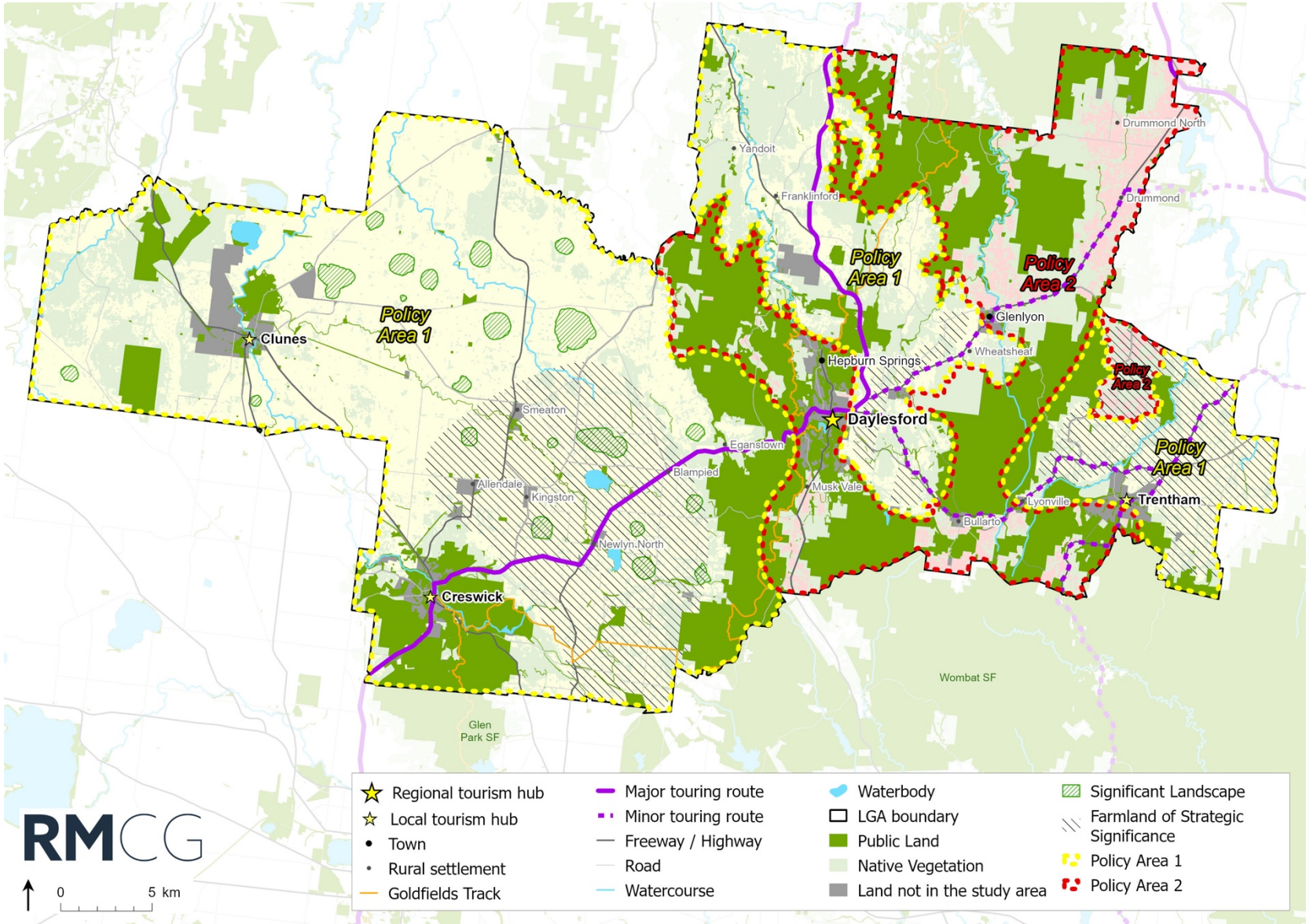


RURAL FRAMEWORK PLAN

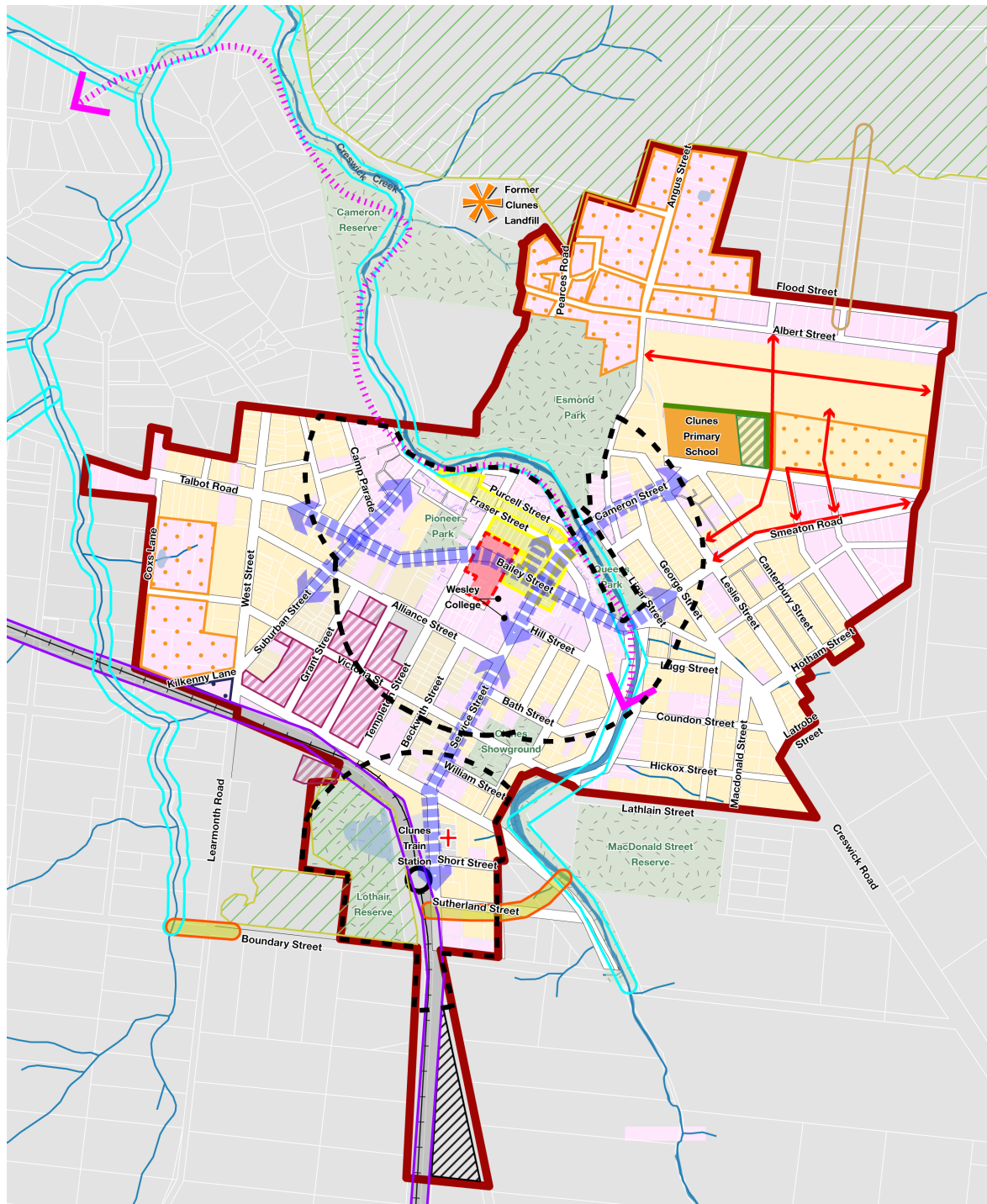
The framework plan identifies strategic advantages and challenges and policy areas to guide rural land use and development to 2043



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

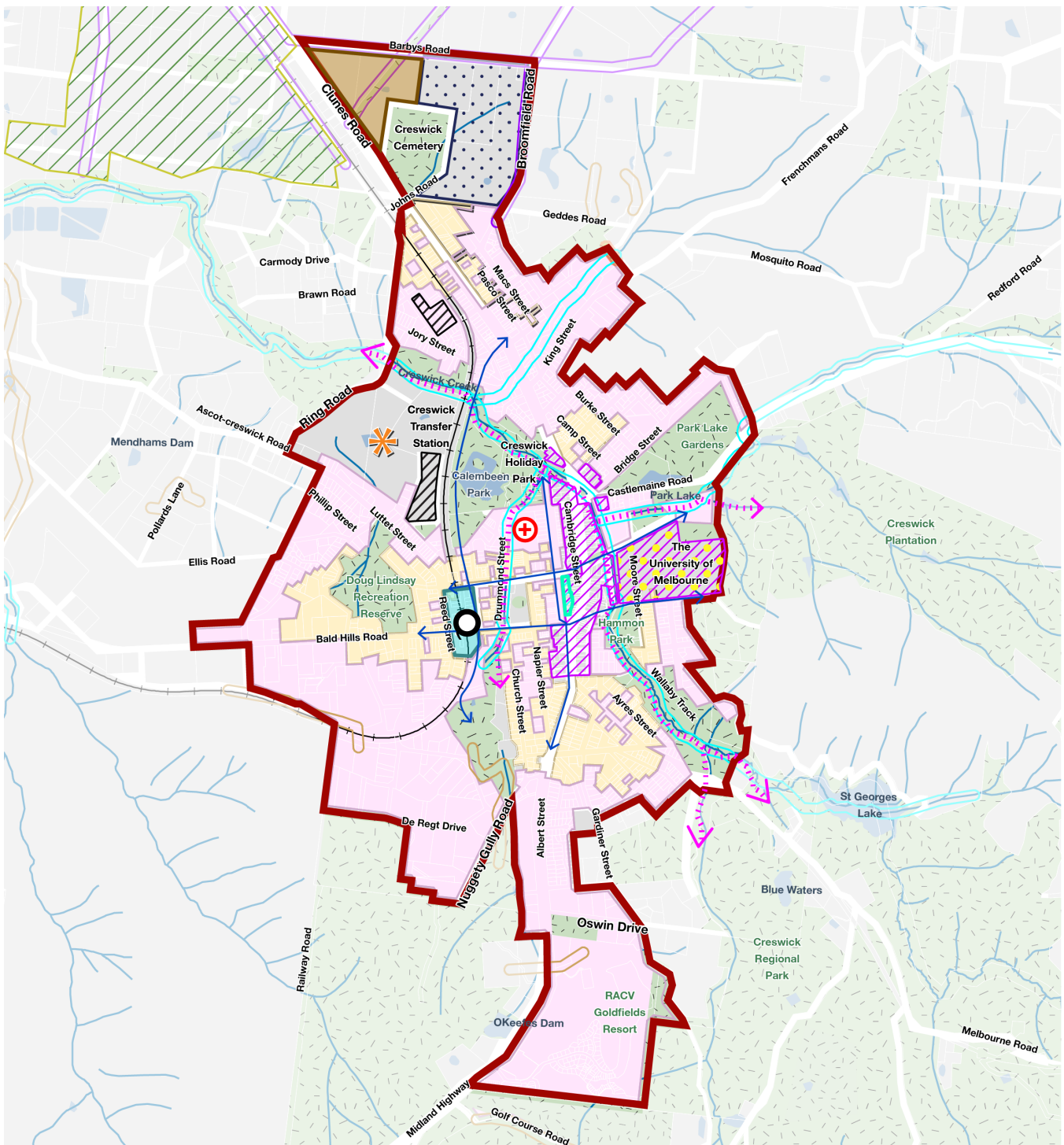


- | | | |
|---|---|---|
| <ul style="list-style-type: none"> Minimal Housing Change Area Managed Housing Change Area New Neighbourhood Residential Area New Industrial Area Rezone to Public Conservation and Resource Zone Encourage Smaller Housing Types within 400 Metre Radius from Train Station and Town Centre Investigate Commercial Rezoning on Bailey Street to Allow for New Commercial Space to Complement Historic Fraser Street Offsite Impact Assessment Required Improve Connections Between Notable Features (Indicative Location) Improve Connections Along Creek Subject to Topography Town Centre | <ul style="list-style-type: none"> Front Lots to School/Open Space with Interface Road (Indicative Location) Indicative Connector Streets Proposed Open Space (Indicative) Protect and Enhance Biodiversity Corridors and Areas Across the Township Creek Corridor Land Corridor Potential Corridor Road - Rail Corridor Grassland | <ul style="list-style-type: none"> Town Boundary Property Boundaries Waterbodies Hospital Watercourses Train Station Railway Line Open Space Clunes Primary School |
|---|---|---|
- Scale: 0 250 500m
- North Arrow: N

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

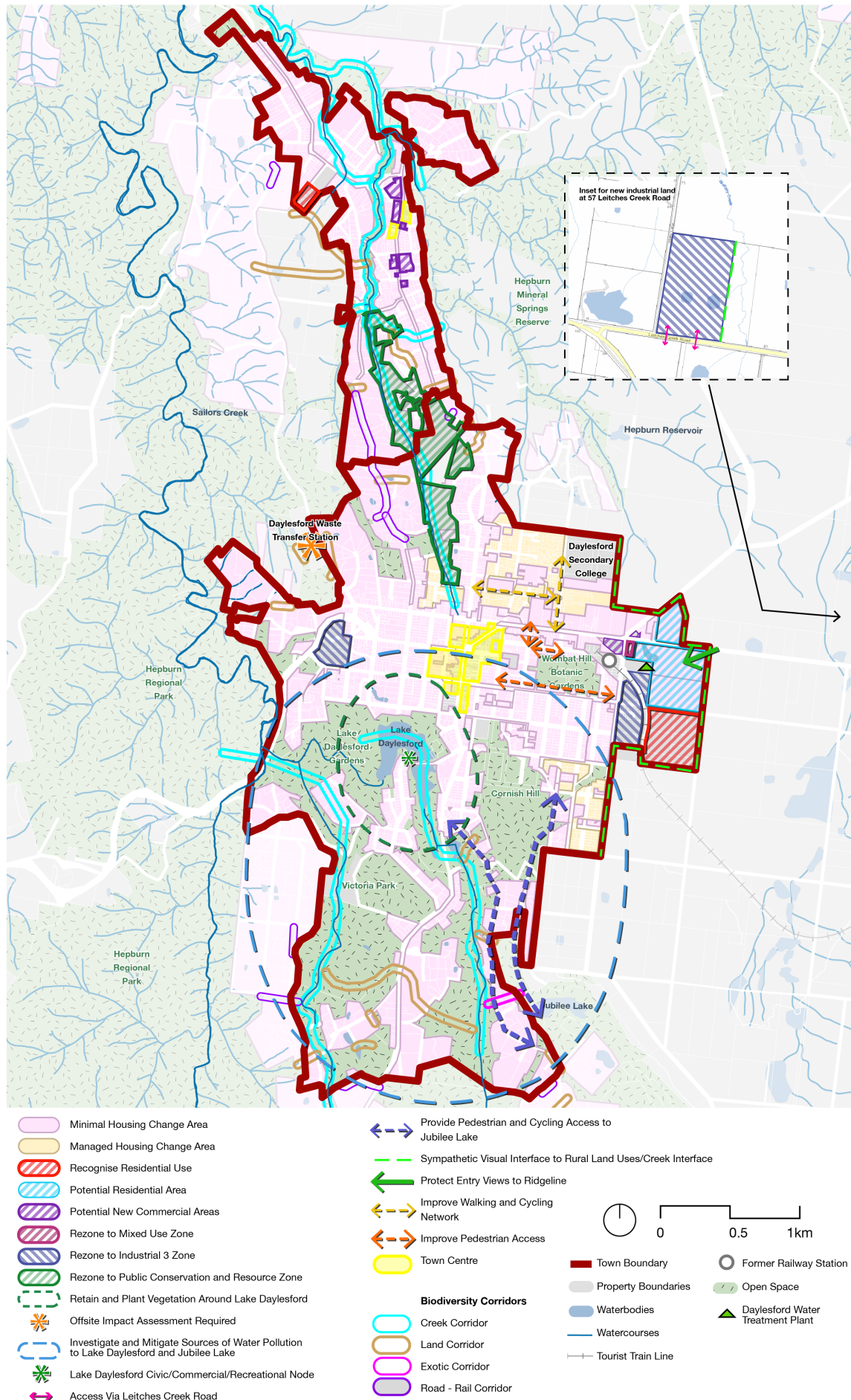
- Create an Entertainment Precinct Catering for Artisan Sector and Cultural Scene
- Encourage Agglomeration of Businesses in Commercial Area, Arts and Place Making Activities
- Provide Housing at Rear of Commercial Land along Cambridge Street
- Biodiversity Corridors and Areas**
- Creek Corridor
- Land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

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

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.

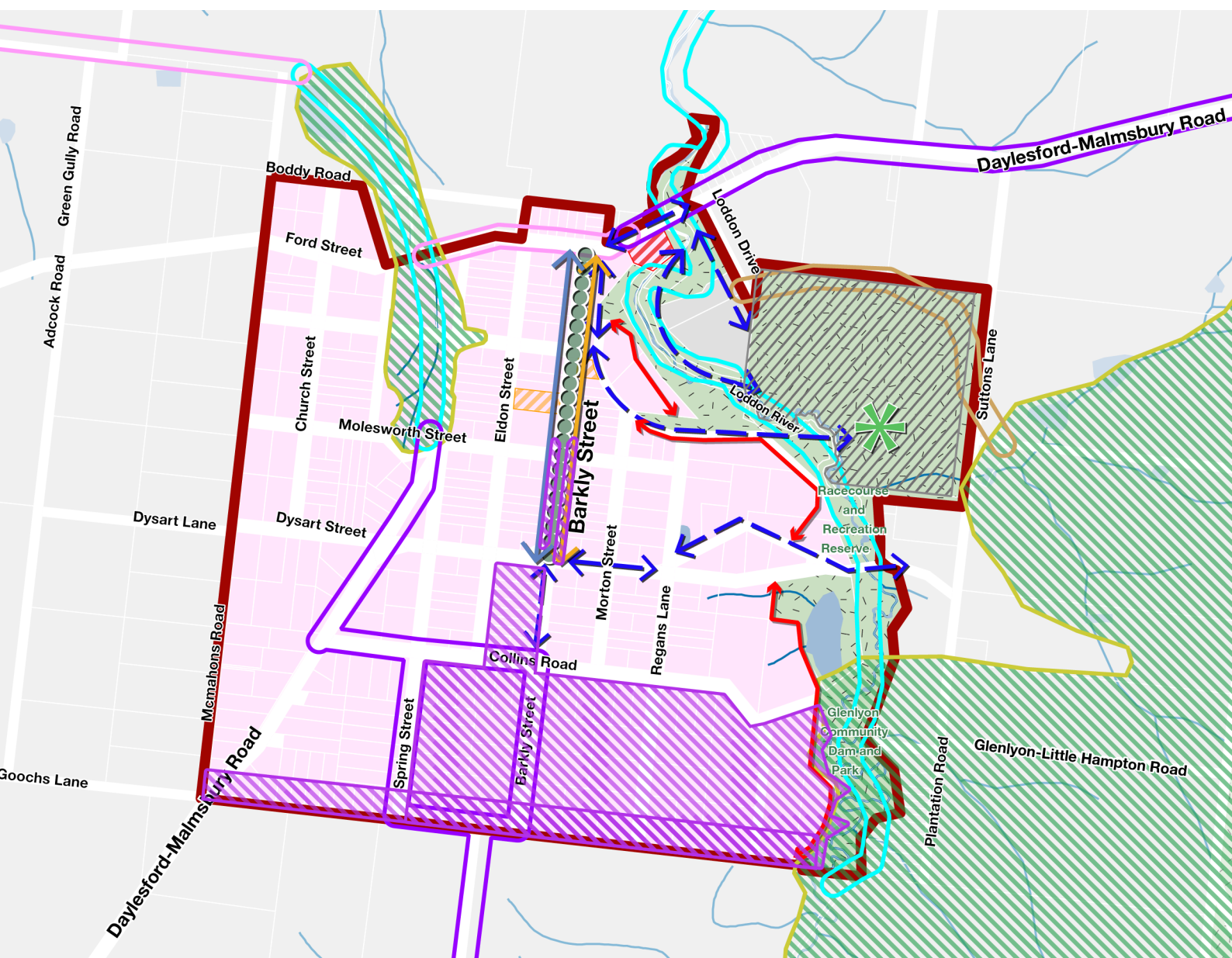
Figure 20: Daylesford and Hepburn Springs Development Framework



9.0 Development Framework

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

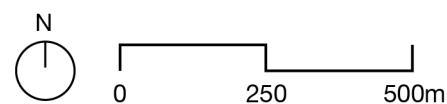
Figure 17: Glenlyon Development Framework Plan



- Minimal Housing Change Area
- New and Improved Paths and Connections
- Glenlyon Recreation Reserve Masterplan Area
- Upgrade the Glenlyon Pavilion
- Implement Fence and Building Setback Controls to Protect the Visual Amenity of Barkly Street
- Establish a Low Impact Asphalt Footpath along Barkly Street Linking the Store, Old Shire Offices, and Connections Around the Township. (Ensure construction does not harm existing avenue trees)
- Conserve and Protect Existing Avenue of Trees (Protect visual impact from township development on agricultural vistas)
- Rezone to Public Use Zone 7 (PUZ7)
- Rezone to Township Zone
- Riverfront Street/ Path/ Movement Network (by subdividers if occurring) - New Lots and Development Set Back at Least 50 Metres from Waterway
- Better Manage Subdivision and Development to Achieve Coordinated Development Infrastructure and Improvements

Enhance Biodiversity Corridors and Areas Across the Settlement

- Creek Corridor
- Potential Corridor
- Grassland
- Land Corridor
- Road - Rail Corridor



- Settlement Boundary
- Watercourses
- Property Boundaries
- Open Space
- Waterbodies

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

