Chapter 7.
Small Towns Strategy
Introduction

Smaller townships and localities play an important role in supporting housing, local employment, service provision and education. This section outlines strategic directions for six small towns, based on capturing the different geographical locations and functions of the municipality. These are as follows:

- Lake Bolac;
- Willaura;
- Pomonal;
- Moyston;
- Elmhurst; and
- Buangor.

Council and State Government currently support these townships through the provision of infrastructure and community facilities. This is essential to the liveability and attractiveness of the municipality and to support agriculture, tourism and population growth which are important economic drivers. The strategy seeks to provide, support and strengthen these township based on their capacity and role.

Due to their geographical similarities the townships have been paired for the purpose of this strategy. Willaura and Lake Bolac represent the ‘Southern Agricultural Towns’, Pomonal and Moyston the ‘Grampians Settlements’, and Elmhurst and Buangor the ‘Eastern Ridges’. All of these towns have primary schools and social infrastructure to support a range of activities (e.g., sporting clubs, community groups, health services).

The study area also encompasses the smaller rural settlements of Wickliffe, Streatham, Mininera, Westmere, Tatyoon, Moroona, Middle Creek, Warrak and Mount Cole; however detailed analysis of these rural settlements has not been a task of the SGF Strategy. These smaller rural settlements are supported by Council through community action planning.

The issues, opportunities and constraints described for each of the six key towns have been identified through consultation with the community and key stakeholders, and supplemented by additional research.

The purpose of the future growth strategy for each township is to provide direction and recommendations for Council’s Municipal Strategic Statement (MSS). As discussed earlier, some of these recommendations are strategic and others are more applied. Where possible, recommendations are illustrated spatially on the township Framework Plans.
Lake Bolac

Introduction
Lake Bolac is located approximately 50km south of Ararat, at the intersection of the Glenelg Highway and the Mortlake-Ararat Road. The township has a strong geographic prominence within the region, situated between the key regional centre of Ballarat (100km) and the regional towns of Ararat (60km), Hamilton (80km) and Warrnambool (100km).

The township is surrounded by highly productive vegetation cropping and grazing land. Agriculture (particularly broad acre cropping and grazing) forms the basis of the local economy and is the traditional occupation of settlers to the area. Lake Bolac has been identified as growing agricultural services hub and plays an important service role to surrounding smaller municipalities and agricultural areas. Other key industries include education, health, and tourism services.

The Mortlake-Ararat Road runs north-south through the township, providing a vital freight transport corridor. This route provides a major transport corridor for all hay, fodder and feed grains from the Wimmera to the dairy farmers in the south, and to the southern ports. It also provides an important tourist route. Maintenance of this road corridor is critical to regional linkages and economic development. Given the significance of this road, the crossroads intersection provides a major economic driver of commercial businesses in the township.

Lake Bolac has recently been connected to the sewage network; one of two small towns in the municipality to establish a sewage connection.

The township is advantageously located near the edge of Lake Bolac itself. This promotes visitation during the summer months for camping and water based activities such as swimming, fishing and boating, and during March for the duck shooting season. In times of drought Lake Bolac has suffered reduced visitation due to a lack of water in the lake. However, strong rainfall in the past 12 months has filled the lake and provided an economic and tourism boost to the town. The lake contains a viable eel fishery which has been run successfully for many years.

A Caravan Park is located close to the Lake and other accommodation options (e.g. motel, B&Bs) are provided in and around the town.

Existing Infrastructure

UTILITIES
- Water and Sewerage

COMMUNITY INFRASTRUCTURE & FACILITIES

OPEN SPACE & RECREATION
- Sporting Complex including a football oval, clubhouse, tennis/netball and squash courts, cricket nets
- Lions Park & Picnic Shelter
- Golf Course
- Outdoor Swimming Pool
- Bowling Club
- BBQ Facilities at the Lake
- Anglers Jetty
- Children’s Playground
- Numerous sporting clubs and associations including golf, bowls, squash, swimming, football, netball, cricket and tennis

COMMUNITY
- Memorial Hall
- Information & Business Centre
- Community Bank
- Post Office
- Library
- Music & Drama Society
- Scout Hall
- Uniting Church & Hall, Catholic Church, Anglican Church
- General Store & Service Station
- Lake Bolac Hotel
- Numerous other businesses

EDUCATION
- Lake Bolac College (P-12)
- Lake Bolac & District Kindergarten
- Childcare

HEALTH
- Bush Nursing Centre
- Visiting doctors and specialist health services available

TRANSPORT
- Coach service from Lake Bolac to Ararat 4 times per week
- Twice daily coach service from Mount Gambier to Ballarat/Melbourne via Lake Bolac 13 times per week
- Community owned 24 seat bus
- RV Friendly facilities

EMERGENCY SERVICES
- CFA
- Police Station

Settlement Role
Lake Bolac has been identified as a Small Town. Small Towns provide access to a limited range essential education and health services for a rural hinterland and contain a small retail centre. They may be connected to both reticulated water and sewer services and usually have strong relationships with larger settlements nearby.

Current Strategic Direction

At present, the Ararat Municipal Strategic Statement (MSS) seeks to encourage Lake Bolac to develop as a service centre, a lake-side settlement and focus for recreation opportunities.

Specific strategies include:
- Encourage additional rural residential development along the Lake, unless reticulated sewer is provided and development should then main comprise urban infill.
- Enhance the visual appearance of the Lake Bolac township, particularly along the Mortlake-Ararat Road and the Glenelg Highway.
- Encourage the development of a management plan for Lake Bolac and the foreshore.

The existing Framework Plan for Lake Bolac is shown on the following page.
Lake Bolac: Existing Framework Plan
Issues, Opportunities & Constraints

The following issues, opportunities and constraints have been identified through consultation with the community and key stakeholders, and supplemented by additional research, analysis and site visits.

ISSUES
• A history of drought has affected water levels in the lake, most notably in 1842 and 2009-11. The town is heavily impacted when the lake is at very low water levels, and while the impact is generally only short term, it can be severe.
• Poor visual and physical connections between the town and the lake, particularly from the Glenelg Highway.
• Farming population is decreasing due to the expansion of agricultural technology and consolidation of farms, with many people relocating to larger centres such as Hamilton and Ballarat.
• It is common young people to leave Lake Bolac to attend university in Ballarat or Melbourne and not return due to a lack of opportunities for employment.
• The growth of Lake Bolac has been hindered in the past by the absence of reticulated sewerage.
• Community perception that the extent of sewerage infrastructure provision in Lake Bolac is limited.
• There is currently no aged care accommodation provided in Lake Bolac due to a lack of population at present to support accommodation. The Lake Bolac Development Association is currently investigating a feasibility study.
• The presence of blue-green algae is already an issue for the lake and may be exacerbated by human activity. Future residential development will need to observe the highest environmental standards.

OPPORTUNITIES
• Lake Bolac will continue to provide an important service centre for surrounding smaller townships and agricultural areas.
• Located approximately 50km south of Ararat on the Glenelg Highway, halfway between Ballarat and Hamilton, the town receives high levels of through traffic.
• The lake serves as an important resource for the town and popular location for camping, fishing and boating. Furthermore, it is a key recreational asset for the region and a focus for community events such as the annual eel festival in April and the Easter Yachting Regatta.
• Tourism opportunities associated with Lake Bolac’s prominence on the key tourist route.
• Due to the ageing population of the region there is a significant demand for aged care facilities. Lake Bolac’s good infrastructure and scenic location next to the lake may provide an opportunity to expand the existing aged care facility (Bush Nursing Centre) in the town.
• Opportunity to improve pedestrian and cycling connections within the township particularly to key points of interest.
• Opportunity exists to support the further growth and development of industry to the north of the township.
• New sewerage mains have the capacity to support infill development within the township. With the sewerage technology used in Lake Bolac, extensions to the network are easier and cheaper for developers to construct.

VALUES & CONSTRAINTS

There are a number of environmental and heritage values and constraints that need to be considered when planning for the future of Lake Bolac. These are illustrated on the map on the following page and include:

• The Environmental Significance Overlay (Schedule 2) and the Vegetation Protection Overlay (Schedule 1) apply to areas to the north-west of the township covering the nearby salt lakes and surrounds. The purpose of ESO2 is to protect watercourses, water-bodies and wetlands from inappropriate development and to ensure that they are retained as a natural asset. The VPO1 seeks to protect areas of significant remnant vegetation.
• Some lots to the north of the township are covered by an Environmental Audit Overlay (EAO). The purpose of the EAO is to ensure that potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination.
• A number of areas within and surrounding the township of Lake Bolac have been identified as ‘Areas of Cultural Heritage Sensitivity’. These areas include landforms and waterways/waterbodies that are regarded as likely to contain sites of Aboriginal cultural heritage significance.
Future Growth Recommendations

This section provides recommendations for how to manage, support and encourage sustainable growth in Lake Bolac. Some of these recommendations are strategic, for example the need for future investigations or other advocacy work, and others are more applied, for example recommending the rezoning of a particular area of land. Where possible, recommendations are illustrated spatially on the Proposed Framework Plan on page 65.

TOWNSHIP GROWTH
- Define a township boundary for Lake Bolac that reflects the current extent of the township, and allows for sustainable growth as identified by the Ararat Sustainable Growth Future Strategy (2013).

TOWN CENTRE CORE
- Concentrate future retail/commercial activity within the Town Centre Core, in close proximity to existing retail/commercial activity.
- Encourage a wider range of businesses, services and activities to locate within the township of Lake Bolac.

TOWNSHIP RESIDENTIAL
- Support residential uses in close proximity to the town centre and existing community infrastructure and services.

RURAL RESIDENTIAL
- Investigate potential to provide rural residential opportunities around the Lake (to the east and south of the township boundary), with a minimum lot size of 1 hectare. The suitability of new residential development in these areas must be fully considered before any rezoning proceeds, including connection to reticulated sewerage and assessment of environmental assets and hazards, mainly native vegetation, cultural heritage, topography, flood, and bushfire risk.
- Ensure rural residential growth occurs in areas where it will not impact on the viability of productive agricultural land, minimises potential land use conflict, and does not compromise the water quality of Lake Bolac.

RURAL INDUSTRIAL
- Support the ongoing growth and development of rural industry to the north of the township.
- Rezone the existing Township Zone and Farming Zone to the north-east of the township to Industrial 3 Zone to better reflect its existing industrial use and subdivision pattern. The purpose of the Industrial 3 Zone is to provide for industries and associated uses that do not affect the safety and amenity of adjacent, more sensitive land uses.
- Ensure a suitable buffer distance is provided between industrial and residential land uses, and utilise landscaping to screen industrial uses.

COMMUNITY INFRASTRUCTURE & FACILITIES
- Ensure the future growth of Lake Bolac makes best use of existing infrastructure assets, services and facilities.
- Continue to support and enhance existing community facilities and various community groups, clubs and associations as a key asset of the township.
- Support the expansion of the sewerage network to service the industrial estate and existing dwellings around the foreshore of the lake.

RECREATION & LEISURE
- Continue to recognise and promote Lake Bolac as a key recreational asset of the township and wider region.
- Develop a Management Plan for Lake Bolac and the foreshore.
- Improve pedestrian and cycling connections within the township, particularly linking to key points of interest such as the school, lake and sporting complex.
- Support the development of a pedestrian/cycle trail encompassing the perimeter of the Lake.
- Rezone the parcel of land containing the tennis courts from Township Zone to Public Park & Recreation Zone to better reflect the existing use and intent of the land.

STREETSCAPE & ENVIRONMENT
- Enhance and soften the visual appearance of the Lake Bolac township through streetscape greening initiatives, particularly along the Mortlake-Ararat Road and the Glenelg Highway.
- Ensure all streetscape works take into consideration the safety and efficiency of roads and intersections, including maintenance of sight lines.
- Advocate to VicRoads to review and upgrade the crossroad intersection design and improve the associated footpath network.
- Rezone the existing Public Park & Recreation zoned land located to the north of the township to Public Conservation & Resource Zone to protect and preserve the natural environment and restrict any commercial development in the area.
• Encourage the use of land, particularly underutilised or transitional land, for urban agriculture/ community garden projects.

• Investigate the feasibility of undergrounding powerlines to improve the appearance of the streetscape.

• Ensure signage and advertising does not dominate the streetscape environment.

TOURISM

• Encourage and promote the development of the local tourism sector.

• Investigate opportunities for further visitor focused development (accommodation and retail) based on the attractive setting of Lake Bolac and recent rise in visitation numbers to the area.

• Promote the establishment of farmer’s markets and the purchasing of local food and other products.

HERITAGE

• Continue to protect sites of Aboriginal cultural heritage significance such as the Lake Bolac stone arrangement.

• Continue to recognise and protect sites of local heritage significance.

• Undertake a heritage study to highlight local heritage assets in Lake Bolac.
Lake Bolac: Proposed Framework Plan

LEGEND
- Township Boundary
- Waterbodies
- Township Entry Point
- Aboriginal Cultural Heritage Site
- Public Open Space/Recreation
- Community Uses
- Township Residential
- Town Centre Core
- Farming
- Area to be rezoned to Industrial 3 Zone in the short term
- Area to be rezoned to Public Park & Recreation in the short term
- Area to be rezoned to Public Use Zone (Education) in the short term
- Rural Living investigation area (long term)
Introduction

Willaura is located approximately 33km south-west of Ararat, on the south-eastern edge of the Grampians Ranges. Willaura plays an important service role to the surrounding smaller townships and agricultural areas. The township is particularly celebrated for its heritage values.

Willaura is a key service centre for the local community and surrounding rural hinterland. As such, a range of services are centred in the town including shops and local businesses, rural, building and farming supplies, a grain storage facility and a community bank.

Willaura has good access to community facilities and services such as community halls, health care, child care and family services, aged care facilities and churches.

The township has various sporting and recreational facilities including the recreation reserve, tennis courts, bowls club, heated outdoor swimming pool and playgrounds.

The town is supported by the local farming industry, which is mainly involved in wool and cropping.

Existing Infrastructure

UTILITIES

- Willaura has a reticulated sewerage system, and its water supply is piped from the Grampians and managed by Grampians Wimmera Mallee Water.

COMMUNITY INFRASTRUCTURE & FACILITIES

OPEN SPACE & RECREATION

- Recreation Reserve
- Tennis Courts
- Bowls Club
- Heated Outdoor Swimming Pool
- Children’s Playground
- Waking track around the Hospital and Vicarage Swamp
- Numerous sporting clubs and associations including football, netball, bowls, golf, tennis and cricket

COMMUNITY

- Memorial Hall
- Scout Hall
- Library Service
- Churches
- Community Bank (joint with Lake Boga)
- Neighbourhood House
- Bakery
- Hardware Store

EDUCATION

- Primary School
- Kindergarten
- Child Care and Family Services

HEALTH

- Parklands House Retirement Hostel
- Nursing Home
- Maternal and Child Health Centre
- Medical Clinic

TRANSPORT

- Coach service from Ararat to Lake Boga (via Willaura) 4 times per week
- Community Bus

EMERGENCY SERVICES

- CFA
- Police Station

Settlement Role

Willaura has been identified as a Small Town. Small Towns provide access to a limited range of essential education and health services for a rural hinterland and contain a small retail centre. They may be connected to both reticulated water and sewer services and usually have strong relationships with larger settlements nearby.

Current Strategic Direction

At present, the Ararat Municipal Strategic Statement (MSS) seeks to encourage Willaura to develop as a key service centre for the local community and surrounding rural hinterland.

Specific strategies include:

- Encourage a more diverse range of housing choices, including low residential development, in close proximity to the services in the town.
- Encourage new settlement in Willaura to maximise the use of existing infrastructure.

The existing Framework Plan for Willaura is shown on the following page.
Willaura: Existing Framework Plan
Issues, Opportunities & Constraints

The following issues, opportunities and constraints have been identified through consultation with the community and key stakeholders, and supplemented by additional research, analysis and site visits.

ISSUES

- Small, decreasing population evidenced by number of vacant houses/lots throughout the township.
- Farming population is decreasing due to consolidation of farms, with many people relocating to larger centres such as Hamilton and Ballarat.
- Low opportunity for employment, especially for younger residents.
- Petrol station has recently closed.
- Isolated settlement off major traffic routes and significant distance from Ararat, Grampians or Hamilton.

OPPORTUNITIES

- Existing infrastructure and services are capable of sustaining an increase in population.
- Improved frequency of public transport linkages to Ararat, Ballarat and Melbourne.
- Existing heritage buildings are well cared for and provide an important sense of identity and potential tourism opportunity.
- Of the smaller towns, Willaura has the highest lot capacity with a total of 112 vacant lots. Low property prices present an opportunity for the future take-up of existing vacant lots.

VALUES & CONSTRAINTS

There are a number of environmental and heritage values and constraints that need to be considered when planning for the future of Willaura. These are illustrated on the map on the following page and include:

- The Environmental Significance Overlay (Schedule 3) and the Vegetation Protection Overlay (Schedule 2) apply to areas of land to the north-west of the township. ESO3 seeks to protect areas of high habitat value and VPO2 protects areas of significant remnant vegetation located along roadsides.
- Some lots within the township are covered by an Environmental Audit Overlay (EAO). The purpose of the EAO is to ensure that potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination.
- The Heritage Overlay applies to two sites within Willaura, including the Willaura Railway Station and the Former Colonial Bank located at 42 Main Street.
- A number of areas within and surrounding Willaura have been identified as ‘Areas of Cultural Heritage Sensitivity’. These areas include landforms and waterways/waterbodies that are regarded as likely to contain sites of Aboriginal cultural heritage significance.
Future Growth Recommendations

This section provides recommendations for how to manage, support and encourage sustainable growth in Willaura. Some of these recommendations are strategic, for example the need for future investigations or other advocacy work, and others are more applied, for example recommending the rezoning of a particular area of land. Where possible, recommendations are illustrated spatially on the Proposed Framework Plan on the following page.

TOWNSHIP BOUNDARY

- Define a township boundary for Willaura that reflects the current extent of the township, and allows for future growth as identified by the Ararat Sustainable Growth Future Strategy (2013).
- Investigate application of a Restructure Overlay to the south of the township on lots adjoining Willaura-Wickliffe Road.

TOWN CENTRE CORE

- Concentrate future retail/commercial activity within the Town Centre Core, in close proximity to existing retail activity.
- Encourage a wider range of businesses, services and activities to locate within the township of Willaura.

TOWNSHIP RESIDENTIAL

- Encourage the take up of existing vacant lots in Willaura to maximise the use of existing infrastructure and facilities.
- Support residential uses in close proximity to the town centre and existing community infrastructure and services.
- Ensure residential growth occurs in areas where it will not impact on the viability of productive agricultural land, and minimises potential land use conflict.
- Encourage a more diverse range of housing choices including low residential development in close proximity to the services in the town.

FARMING

- Rezone the Township Zone to the west of the township to Farming Zone to better reflect the areas existing farming use, subdivision pattern, and allotment size.

RURAL INDUSTRY

- Encourage rural industry to the south of the township, ensuring a suitable buffer distance is maintained to town.

COMMUNITY INFRASTRUCTURE & FACILITIES

- Ensure the future growth of Willaura makes best use of existing infrastructure assets, services and facilities.
- Continue to support and enhance existing community facilities and various community groups, clubs and associations as a key asset of the township.
- Advocate for improved frequency of accessible transport services to Ararat, Ballarat and Melbourne, particularly for the elderly and youth of the community.
- Support the development of facilities and services that allow for ageing in place.
- Work closely with Government and other service providers (e.g. Bush Nursing Centres) to promote and develop opportunities for improvement e.g. provision of a community bus service, shared partnership development around home and community care (HACC) services, and nursing infrastructure.

RECREATION & LEISURE

- Improve pedestrian and cycling connections within the township, particularly linking to key points of interest such as the Recreation Reserve, Primary School, and Hospital and Vicarage Swamp wetland area.

STREETSCAPE & ENVIRONMENT

- Continue to promote and improve the Hospital and Vicarage Swamp wetland area as a key environmental asset for the township and wider region.
- Enhance and soften the visual appearance of Willaura through streetscape greening initiatives, particularly along Main Street and Delacombe Way.

- Ensure all streetscape works take into consideration the safety and efficiency of roads and intersections, including maintenance of sight lines.
- Encourage the use of land, particularly underutilised or transitional land, for urban agriculture/community garden projects.

HERITAGE

- Encourage the ongoing protection, promotion and refurbishment of heritage buildings as a key asset of Willaura.
- Continue to protect sites of Aboriginal cultural heritage significance.
- Continue to recognise and protect sites of local heritage significance.
Willaura: Proposed Framework Plan
Introduction

Pomonal is a small township located in the north-west edge of Ararat Rural City Council, approximately 20 kilometres from Halls Gap and 35 kilometres from Ararat. Nested at the foothills of the Grampians National Park, residents of Pomonal enjoy spectacular panoramic views to the Grampians Ranges and a relaxed rural residential lifestyle. The township has become a popular location for 'tree-changers', and has experienced consistent population growth over the last 10 years.

Pomonal has a range of existing facilities, consisting of a general store, tavern, community hall, recreation reserve, children's playground, primary school and CFA. Some antique and craft businesses and tourist accommodation are also located in Pomonal. Locals and visitors to the area travel to nearby larger towns for their shopping and service needs.

The local community values the scenic rural residential lifestyle that Pomonal provides, and are known to have an active interest in environmental sustainability and creative arts.

Existing Infrastructure

UTILITIES
- Reticulated water is available to most of the town. Pomonal is not serviced by reticulated sewage.

COMMUNITY INFRASTRUCTURE & FACILITIES

OPEN SPACE & RECREATION
- Recreation Reserve
- Children's Playground
- Numerous sporting clubs and associations including cricket and tennis
- Close proximity to Grampians National Park, Mount Cassel and Lake Fyans

COMMUNITY
- Memorial Hall
- Pomonal Community Church
- General Store/Post Office
- Tavern

EDUCATION
- Primary School
- Playgroup

HEALTH
- N/A

TRANSPORT
- Coach service from Stawell to Halls Gap (via Pomonal) once a week
- Coach service from Warakurna to Melbourne (via Ararat, Moyiston and Pomonal) 4 times per week

EMERGENCY SERVICES
- CFA

Settlement Role

Pomonal has been identified as a Rural Village. Rural Villages support small populations and provide a focal point for the surrounding rural community. Access to services such as education and retail are available and connections to reticulated water vary.

Current Strategic Direction

At present, the Ararat Municipal Strategic Statement (MSS) seeks to encourage Pomonal to develop as having a semi-rural character which is based on its low density residential development and location on the eastern slopes of the Grampians.

Specific strategies include:
- Discourage further rural living development to the west of the town towards the Grampians National Park.
- Encourage residential development to the south of the town centre.

The existing Framework Plan for Pomonal is shown on the following page.
Pomonal: Existing Framework Plan
Issues, Opportunities & Constraints

The following issues, opportunities and constraints have been identified through consultation with the community and key stakeholders, and supplemented by additional research, analysis and site visits.

**ISSUES**
- Extensive areas of Pomonal, particularly to the west of the town, are bushfire prone. Fire authorities have assessed Pomonal as having an "extreme" fire risk.
- Some areas of the township are constrained by soil water-logging conditions and steep slopes.
- The township is has been identified by the Draft Mt William Flood Study as being flood prone.
- Pomonal is not serviced by reticulated sewerage.
- No strongly defined centre of town.

**OPPORTUNITIES**
- Attractive rural lifestyle opportunities (to the north-east of the town centre).
- Opportunities for visitor focused development (accommodation and retail) based on the attractive natural/rural setting, visitation trends and close proximity to Lake Fyans (e.g. boating and fishing) and the Grampians National Park (located on the 'scenic route to the Grampians').
- Opportunity exists to encourage and consolidate commercial development in Pomonal through designating an area within the town centre as Township Zone.

**VALUES & CONSTRAINTS**
- There are a number of environmental and heritage values and constraints that need to be considered when planning for the future of Pomonal. These are illustrated on the map on the following page and include:
  - Extensive areas of Pomonal are subject to the Wildfire Management Overlay (WMO) and draft Bushfire Management Overlay (BMO). These are areas that have the highest bushfire risk and are likely to be particularly exposed to the impact of bushfire. The suitability of new development in these areas must be fully considered before it proceeds, and appropriate bushfire protection measures will be required.
  - The Significant Landscape Overlay (Schedule 1) applies to the entire township of Pomonal. The purpose of SLO1 is to recognise the significance of the environmental and landscape values of the Grampians National Park and the Black Range in the local context and as a major natural feature tourist attraction.
  - The Vegetation Protection Overlay (Schedule 1) covers a significant portion of the township to the north and west. The purpose of VPO1 is to protect areas of significant remnant vegetation.
  - Some areas surrounding Pomonal have been identified as ‘Areas of Cultural Heritage Sensitivity’. These areas include landforms and waterways/waterbodies that are regarded as likely to contain sites of Aboriginal cultural heritage significance.
  - Extensive areas of Pomonal are subject to flooding and have been identified in the Draft Mt William Creek Catchment Study as having a 1% Annual Exceedance Probability (AEP). Refer to the map on the following page for details.
Future Growth Recommendations

This section provides recommendations for how to manage, support and encourage sustainable growth in Pomonal. Some of these recommendations are strategic, for example the need for future investigations or other advocacy work, and others are more applied, for example recommending the rezoning of a particular area of land. Where possible, recommendations are illustrated spatially on the Proposed Framework Plan on the following page.

TOWNSHIP BOUNDARY
• Define a township boundary for Pomonal that reflects the current extent of the township, and allows for future growth as identified by the Ararat Sustainable Growth Future Strategy (2013).

TOWN CENTRE CORE
• Rezone land surrounding the major intersection of Pomonal from Rural Living to Township Zone to create a defined centre for the town and a focus for future retail/commercial activity, in line with the recommendations of the Stawell – Ararat – Halls Gap Triangle Rural Zone Review (2012).
• Concentrate future retail/commercial activity within the Town Centre Core, in close proximity to existing retail activity and other key destinations such as the Primary School and Recreation Reserve.
• Encourage a wider range of businesses, services and activities to locate within the township of Pomonal.

TOWNSHIP RESIDENTIAL
• Support residential uses in close proximity to the town centre and existing community infrastructure and services.

RURAL RESIDENTIAL
• Encourage residential development that supports the existing semi-rural character of the township.
• Investigate further rural residential opportunities to the north-east of the township in the longer term to better reflect the extent of existing property boundaries.
• The suitability of new residential development in this area must be fully considered before any rezoning proceeds, including an assessment of environmental assets and hazards, namely native vegetation, cultural heritage, topography, flood, and bushfire risk. Future development should be directed outside the Bushfire Management Overlay (BMO) area in the first instance.
• Ensure rural residential growth occurs in areas where it will not impact on the viability of productive agricultural land, and minimises potential land use conflict.

COMMUNITY INFRASTRUCTURE & FACILITIES
• Ensure the future growth of Pomonal makes best use of existing infrastructure assets, services and facilities.
• Continue to support and enhance existing community facilities and various community groups, clubs and associations as a key asset of the township.
• Advocate for improved frequency of accessible transport services to Ararat, Ballarat and Melbourne, particularly for the elderly and youth of the community.
• Support the development of facilities and services that allow for ageing in place.
• Work closely with Government and other service providers (e.g. Bush Nursing Centres) to promote and develop opportunities for improvement e.g. provision of a community bus service, shared partnership development around home and community care (HACC) services, and nursing infrastructure.

RECREATION & LEISURE
• Continue to recognise and promote the proximity of Lake Fyans and the Grampians National Park to Pomonal as a key recreational and environmental asset of the township.
• Improve pedestrian and cycling connections within the township, particularly linking to key destinations such as the general store, primary school and recreation reserve.

STREETSCAPE & ENVIRONMENT
• Continue to enhance the natural bushland setting of Pomonal through streetcape greening initiatives.
• Ensure all streetcape works take into consideration the safety and efficiency of roads and intersections, including maintenance of sight lines.

TOURISM
• Encourage the development of the local tourism sector, promoting Pomonal’s position as an important gateway to the Grampians National Park.
• Support horticulture, farmers markets, production and sale of local food and other products through the application of the Township Zone and Rural Activity Zone.
• Support limited tourism and accommodation uses that provide a complementary yet alternative experience to Halls Gap.
• Investigate opportunities for visitor focused development (accommodation and retail) based on the attractive natural/rural setting and visitation trends.
• Explore the potential to rezone land in and around Pomonal to Rural Activity Zone to encourage tourism development that takes advantage of Pomonal’s attractive natural/rural setting and proximity to the Grampians National Park and Lake Fyans.

HERITAGE
• Continue to protect areas of Aboriginal cultural heritage significance including landforms and waterways/ waterbodies that are regarded as likely to contain sites of Aboriginal cultural heritage significance.
• Continue to recognise and protect sites of local heritage significance.
Pomonal: Proposed Framework Plan

**LEGEND**

- Township Boundary
- Watercourse
- Public Open Space/Recreation
- Conservation areas
- Community Uses
- Township Residential
- Town Centre Core
- Rural Residential (1ha min lot size)
- Rural Residential (2ha min lot size)
- Rural Residential (8ha min lot size)
- Farming
- Area to be rezoned to Township Zone in the short term
- Area to be rezoned to Rural Conservation Zone in the short term
- Rural Living investigation area (long term)
- Rural Activity Zone investigation area (short term)
**Introduction**

Moyston is located approximately 15km west of Ararat, at the footills of the Grampians Ranges. The township functions as an important rural residential ‘commuter’ community with easy access to employment, shopping, health services and education in Ararat (15 min) and Stawell (25 min). The natural bush setting of the town make it an attractive destination for ‘tree-changers’.

Community infrastructure and facilities include the recreation reserve and pavilion, rotunda, primary school, community hall, community centre, and numerous sporting clubs and associations including football, netball and cricket.

Moyston is a strongly independent community with a well-earned reputation for “getting things done” via a solid core of committed individuals.

The local community values the rural residential lifestyle that Moyston provides, and are known to have an active interest in environmental sustainability and creative arts.

**Existing Infrastructure**

**UTILITIES**
- Reticulated water is available to most of the town. Moyston is not serviced by reticulated sewerage.

**COMMUNITY INFRASTRUCTURE & FACILITIES**

**OPEN SPACE & RECREATION**
- Recreation Reserve & Pavilion
- Rotunda
- Children’s Playground
- Numerous sporting clubs and associations including football, netball and cricket.

**COMMUNITY**
- Community Hall
- Community Centre

**EDUCATION**
- Primary School

**HEALTH**
- N/A

**TRANSPORT**
- Coach service from Warnambool to Melbourne via Ararat and Moyston 3 times per week

**EMERGENCY SERVICES**
- CFA

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1 Moyston Community Action Plan, 2006

**Settlement Role**

Moyston has been identified as a Rural Village. Rural Villages support small populations and provide a focal point for the surrounding rural community. Access to services such as education and retail are available and connections to reticulated water vary.

**Current Strategic Direction**

At present, the Ararat Municipal Strategic Statement (MSS) seeks to encourage Moyston to attract people who enjoy a rural living experience with convenient access to employment, shopping, schooling and health services in Ararat.

Specific strategies include:
- Provide further opportunities for a range of low density residential and rural living residential developments within convenient access to the core community facilities.

The existing Framework Plan for Moyston is shown on the following page.
Moyston: Existing Framework Plan
Issues, Opportunities & Constraints

The following issues, opportunities and constraints have been identified through consultation with the community and key stakeholders, and supplemented by additional research, analysis and site visits.

ISSUES

- A lack of reticulated sewerage is a major constraint to future residential growth in Moyston. The Ararat Rural Zone Review (2007) recommends a minimum lot size of at least 1 hectare through the township to allow for on-site treatment.
- Parts of the township are bushfire prone and fire authorities have assessed Moyston as having a ‘very high’ fire risk.
- A significant portion of the township has been identified by the Mt William Flood Study as being flood prone.
- No strongly defined centre of town.

OPPORTUNITIES

- Attractive to rural lifestyle / ‘tree change’ population growth.
- Tourism opportunities associated with the townships attractive bush setting, proximity to the Grampians National Park (e.g. potential eastern gateway), and birthplace of Australian Rules football.
- Opportunity exists to encourage and consolidate future retail/commercial development to create a true town centre for Moyston.
- Moyston has a large amount of vacant and underutilised Rural Living zoned land. Opportunity exists to reduce the minimum lot size requirement for Rural Living zoned properties to encourage further subdivision and make better use of available space.
- Opportunity to amend zone anomalies throughout Moyston.

VALUES & CONSTRAINTS

There are a number of environmental and heritage values and constraints that need to be considered when planning for the future of Moyston. These are illustrated on the map on the following page and include:

- Areas to the south-west of Moyston are subject to the draft Bushfire Management Overlay (BMO). These are areas that have the highest bushfire risk and are likely to be particularly exposed to the impact of bushfire. The suitability of new development in these areas must be fully considered before it proceeds, and appropriate bushfire protection measures will be required.
- The Significant Landscape Overlay (Schedule 1) applies to land to the west of the township boundary. The purpose of SLO1 is to recognise the significance of the environmental and landscape values of the Grampians National Park and the Black Range in the local context and as a major natural feature tourist attraction. This SLO is set to reduce in size following the recommendations of the South West Victoria Landscape Assessment Study (2013).
- Some areas surrounding Moyston have been identified as ‘Areas of Cultural Heritage Sensitivity’. These areas include landforms and waterways/ waterbodies that are regarded as likely to contain sites of Aboriginal cultural heritage significance.
- A large portion of Moyston is subject to flooding and have been identified in the Draft Mt William Creek Catchment Study as having a 1% Annual Exceedance Probability (AEP). Refer to the map on the following page for details.
Future Growth Recommendations

This section provides recommendations for how to manage, support and encourage sustainable growth in Moyston. Some of these recommendations are strategic, for example the need for future investigations or other advocacy work, and others are more applied, for example recommending the rezoning of a particular area of land. Where possible, recommendations are illustrated spatially on the Proposed Framework Plan on the following page.

TOWNSHIP BOUNDARY

- Define a township boundary for Moyston that reflects the current extent of the township, and allows for future growth as identified by the Ararat Sustainable Growth Future Strategy (2013).
- Investigate applying a Restructure Overlay over the Township Zone.

TOWN CENTRE CORE

- Concentrate any future retail/commercial activity within the Town Centre Core, in close proximity to the intersection of Ararat-Halls Gap Road and Moyston–Dunkeld Road, and other key destinations such as the primary school and recreation reserve.
- Encourage a wider range of businesses, services and activities to locate within the township of Moyston.

TOWNSHIP RESIDENTIAL

- Support residential uses in close proximity to the town centre and existing community infrastructure and services.

RURAL RESIDENTIAL

- Provide further opportunities for a range of low density residential and rural living residential developments within convenient access to the core community facilities.
- Ensure rural residential growth occurs in areas where it will not impact on the viability of productive agricultural land, and minimises potential land use conflict.
- Reduce the Rural Living Zone minimum lot size to 2 hectares within the township boundary.
- Maintain the Rural Living Zone 8 hectare minimum lot size outside of the township boundary.
- Investigate opportunity to rezone the area of land to the north-west of the township from Farming Zone to Rural Living Zone, applying an 8 hectare minimum lot size. The suitability of new residential development in this area must be fully considered before any rezoning proceeds, including an assessment of environmental assets and hazards, mainly native vegetation, cultural heritage, topography, flood, and bushfire risk. Future development should be directed outside the Bushfire Management Overlay (BMO) area in the first instance.

COMMUNITY INFRASTRUCTURE & FACILITIES

- Ensure the future growth of Moyston makes best use of existing infrastructure assets, services and facilities.
- Continue to support and enhance existing community facilities and various community groups, clubs and associations as a key asset of the township.
- Advocate for improved frequency of accessible transport services to Ararat, Ballarat and Melbourne, particularly for the elderly and youth of the community.
- Support the development of facilities and services that allow for ageing in place.
- Work closely with Government and other service providers (e.g. Bush Nursing Centres) to promote and develop opportunities for improvement e.g. provision of a community bus service, shared partnership development around home and community care (HACC) services, and nursing infrastructure.
- Rezone Moyston Cemetery to Public Use Zone (Schedule 5) to better reflect the use and intent of the land.

RECREATION & LEISURE

- Continue to recognise and promote the proximity of the Grampians National Park to Moyston as a key environmental and recreational asset of the township.
- Improve pedestrian and cycling paths within the township, particularly linking to key destinations such as the primary school and recreation reserve.
- Rezone Township zoned properties alongside the Recreation Reserve to Public Park & Recreation to better reflect the use and intent of the land.

STREETSCAPE & ENVIRONMENT

- Continue to enhance the natural bushland setting of Moyston through streetscape greening initiatives.

- Ensure all streetscape works take into consideration the safety and efficiency of roads and intersections, including maintenance of sight lines.
- Continue to protect the existing Avenue of Honour tree planting.
- Support succession planting where existing Avenue of Honour trees are reaching the end of their life cycle.
- Rezone heavily vegetated land throughout Pomonal (as identified on the Proposed Moyston Framework Plan) to Public Conservation & Resource Zone to better reflect the use and intent of the land.
- Encourage the use of land, particularly underutilised or transitional land, for urban agriculture/community garden projects.

BUILT FORM

- Develop a simple suite of design guidelines to guide appropriate design outcomes and ensure environmentally sustainable site responsive design.

TOURISM

- Encourage the development of the local tourism sector, promoting Moyston’s position as an important gateway to the Grampians National Park.
- Promote the establishment of farmer’s markets and the purchasing of local food and other products.
- Support the establishment of limited tourism and accommodation uses that provide a complementary yet alternative experience to Halls Gap.

HERITAGE

- Continue to protect areas of Aboriginal cultural heritage significance including landforms and waterways/waterbodies that are regarded as likely to contain sites of Aboriginal cultural heritage significance.
- Continue to recognise and protect sites of local heritage significance.
**Elmhurst**

**Introduction**

Elmhurst is located approximately 35km north-east of Ararat on the Pyrenees Highway.

The township has an scenic landscape setting with the Mount Cole and Mount Buangor State Forest providing a backdrop to the south, the Pyrenees Ranges and Wimmera River to the north. Elmhurst attracts people seeking a rural residential lifestyle given its affordable housing prices, scenic location and short commuting distance from Ararat.

Farms along the Wimmera River commonly combine cropping and livestock, producing wool, prime lambs, beef, grains, legumes and wine grapes.¹

**Existing Infrastructure**

**UTILITIES**
- Reticulated water is available to most of the town. Elmhurst is not serviced by reticulated sewerage.

**COMMUNITY INFRASTRUCTURE & FACILITIES**

**OPEN SPACE & RECREATION**
- Recreation Reserve including sports oval, pavilion, BBQ facilities and tennis courts
- Children’s Playground
- Golf Course
- Numerous sporting clubs and associations including tennis, golf and angling

**COMMUNITY**
- Community Hall
- Uniting Church and Anglican Church
- Mobile Library Service
- Hotel/Pub
- Post Office and General Store (recently closed)

**EDUCATION**
- Primary School
- Playgroup

**HEALTH**
- Rush Nursing Centre
- Infant Welfare

**TRANSPORT**
- Coach service from Ararat to Maryborough (via Elmhurst and Avoca) 4 times per week

**EMERGENCY SERVICES**
- CFA
- Police Station

**Settlement Role**

Elmhurst has been identified as a Rural Village. Rural Villages support small populations and provide a focal point for the surrounding rural community. Access to services such as education and retail are available and connections to reticulated water vary.

**Current Strategic Direction**

At present, the Ararat Municipal Strategic Statement (MSS) does not provide specific strategic direction for Elmhurst.

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Elmhurst

Issues, Opportunities & Constraints

The following issues, opportunities and constraints have been identified through consultation with the community and key stakeholders, and supplemented by additional research, analysis and site visits.

ISSUES

• Limited population growth.
• Ageing population.
• Recent closure of petrol station, post office and general store.
• No reticulated sewerage facilities.
• Limited public transport services to Ararat (2 per week).
• Large area designated as Township Zone, which in some cases, may not be the most suitable zone for its current/future use.
• Limited connections with the River.

OPPORTUNITIES

• Attractive to rural lifestyle / ‘tree change’ population growth.
• Potential to better utilise connections to the Wimmera River.
• Redevelopment opportunity for the former post office and hotel/ pub.
• Opportunity to further recognise and promote the townships rich heritage values.
• Opportunity exists to amend zone anomalies throughout Elmhurst.

VALUES & CONSTRAINTS

There are a number of environmental and heritage values and constraints that need to be considered when planning for the future of Elmhurst. These are illustrated on the map on the following page and include:

• The Vegetation Protection Overlay (Schedule 1) covers an area of land located to the west of the township. The purpose of the VPO1 is to protect areas of significant remnant vegetation.
• The Vegetation Protection Overlay (Schedule 2) applies to a portion of the Pyrenees Highway located to the west of the township. The purpose of VPO2 is to protect areas of significant remnant vegetation located along roadsides throughout the municipality.
• The Environmental Significance Overlay (Schedule 2) applies to the Wimmera River and its adjoining floodplains. The purpose of ESO2 is to protect watercourses, water-bodies and wetlands from inappropriate development and to ensure that that they are retained as a natural asset.
• A number of areas within and surrounding Elmhurst have been identified as ‘Areas of Cultural Heritage Sensitivity’. These areas include landforms and waterways/ waterbodies that are regarded as likely to contain sites of Aboriginal cultural heritage significance.
• Some areas of Elmhurst are subject to flooding and have been identified by the Wimmera Catchment Management Authority as having a 1% Annual Exceedance Probability (AEP). Refer to the map on the following page for details.
Future Growth Recommendations

This section provides recommendations for how to manage, support and encourage sustainable growth in Elmhurst. Some of these recommendations are strategic, for example the need for future investigations or other advocacy work, and others are more applied, for example recommending the rezoning of a particular area of land. Where possible, recommendations are illustrated spatially on the Proposed Framework Plan on the following page.

TOWNSHIP BOUNDARY

- Define a township boundary for Elmhurst that reflects the current extent of the township, and allows for future growth as identified by the Ararat Sustainable Growth Future Strategy (2013).

TOWN CENTRE CORE

- Concentrate future retail/commercial activity within the Town Centre Core.
- Encourage new businesses, services and activities to locate within the township of Elmhurst.

TOWNSHIP RESIDENTIAL

- Support residential uses in close proximity to the town centre and existing community infrastructure and services.

RURAL RESIDENTIAL

- Investigate rural residential opportunities to the west of the township boundary in the longer term. The suitability of new residential development in this area must be fully considered before any rezoning proceeds, including an assessment of environmental assets and hazards, mainly native vegetation, cultural heritage, topography, flood, and bushfire risk.
- Ensure rural residential growth occurs in areas where it will not impact on the viability of productive agricultural land, and minimises potential land use conflict.

COMMUNITY INFRASTRUCTURE & FACILITIES

- Ensure the future growth of Elmhurst makes best use of existing infrastructure assets, services and facilities.
- Continue to support and enhance existing community facilities and various community groups, clubs and associations as a key asset of the township.

- Advocate for the provision of accessible transport services to Ararat, Ballarat and Melbourne, particularly for the elderly and youth of the community.
- Support the development of facilities and services that allow for ageing in place.
- Work closely with Government and other service providers (e.g. Bush Nursing Centres) to promote and develop opportunities for improvement e.g. provision of a community bus service, shared partnership development around home and community care (HACC) services, and nursing infrastructure.

RECREATION & LEISURE

- Continue to recognise and promote the proximity of the Pyrenees Ranges, Mount Cole State Forest and Mount Buangor State Forest to Elmhurst as a key environmental and recreational asset of the township.
- Improve pedestrian and cycling connections within the township, particularly linking to key points of interest such as the Primary School and Recreation Reserve.
- Rezone the Recreation Reserve and adjoining Golf Course land from Township Zone to Public Park & Recreation Zone to better reflect the areas existing use and intent.

STREETSCAPE & ENVIRONMENT

- Ensure all streetscape works take into consideration the safety and efficiency of roads and intersections, including maintenance of sight lines.
- Rezone the tree/creek corridor running from Green Street to the Golf Course from Township Zone to Public Conservation & Resource Zone to better reflect the use and intent of the land.

HERITAGE

- Continue to protect areas of Aboriginal cultural heritage significance including landforms and waterways/waterbodies that are regarded as likely to contain sites of Aboriginal cultural heritage significance.
- Continue to protect, promote and recognise sites of local heritage significance.
Introduction

Buangor is located approximately 24km east of Ararat and 75km west of Ballarat. The township is centred around the intersection of the Western Highway and Challicum Road and serves as an important gateway to Mount Cole State Forest, Mount Buangor State Park and Langi Ghiran State Park. Buangor is the closest town in the municipality to Ballarat (50 mins).

The townships Cobb & Co Changing Station, now used for community functions and gatherings, provides a key point of interest for those travelling along the highway. Behind this sits the sports oval and pavilion, tennis courts, and primary school.

The recent establishment of a wine and art gallery known as ‘Off the Beaten Track’ has encouraged passers-by to stop off within Buangor. A number of vineyards and cellar door sales are also located within the wider area.

Buangor is supported by predominantly farming industries, including wool, cattle, cropping, hay and vineyards. In more recent years, the timber industry has established plantations in the area.1

The Melbourne-Ararat railway line runs east-west through the township to the south of the Western Highway.

Existing Infrastructure

UTILITIES

- Reticulated water is available to most of the town. Buangor is not serviced by reticulated sewerage.

COMMUNITY INFRASTRUCTURE & FACILITIES

OPEN SPACE & RECREATION

- Recreation Reserve including sports oval, pavilion and tennis courts
- Numerous sporting clubs and associations including cricket, tennis, basketball and soccer
- Billy Billy Creek picnic area
- Toronto Park
- Close proximity to Mount Cole State Forest, Mount Buangor State Park, Langi Ghiran State Park and the Challicum Hills Wind Farm

COMMUNITY

- Cobb & Co Changing Station (now used for community functions and gatherings)

EDUCATION

- Primary School

HEALTH

- NAA

TRANSPORT

- Coach service from Melbourne to Ararat (via Buangor) 6 times per week
- Coach service from Melbourne to Maryborough 5 times per week
- Coach service from Ballarat to Stawell (via Buangor) 2 times per week
- Coach service from Melbourne to Nhill (via Buangor) 4 times per week

1 Buangor & District Community Action Plan 2006-2009

Settlement Role

Buangor has been identified as a Rural Village. Rural Villages support small populations and provide a focal point for the surrounding rural community. Access to services such as education and retail are available and connections to reticulated water vary.

Current Strategic Direction

At present, the Ararat Municipal Strategic Statement (MSS) does not provide specific strategic direction for Buangor.
Issues, Opportunities & Constraints

The following issues, opportunities and constraints have been identified through consultation with the community and key stakeholders, and supplemented by additional research, analysis and site visits.

ISSUES
- Limited commercial activity as evidenced by the recent closure of the hotel/pub.
- Fragmented community.
- Uncertainty around the impact of the Buangor bypass, that is to be constructed as part of the Western Highway Project.

OPPORTUNITIES
- Buangor is the closest town in the municipality to Ballarat (50 mins).
- Historic values, namely the Cobb & Co Changing Station and nearby homesteads.
- Construction of the bypass offers the potential for significant benefits to the amenity, livability and attractiveness of Buangor. For example, a reduction in truck movements throughout the township will result in a safer pedestrian environment with improved access between the north and south of the township.
- Lifestyle development opportunities.

VALUES & CONSTRAINTS
There are a number of environmental and heritage values and constraints that need to be considered when planning for the future of Buangor. These are illustrated on the map on the following page and include:

- Extensive areas to the north of Buangor are subject to the Wildfire Management Overlay (WMO) and draft Bushfire Management Overlay (BMO). These are areas that have the highest bushfire risk and are likely to be particularly exposed to the impact of bushfire. The suitability of new development in these areas must be fully considered before it proceeds, and appropriate bushfire protection measures will be required. However, it should be noted that the proposed BMO is based on existing tree plantations that currently have an uncertain future as a result of the proposed bypass. It is considered that bushfire constraints to the north are likely to reduce once the bypass has been constructed, effectively providing a barrier to any fire front from the north.
- The Vegetation Protection Overlay (Schedule 1) applies to large areas of land throughout Buangor. The purpose of VPO1 is to protect areas of significant remnant vegetation.
- Some areas within Buangor have been identified as ‘Areas of Cultural Heritage Sensitivity’. These areas include landforms and waterways/ waterbodies that are regarded as likely to contain sites of Aboriginal cultural heritage significance.
Future Growth Recommendations

This section provides recommendations for how to manage, support and encourage sustainable growth in Buangor. Some of these recommendations are strategic, for example the need for future investigations or other advocacy work, and others are more applied, for example recommending the rezoning of a particular area of land. Where possible, recommendations are illustrated spatially on the Proposed Framework Plan on the following page.

TOWNSHIP BOUNDARY

- Define a township boundary for Buangor that reflects the current extent of the township, and allows for future growth as identified by the Ararat Sustainable Growth Future Strategy (2013).

TOWN CENTRE CORE

- Concentrate future retail/commercial activity within the Town Centre Core, in close proximity to existing retail activity.
- Encourage a wider range of businesses, services and activities that take advantage of Buangor’s heritage assets, nearby wineries and proximity to Mount Buangor and Mt Langi Ghiran.

TOWNSHIP RESIDENTIAL

- Support residential uses in close proximity to the town centre and existing community infrastructure and services.
- Rezone lots fronting Challicum Road (south of the railway line) from Farming Zone to Township Zone to better reflect their existing use and subdivision size.

RURAL RESIDENTIAL

- Rezone lots to the west of the township (between the railway line and the Western Highway) from Township Zone to Rural Living Zone and investigate application of a Restructure Overlay.
- Investigate potential for rural living opportunities to the north and north-east of the township boundary in the longer term, once the bypass is in operation. The suitability of new residential development in these areas must be fully considered before any rezoning proceeds, including an assessment of environmental assets and hazards, mainly native vegetation, cultural heritage, topography, flood, and bushfire risk. Future development should be directed outside the Bushfire Management Overlay (BMO) area in the first instance.
- Ensure rural residential growth occurs in areas where it will not impact on the viability of productive agricultural land, and minimises potential land use conflict.

COMMUNITY INFRASTRUCTURE & FACILITIES

- Ensure the future growth of Buangor makes best use of existing infrastructure assets, services and facilities.
- Continue to support and enhance existing community facilities and various community groups, clubs and associations as a key asset of the township.
- Advocate for improved frequency of accessible transport services to Ararat, Ballarat and Melbourne, particularly for the elderly and youth of the community.
- Support the development of facilities and services that allow for ageing in place.
- Work closely with Government and other service providers (e.g. Bush Nursing Centres) to promote and develop opportunities for improvement e.g. provision of a community bus service, shared partnership development around home and community care (HACC) services, and nursing infrastructure.

RECREATION & LEISURE

- Continue to recognise and promote the proximity of Mount Cole State Forest, Mount Buangor State Forest and Langi Ghiran State Park to Buangor as a key recreational asset of the township.
- Improve pedestrian and cycling connections within the township, particularly linking to key points of interest such as the Primary School and Recreation Reserve.
- Continue to promote and preserve Billy Billy creek as a key environmental and recreational asset of Buangor.

STREETSCAPE & ENVIRONMENT

- Continue to protect existing Avenue of Honour tree planting along the Western Highway.
- Support succession planting where existing Avenue of Honour trees are reaching the end of their life cycle.
- Ensure all streetscape works take into consideration the safety and efficiency of roads and intersections, including maintenance of sight lines.
- Prepare an Urban Design Framework for Buangor to provide direction on potential improvements to the design of the streetscape following construction of the bypass, including strengthening visual and physical connections between the north and south sides of the highway.
- Develop a Community Action Plan and Urban Design Plan in response to changes associated with the bypass.

HERITAGE

- Continue to protect areas of Aboriginal cultural heritage significance including landforms and waterways/waterbodies that are regarded as likely to contain sites of Aboriginal cultural heritage significance.
- Continue to protect and promote sites of local heritage significance such as the Cobb & Co Changing Station.
Buangor: Proposed Framework Plan

LEGEND
- Township Boundary
- Billy Billy Creek
- Railway Line
- Proposed Buangor Bypass (indicative alignment only)
- Main Access Road (following construction of the Bypass)
- Township Entry Point
- Avenue of Honour tree planting
- Public Open Space/Recreation
- Community Uses
- Township Residential
- Town Centre Core
- Farming
- Area to be rezoned to Township Zone in the short term
- Area to be rezoned to Rural Living Zone in the short term
- Rural Living Investigation area (long term)