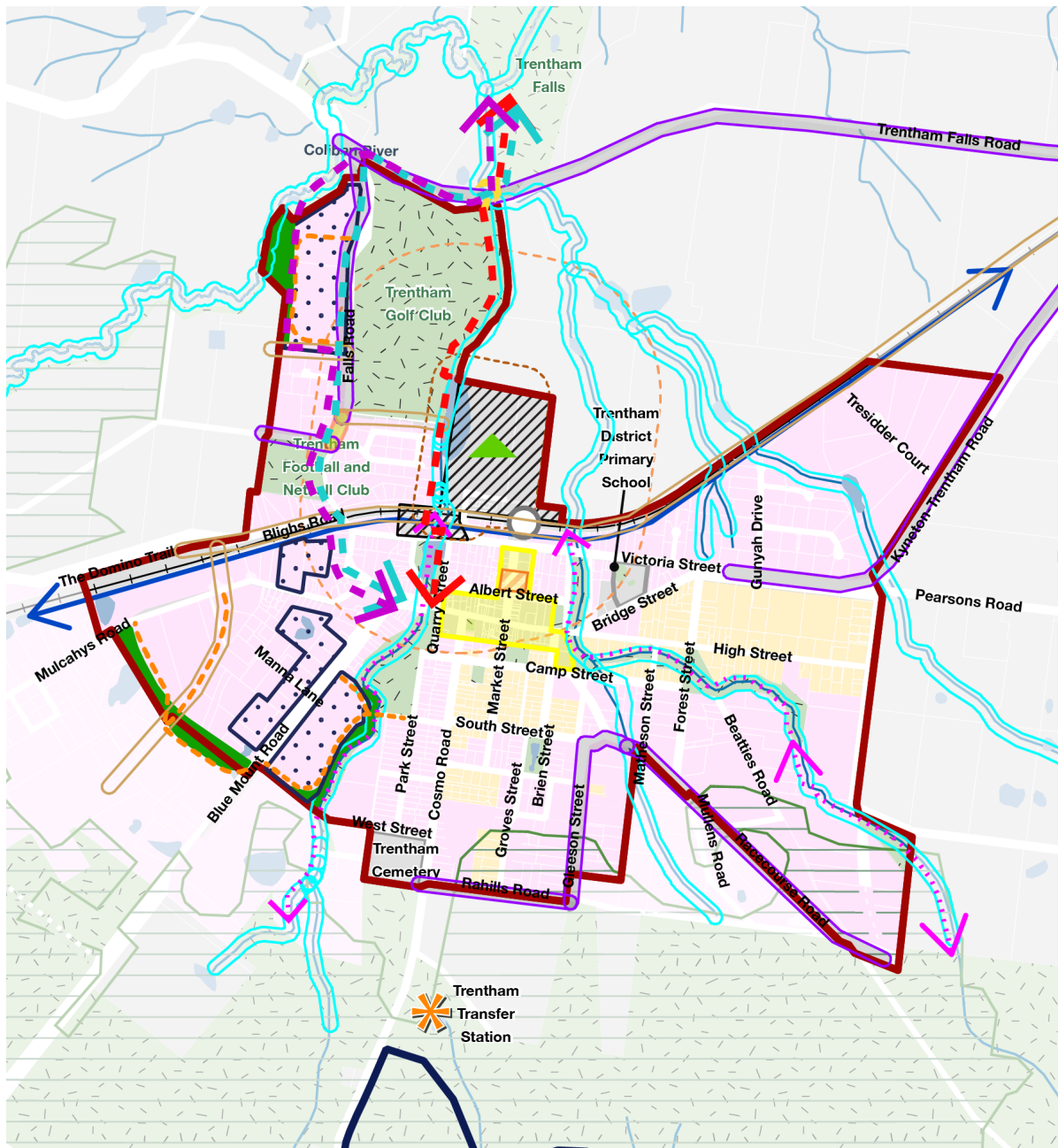
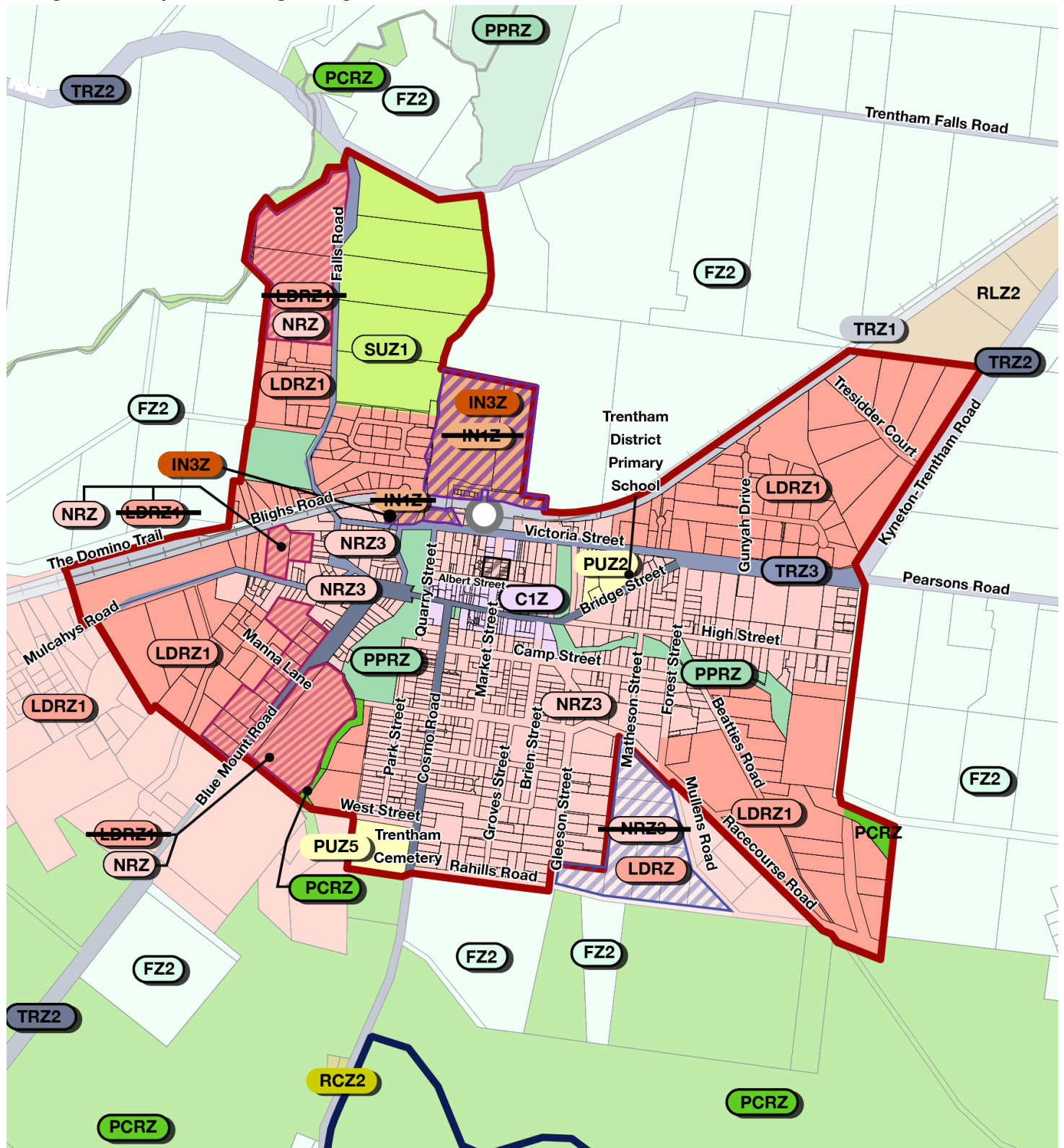


Figure 19: Proposed Zoning Changes



C1Z Commercial 1 Zone

FZ Farming Zone

IN1Z Industrial 1 Zone

NRZ Neighbourhood Residential Zone

LDRZ Low Density Residential Zone

PCRZ Public Conservation and Resource Zone

PPRZ Public Park and Recreation Zone

PUZ Public Use Zone

RCZ Rural Conservation Zone

RLZ Rural Living Zone

SUZ Special Use Zone

TRZ1 Transport 1 Zone

TRZ2 Transport 2 Zone

TRZ3 Transport 3 Zone

Rezone to Mixed Use Zone

Rezone to Industrial 3 Zone

Rezone to Neighbourhood Residential Zone

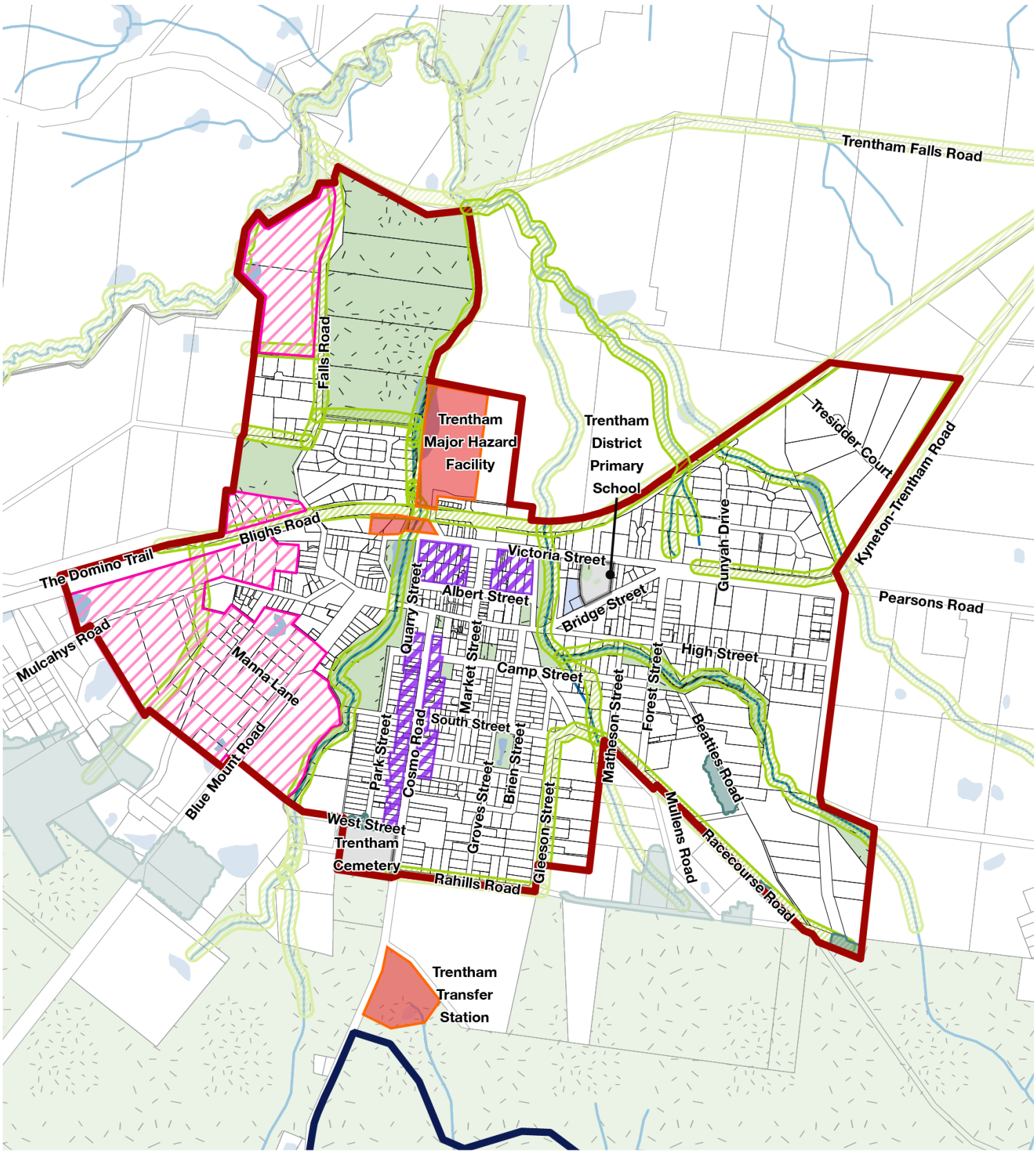
Rezone to Low Density Residential Zone







0 250 500m

- Town Boundary
- Property Boundaries
- Hepburn Shire Council Boundary
- The Domino Trail
- Former Train Station

Figure 20: Proposed Overlay Changes



-  Apply the Environmental Significance Overlay (ESO) (Except on Crown Land)
-  Apply the Neighbourhood Character Overlay (NCO) to land along Cosmo Road and adjacent to Albert Street.
-  Apply the Development Plan Overlay (DPO) on residential land to manage integrated redevelopment outcomes.
-  Apply the Environmental Audit Overlay (EAO) to land at 6-8 Victoria Street, 10 Station Street and 145 Blackwood Road.

