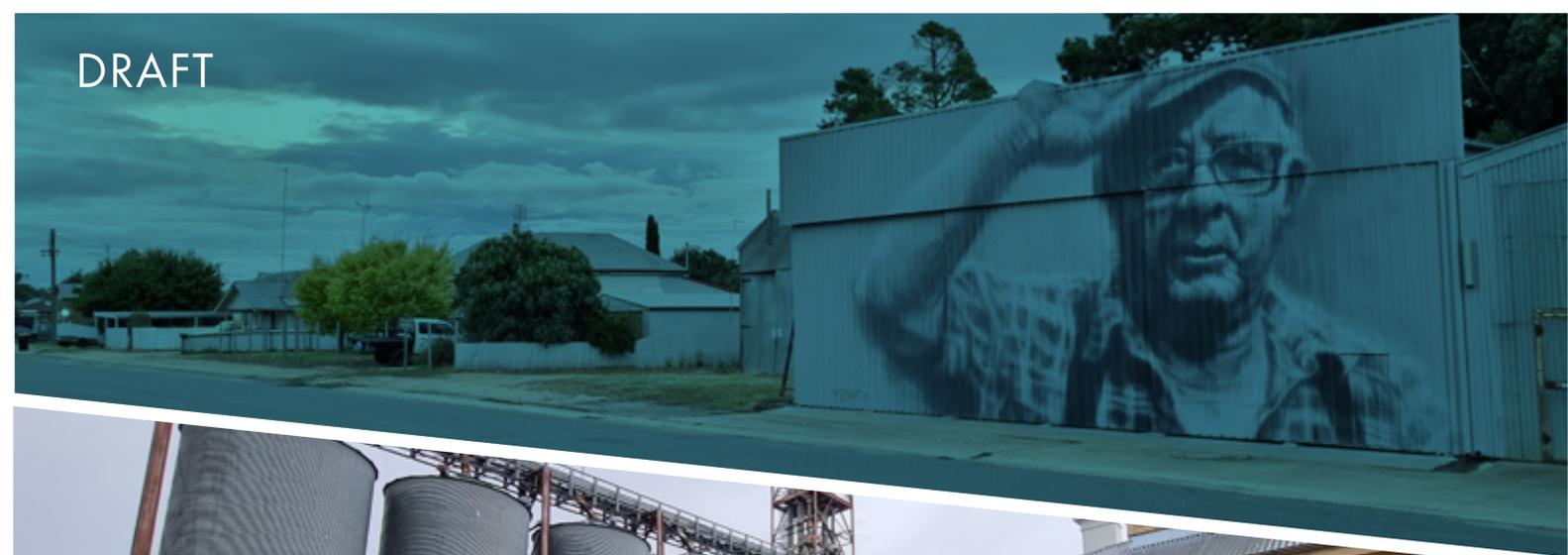


DRAFT



ST ARNAUD

TOWNSHIP FRAMEWORK PLAN

NOVEMBER 2022



mesh



PREPARED BY MESH IN CONJUNCTION WITH NORTHERN GRAMPIANS SHIRE COUNCIL



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ACKNOWLEDGMENT OF COUNTRY

Northern Grampians Shire Council acknowledges the Dja Dja Wurrung Nations, the Traditional Owners of the lands we discuss in this report. We pay our respects to their Elders, past and present, and extend that respect to Aboriginal elders of other communities.

PREPARED BY MESH IN CONJUNCTION WITH NORTHERN GRAMPIANS SHIRE COUNCIL

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THANK YOU!

We would like to thank the St Arnaud community members, groups and organisations that have participated in the township framework plan engagement process, as well as those who have provided technical expertise and cultural perspectives and experiences. Your valuable insight will help shape St Arnaud in the future.

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Part One.

INTRODUCTION AND CONTEXT

Part One provides the purpose of the Township Framework Plan, outlines the existing context, identifies the Vision for St Arnaud's future, explores the key drivers influencing St Arnaud, and sets out the process undertaken to prepare the Township Framework Plan.

The St Arnaud Township Framework Plan is a key document that guides the future growth and development for the township of St Arnaud for the next 20-30 years. The directions and actions contained in this Township Framework Plan considers the unique rural character, the industrial significance, and the key role St Arnaud plays in the broader district.

Extensive community engagement has been key throughout the development of the plan to ensure that it achieves Northern Grampians Shire Community vision 2024 to 'Love where we live'.



Planning for St Arnaud combines the opportunities offered by its existing assets, such as its distinctive heritage and natural and built character, with new opportunities for revitalisation and redevelopment.

PROJECT OVERVIEW

St Arnaud is the Shire's second largest town and is strategically located at the junction of the Wimmera and Sunraysia Highways and on the route of Melbourne-Mildura freight. It is the centre of local retail and includes a thriving cluster of agribusinesses.

The township offers both residents and visitors an attractive environment in which to live, shop and spend leisure time. St Arnaud has an established network of open space, comprising a mix of passive and active recreation reserves, and a defined main street, characterised by heritage buildings and features.

Currently, St Arnaud does not have an updated long term strategic plan to guide its future land use outcomes. The most recent strategic work done for St Arnaud was an Urban Design Framework (UDF) in 2005. The UDF is now outdated and does not address the present issues relating to the overall growth and prosperity of the township. This lack of planning and guidance limits the township's opportunity to function as a regional service centre.

In addition, the town has strong cultural and built heritage connections with attractive streetscapes and local shopping areas. These heritage features are largely unprotected by planning tools.

As such, a Township Framework Plan (the Plan) is needed to determine settlement patterns and rural township boundaries, as well as future growth and development directions for housing, commercial and industrial development that reinforces St Arnaud as a key district town. It is also imperative that council prepares a Plan for St Arnaud under Clause 11 of the *Northern Grampians Planning Scheme* to ensure sufficient supply of land and effective planning and management of land use and development.

WHAT IS THE ROLE AND PURPOSE OF THIS TOWNSHIP FRAMEWORK PLAN?

This Township Framework Plan will be a strategic planning document that sits within the context of a range of other council plans, State government policy and regional strategies.

This document will be used by Northern Grampians shire council as a tool to inform local planning policies and planning controls for St Arnaud through the Northern Grampians Planning Scheme and will guide council's consideration of proposed planning scheme amendments and planning permit applications.

Council will also use the Plan to identify future provision of infrastructure and services in the town and determine the type of development that council expects and would support and as such, this Plan will be used as a framework for further advocacy with other tiers of government and agencies.

The key aims of this project is to develop a Plan for St Arnaud for the next 20-30 years to investigate the opportunities and constraints and formulate a strategic framework on how the town will grow over these years. The Township Framework Plan will take the inputs from technical consultants, key stakeholders, the community and align with council's vision and the *Northern Grampians Shire Community Vision 2041* for making the shire *a better place to live, work, invest and visit*.

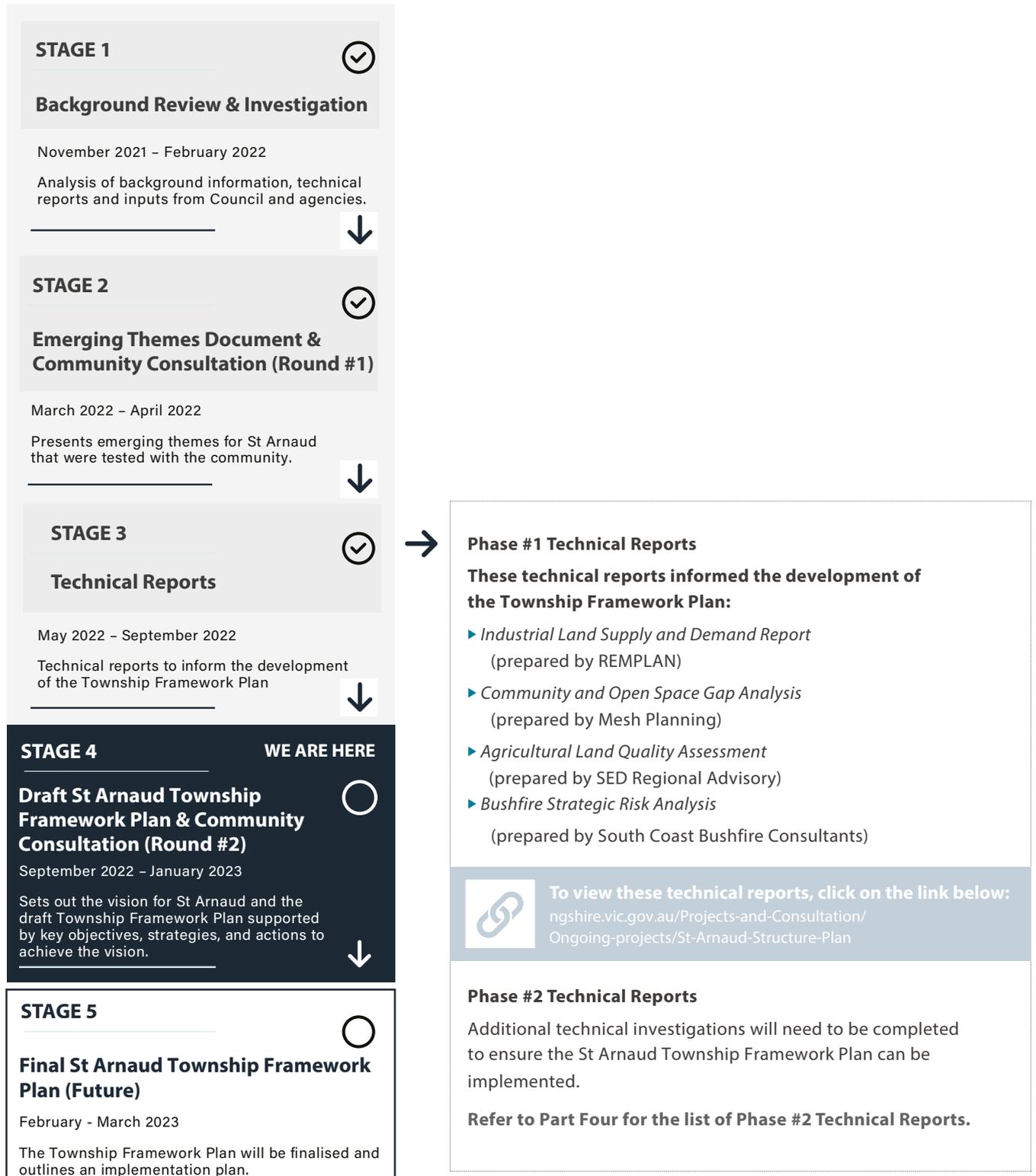
The key objective of the Plan is to deliver the following outcomes:

- ▶ To establish a **strategic vision and land use direction** for St Arnaud.
- ▶ To **facilitate future growth** (residential, industrial, commercial and tourism) by **unlocking key industrial / employment land** in St Arnaud, encouraging better utilisation of zoned land and improvements to existing housing stock.
- ▶ To recognise and **celebrate the valued history, cultural values and character** of St Arnaud.
- ▶ To identify **opportunities for public spaces and facilitate safe movement** for pedestrians, cyclists and vehicles.
- ▶ To include an **implementation plan that sets out key actions** such as the implementation of policy content via the MSS, further strategic works and future planning priorities.

THE PROCESS IN PREPARING THE TOWNSHIP FRAMEWORK PLAN

The Plan has been prepared by Northern Grampians shire council and Mesh Planning in seven stages (refer to Figure 1 below).

Figure 1: St Arnaud Township Framework Plan Process



St Arnaud plays an important role in the network of regional towns given it is the midway point between Melbourne and other major regional cities of Ballarat, Bendigo, Horsham and Mildura.

- ▶ St Arnaud is the second largest town within the Shire and is a key district town providing for a range of middle order health, education, retail, and emergency services and agribusiness for surrounding townships including Donald and Charlton.
- ▶ The town is bordered by St Arnaud Regional Park to the west and St Arnaud State Forest to the south.
- ▶ It also has an established network of open space, comprising a good mix of active and passive recreational reserves that offer an attractive rural living environment.

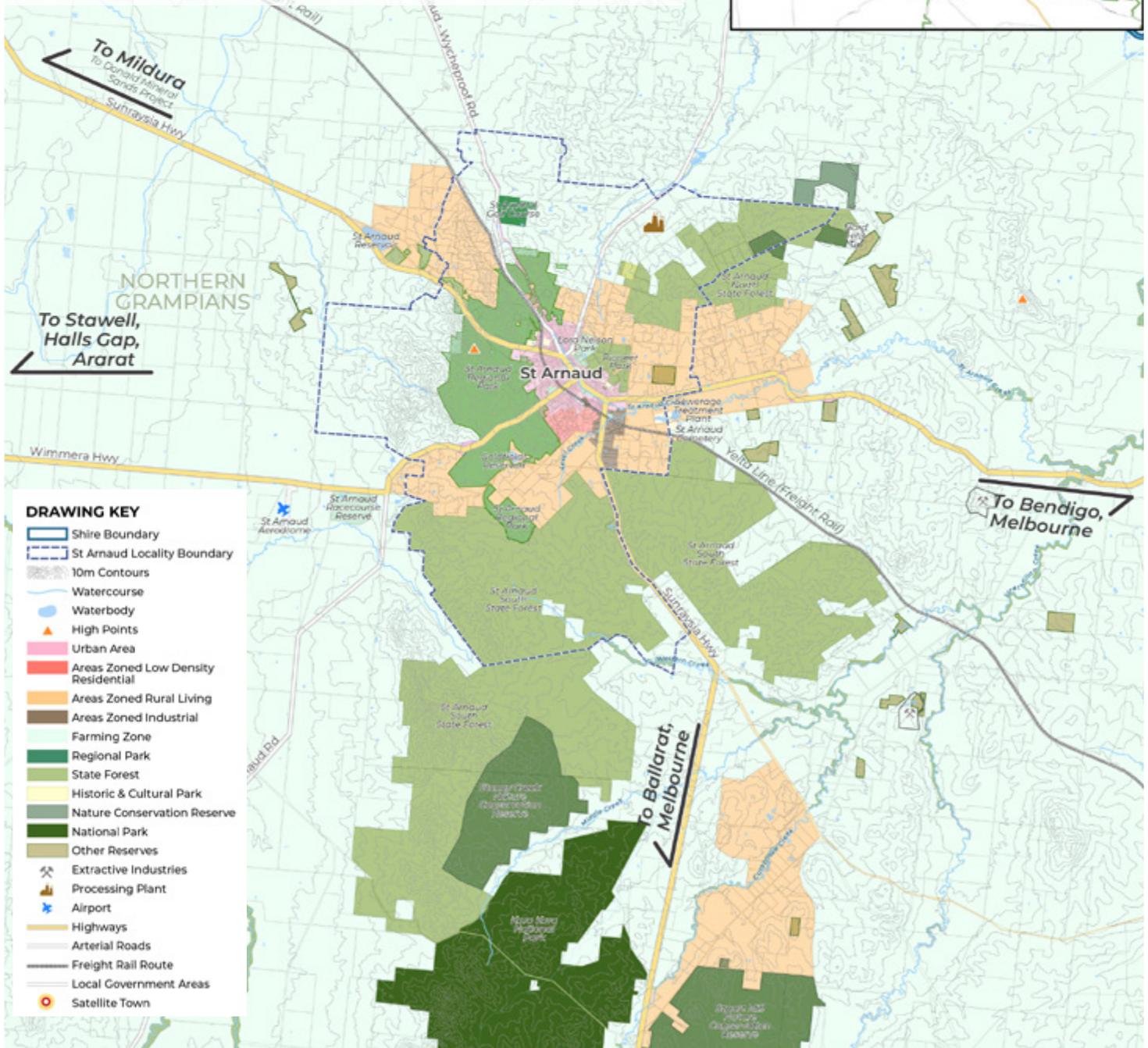


Figure 2: Context Plan

HOW TO READ THE TOWNSHIP FRAMEWORK PLAN

Supporting the vision of St Arnaud is a number of themes containing objectives and strategies relating to unlocking and directing growth, open space, recreation, streetscape improvements, movement and sustainability.

The Plan includes an outline for implementing the identified key actions for each theme, a timeframe for completion and who will be responsible for completing the actions.

As set out below, the Plan is organised into four (4) parts:

Part One. INTRODUCTION AND CONTEXT

Outlines the vision for St Arnaud and purpose of the Plan, and an overview of the Plan Area.

Part Two. KEY INFLUENCES

Sets out the key factors (spatial, community and policy) that have influenced how St Arnaud has grown to date, and issues and opportunities that shape how we want St Arnaud to grow and develop into the future.

Part Three. A PLAN FOR ST ARNAUD

Contains five (5) key themes guiding future planning and development within St Arnaud. Each theme comprises objectives, strategies and actions that set out the strategic approach to future development in St Arnaud.

Part Four. NEXT STEPS AND IMPLEMENTATION

Collates and summarises the implementable actions for coordinated delivery of the four (4) themes cross the Plan area.

THE VISION FOR ST ARNAUD IN THE NEXT 20-30 YEARS

St Arnaud's growth will be consolidated within a township boundary as *defined by the surrounding forest, bushland and agricultural setting*.

St Arnaud's *established rural industry and agribusiness sector will be strengthened through agricultural diversification, value adding* and agricultural/industrial expansion.

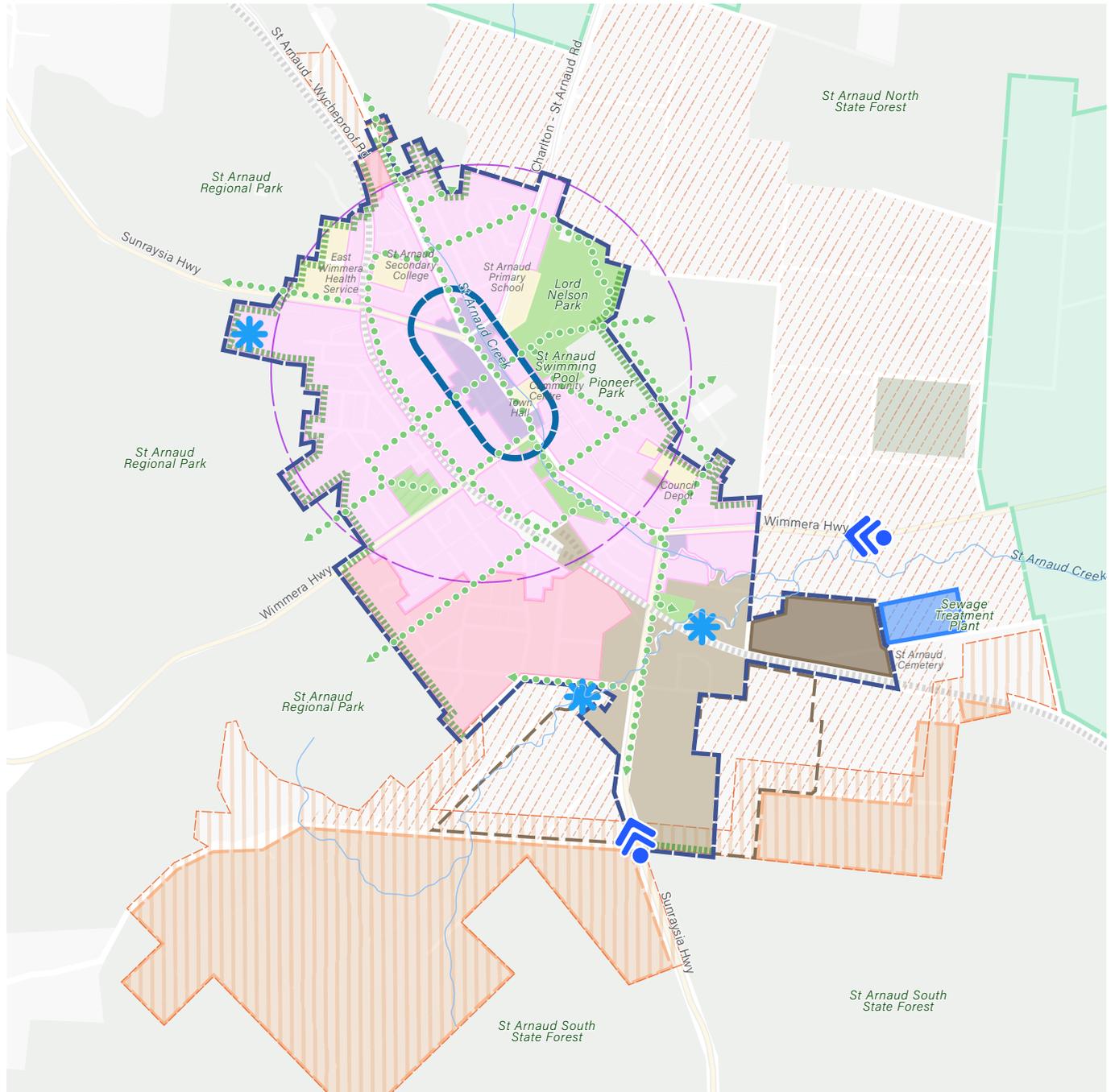
St Arnaud roles as a *district town* servicing the surrounding smaller rural settlements will be *reinforced by supporting housing needs, delivery of key facilities and services, encouraging local tourism and building community resilience to changing economic and environmental conditions*.

Celebrating the deep connection with heritage and enhancing local amenity to positively contribute to the identity of the town and will attract new opportunities for revitalisation, redevelopment and new investment into the town.

St Arnaud will have *safe connections and linkages between key nodes and open spaces to better connect people to their neighbourhoods and surrounds and to* encourage walking and cycling.

Northern Grampians Shire Community
vision, 2024 to 'Love where we live'.

Figure 3: Draft St Arnaud Township Framework Plan



- | | | | | | | | |
|---|--|---|------------------------------|---|---|---|--|
|  | Township Boundary |  | Established Residential Area |  | Township Core |  | Potential Drainage Assets |
|  | Areas with Extreme Bushfire Risk |  | Lifestyle Residential Area |  | Existing Industrial Precinct |  | Interface to Conservation Established Bushland |
|  | Limit Further Subdivision Potential in Extreme Bushfire Risk Areas |  | Commercial Areas |  | Potential Industrial Precinct Expansion |  | Sewage Treatment Plant |
|  | Rural Living Areas |  | Community Facilities |  | Long Term Industrial Growth |  | Gateway Entrances |
| | |  | Public Open Space |  | Preserve Valuable Agricultural Land |  | Integrated Active Transport Network |
| | |  | Main Street Precinct | | | | |

Part Two.

KEY INFLUENCES

The key influences shaping St Arnaud today, and that drive how St Arnaud may change in the future are:

SPATIAL INFLUENCES

Township Form and Structure

How the town has grown over time and responded to its physical conditions, and where there are opportunities or constraints on growth in the future.

COMMUNITY INFLUENCES

Community Profile

Community Aspirations

The existing community profile, how it is expected to change over time, and the community's aspirations for the future.

POLICY INFLUENCES

Community Influences + Considerations

Zoning

Overlays

Development Capacity

The current planning and policy conditions that shape what types of use and development can occur in St Arnaud, and where there may be opportunities to amend policy to support the vision for St Arnaud.



Collectively, these influences shape the opportunities and constraints St Arnaud presents, and provide the context for the St Arnaud vision, and the objectives and strategies in this Plan.

SPATIAL INFLUENCES

Township Form and Structure

There are several different land uses and precincts influencing the layout of the township of St Arnaud

RESIDENTIAL AREA (established & low density)

St Arnaud’s existing **residential** housing stock is characterised by single storey detached dwellings that varies from older stock to modern dwellings. Presently, there is a shortfall of quality housing supply as there are older housing stock that are in very good condition and others that are in poor condition. Notably, new housing is being developed within the town which is a good sign for the future of the township however, this must occur in a sustainable manner that respects the environment and rural character of the area. The lack of housing diversity in St Arnaud limits the housing options for different people in different life stages and is an impediment to residential and population growth. In addition, there is an under supply of tourism accommodation and workers accommodation missing opportunities created by the recent domestic tourism boom and the recent commencement of the mineral sands mine in Donald.

MAIN STREET PRECINCT

The **main street precinct** is situated in along Napier Street and is the heart of St Arnaud. It is characterised by single and double storey heritage buildings which was established as a result of the goldrush era in the 1850s. These heritage buildings hold significant heritage value and are an important asset to the local community. Napier Street being the main spine of the town, is the primary focus for commercial, retail, hospitality and civic uses for the daily needs of the community.

INDUSTRIAL / EMPLOYMENT

St Arnaud is known as the “Shire’s Rural Industrial Hub” due to its cluster of **agribusinesses** including animal feeds factories, farm machineries production, broiler farms and piggeries, and **conventional industrial uses** located just south of the St Arnaud urban area along Sunraysia Highway. These industrial areas are important to the local economy, offering major employment opportunities, however there are some land use/ interface conflicts emerging with heavy industrial located in close proximity to sensitive uses such as residential that will need to be resolved.

RURAL LIVING RESIDENTIAL AREAS / AGRICULTURE

St Arnaud has expansive **Rural Living Zoned (RLZ)** areas to the north and east. The St Arnaud area is historically known for its broadacre cropping and other productive agricultural land uses. Based on a desktop analysis, around 30% of the RLZ land is being used for agricultural purposes or rural industry. The RLZ to the northeast is left vacant due to biodiversity constraints, particularly parcels abutting the St Arnaud North State Forest. Protecting these areas for their valuable contribution to the landscape character of St Arnaud, and to mitigate bushfire risk will be a priority.

PUBLIC OPEN SPACES

St Arnaud has an established network of **public open spaces**, comprising a good mix of passive (Queen Mary Gardens and King Georges Park), active recreative reserves (Lord Nelson Park), formal (St Arnaud Lawn Tennis Club) and informal (St Arnaud Creek) recreation opportunities. The St Arnaud Sports Complex provides additional indoor and outdoor sports and recreation infrastructure including badminton, indoor cricket and basketball. The Township Framework Plan will ensure continuous development of recreation both formal and informal to encourage positive health and well-being of the community.

CONSERVATION AREAS

St Arnaud is surrounded by two key conservation areas – St Arnaud Regional Park and the **St Arnaud South State Forest**, offering a mix of natural and cultural history. These conservation areas provide a strong landscape character that will need to be protected for their valuable contribution and mitigating bushfire risk will be a key priority.

COMMUNITY FACILITIES / SERVICES

St Arnaud is well established with health facilities such as the East Wimmera Health Services which includes the St Arnaud Hospital, aged care facilities and McCallum Disability Services. Currently, community facilities in St Arnaud include a pre-school, a primary school, a secondary school, CFA fire station, police station, churches, lawn tennis club and a town hall comprising of a library and cinema. These community facilities are distributed across the township rather than clustered within the town centre. The Community and Open Space Gap Analysis (2022) identifies that there is a noticeable need for more early childhood education infrastructure. Existing multipurpose Early Learning Centres could be further investigated to consider additional scoping for upgrades that is fit for purpose to meeting existing and future demand.

TRANSPORT



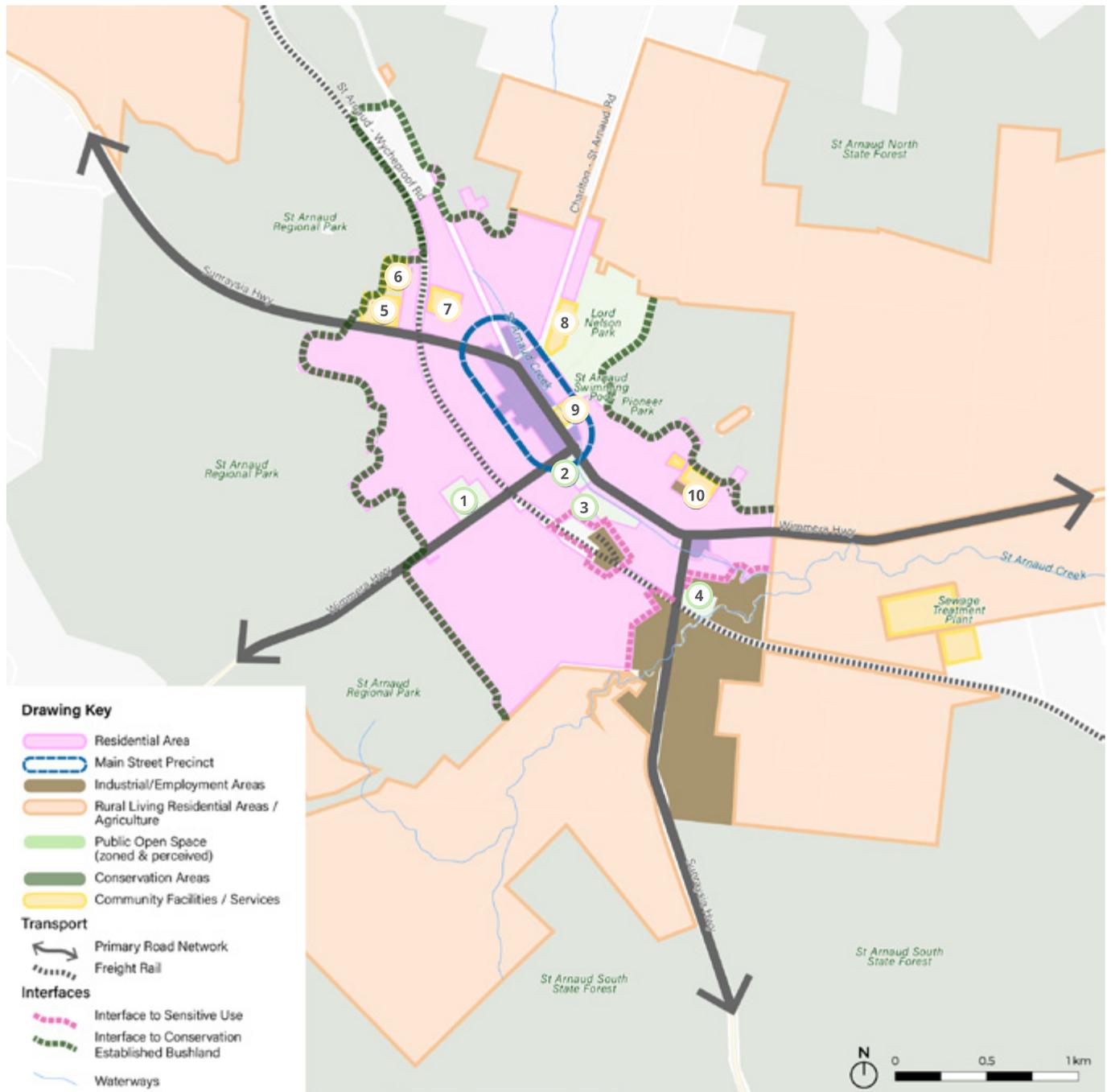
FREIGHT RAIL



PRIMARY ROAD NETWORK

Important road corridors include the Sunraysia Highway, which runs northwest to south-east through the Shire and the Wimmera Highway, which provides a regional east-west link. The St Arnaud rail line (on the freight line) connects Maryborough to Mildura allowing convenient access from the region to the ports of Portland, Geelong and Melbourne. The road network becomes less structured south of the rail line.

Figure 4: Township Structure



- | | |
|--|---|
| <p>① St Arnaud Sports Complex</p> <hr/> <p>② Queen Mary Gardens</p> <hr/> <p>③ King Georges Park</p> <hr/> <p>④ St Arnaud Lawn Tennis Club</p> <hr/> <p>⑤ East Wimmera Health Services</p> <hr/> | <p>⑥ McCallum Disability Services</p> <hr/> <p>⑦ St Arnaud Secondary School</p> <hr/> <p>⑧ St Arnaud Primary School</p> <hr/> <p>⑨ St Arnaud Town Hall</p> <hr/> <p>⑩ Northern Grampians Operations Depot</p> <hr/> |
|--|---|

COMMUNITY INFLUENCES

Community Profile

Population and demographic projections greatly influence the demand for housing, access to services, open space, transport provisions and other community facilities.

Current community profile and future projections for St Arnaud are based on the *St Arnaud Industrial Land Assessment (2022)*, *Housing Needs and Residential Land Supply Assessment, Northern Grampians (2018)* and the *Victoria in Future Population Projections 2016 to 2036*¹ for the VIFSA St Arnaud District. These future population forecasts were also produced prior to the COVID-19 pandemic.

Figure 5 below shows how St Arnaud's population and household changes will have implications for dwelling demand and services. There will be a growing need for dwellings that suit older and smaller households and improved housing choice to attract and retain young people and families.

In addition, it is important to note that there is growing evidence² that people are increasingly moving to regional areas for reasons such as housing affordability, greater flexibility of working arrangements [*i.e. more people working from home*], as a lifestyle option, or simply returning from the cities to where they grew up. This Plan seeks to ensure St Arnaud is well placed to capture this growth.

[*i.e. more people working from home*]

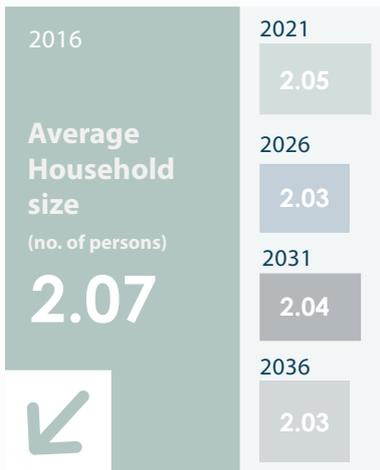
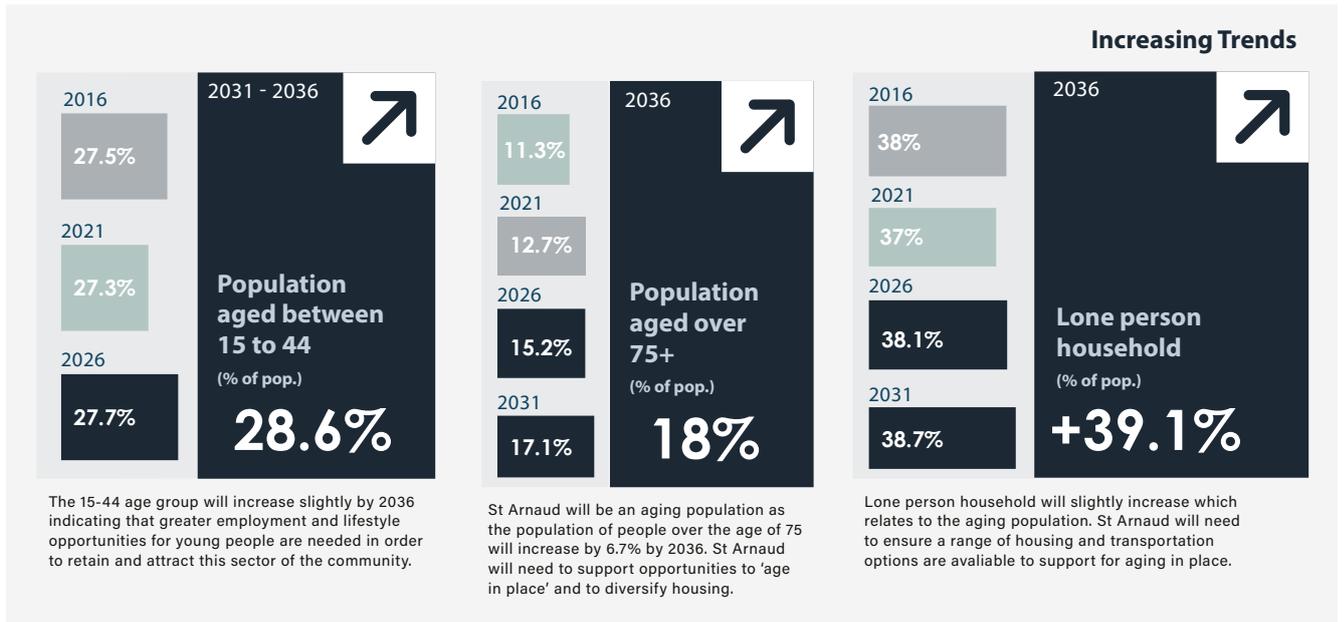
The impacts of the COVID-19 pandemic has changed the way we can work and interact – you can live away from where you are, making the high quality lifestyle of a regional town an attractive alternative.

¹ Please note that the extent of the VIFSA St Arnaud District area is larger than the township boundary area.

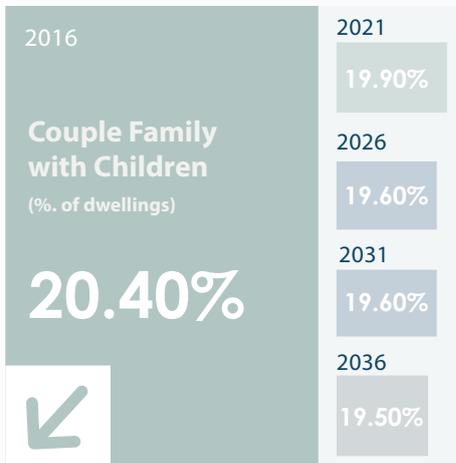
² *The Big Movers: Understanding Population Mobility in Regional Australia, July 2020*

³ *St Arnaud State Suburb - 2021 and 2016 ABS Census* <https://www.abs.gov.au/census/find-census-data/quickstats/2021/SAL22334>

Figure 5: Demographics and Population Projections



The average household size will decrease slightly by 2036 which corresponds with an increase in lone persons household and aging population.



Couple families with children will decline slightly by 2036 suggesting that St Arnaud will need to strengthen its economic viability to attract and retain its population.

ESTIMATED RESIDENTIAL POPULATION

The St Arnaud Industrial Land Assessment (2022)

notes that in the 2021 ABS Census:

“the ERP of the St Arnaud SA2 was 3,429. While the population has declined over the past decade (-182 people since 2011), the last five years has resulted in a reversal of this trend with the township growing by 76 people (figure 5).

The recent changes in population have created a contrast to the official Victoria in Future (VIF) population projections provided by the Victorian Government. Whereas official projections had St Arnaud contracting by -0.8% annually between 2016 and 2021, population changes over that period have resulted 0.4% annual growth.”

In addition, in the 2021 ABS Census the population of the St Arnaud State Suburb3 was 2,138 (+125 people since 2016) demonstrating a slight increase in population.

While these population changes are relatively small, they still represent a significant change in a small township and as such this growth suggest an ongoing need to consider housing, services and facilities.

Community Aspirations

Community consultation sessions on the *St Arnaud Structure Plan Emerging Themes (2022)* sought insight from residents, business owners and local workers as to what their vision for the town was, what land use challenges they have faced, and what changes they would like to see.

Government agencies and technical experts were also engaged from a range of relevant fields.

The following key feedback emerged from community consultation which has informed the preparation of the Township Framework Plan.

St Arnaud has a strong employment base in agriculture and related industries and should further invest in that base, seek opportunities to diversify its industries and organise land uses with appropriate buffers.

Agriculture is understood as a very important economic asset to St Arnaud, and there was also a desire to see it expanded. Other comments stated that the agriculture industry was already well catered for, and that St Arnaud should diversify its industry. Takeaways from the workshop engagements and interviews added the possibilities of precinct agglomeration potential that is sensitive to appropriate buffers between industry and residential areas and exploring opportunity in emerging fields such as solar energy.

St Arnaud's lack of housing is limiting the potential for business and constraining the growth and sustainability of the town.

A lack of quality housing stock is a critical issue for the town, and identified as one of the biggest factors preventing population growth and retaining an adequate workforce. Affordability of rental supply was also considered a significant issue. A common concern was that there is no appropriate land for people to build new houses. Infill opportunities are constrained by absent ownership and deteriorating quality of housing. The lack of accessible and developable land limits new families moving into the area and building houses that match the different lifestyle preferences of the community.



St Arnaud is a beautiful town with open space, scenic landscapes and a strong heritage character that creates a small town feel. These assets should be further supported and protected.

The community repeatedly expressed a desire to preserve the open spaces, parks and trees and the recreation spaces they accommodate. These, as well as the gold rush era-built form character of the town, are special features that should be enhanced to offer more safe spaces, recreational opportunities and tourism attractors.

St Arnaud needs better services and infrastructure to improve accessibility and quality of life.

The community expressed that a key weakness of the town was the quality of its services and infrastructure. With an aging population, support for older people was a major concern with many health services unavailable within the town, with a general consensus that residents needed to travel outside of the town for many services. Utilities service provision was also acknowledged as a significant barrier to industrial growth and expansion.

The community highlighted the need for improvements to community infrastructure like childcare and health facilities, as well as accessibility-related infrastructure such as all-ability pedestrian paths, canopy coverage to improve walkability, well-maintained roads and transportation options to surrounding towns.



To read the St Arnaud Structure Plan Emerging "What We Heard" Report (2022), click on the link below.

ngshire.vic.gov.au/files/content/public/projects-and-consultation/ongoing-projects/st-arnaud-structure-plan/st-arnaud-structure-plan-phase-1_consultation-outcomes-report.pdf

POLICY INFLUENCES + CONSIDERATIONS

There are key strategic and policy influences contained within State and Local Planning Policy Framework as well as key background documents that will influence future development patterns in St Arnaud.

A comprehensive list of the relevant literature and existing background reports is provided in **Appendix 1** and how they correspond to key actions within the St Arnaud Township Framework Plan.



There is a need to identify appropriate locations for new industries that does not impact the amenity of existing sensitive uses. A township boundary will need to be defined to clearly define limits of growth.

The Wimmera Southern Mallee Regional Growth Plan (2014) and *Clause 02.03 of the Northern Grampians Planning Scheme* recognises the strategic importance of St Arnaud as a district town for surrounding rural towns. The local economy of St Arnaud is heavily reliant on the agricultural land uses, and this land will need to be protected from the encroachment of sensitive uses.

In relation to industrial land uses, the *St Arnaud Industrial Land Assessment (2022)* notes that the addition of industrial land would be a strategic move that could facilitate new local investment opportunities if/when they arise. This may be from new businesses establishing or existing businesses expanding or upgrading.

There is a need to better utilise existing housing stock and land supply.

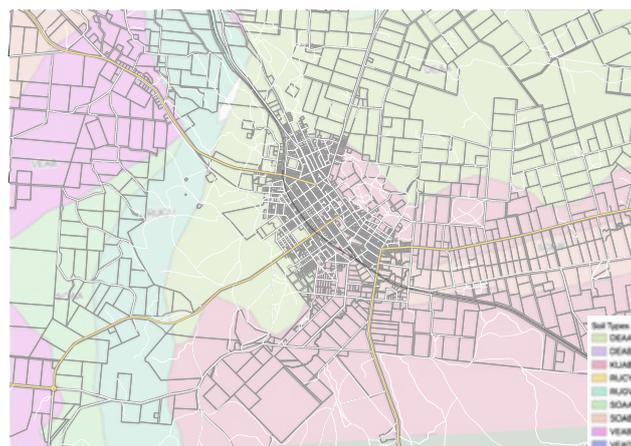
The Housing Needs and Residential Land Supply Assessment (2018) identified that between 2015 and 2018, on average, only five additional dwellings on rural living lots were approved (across Northern Grampians) indicating that additional housing is unlikely to involve significant 'greenfield' development given limited demand.

In addition, there is currently a mismatch between the ageing population and the available housing stock which is restricting the town's development and growth. A key direction of this Township Framework Plan will be to provide additional housing to meet the changing needs and for people to move up or down the housing ladder.

Clause 11 of the Northern Grampians Planning Scheme also states that residential land supply will be considered on a municipal basis, rather than a town-by-town basis over a 15-year period. As such St Arnaud's real pressure is underutilised housing stock and the need to facilitate large vacant sites or consolidated areas with poor quality housing as potential sites for redevelopment as identified in the *Housing Demand: Market Assessment Report (2021)*. New housing supply is better directed to larger towns (such as Stawell) where there are fewer constraints, and greater access to services.

Current Rural Living Zone is creating amenity conflict issues with rural industries and the 'as of right' status of dwellings.

There is a disconnect between the planning controls and the actual land use, particularly in the expansive Rural Living Zoned (RLZ) areas. Based on a desktop analysis, around 30% of the RLZ land is being used for agricultural purposes or rural industry indicating that a significant amount of high-value agricultural land around St Arnaud requires protection from any future urban growth. This is largely a result of outdated planning controls, with historical zoning needing comprehensive review.



The agricultural sector within St Arnaud plays a prominent role in the local economy. As such there is a need to protect high quality agricultural land to support growth in agricultural diversification.

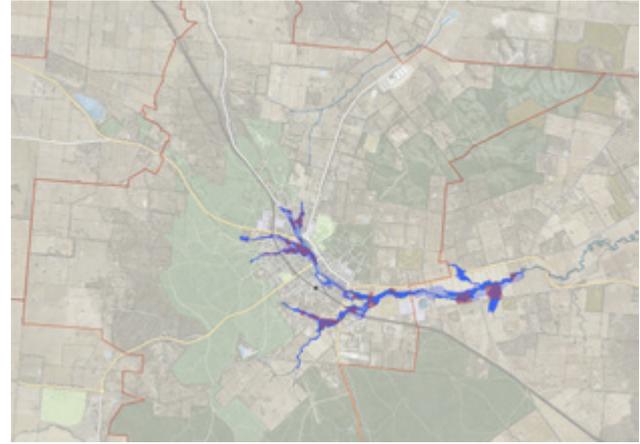
The *St Arnaud Industrial Land Assessment (2022)* identifies that agriculture remains the largest employing sector in St Arnaud particularly within the livestock, grains, and other agriculture subsector. In addition, St Arnaud has the highest rate of building approvals for agricultural buildings demonstrating that agribusiness is a key focus area within the town.

The *Agricultural Land Quality Assessment (2022)* identifies key locations of highly productive and agriculturally significant land is to be protected from encroachment of growth particularly in areas zoned RLZ.

It should be noted that while St Arnaud is a key agricultural service centre with agriculturally significant land types, there are many constraints withing the town to consider including:

- ▶ Land fragmentation
- ▶ Flooding, bushfire and vegetation constraints
- ▶ Zoning inconsistencies
- ▶ Current conflicting land use
- ▶ Buffers extending into adjacent and incompatible zones
- ▶ Growing agricultural and intensive agricultural industries

The Township Framework Plan will ensure protection and adequate supply of high-quality agricultural land to provide increased opportunities for rural industries to grow and for investors to consider St Arnaud as a viable location for establishment.



St Arnaud is densely vegetated. There is a need to balance biodiversity and development to address environmental and infrastructure constraints.

The landscape of St Arnaud is defined by the St Arnaud Regional Park to the west, St Arnaud State Forest to the south and expansive rural land/ bushland areas to the north and east. The vegetation contributes to its landscape characteristics but also constrains development and contributes to bushfire hazard.

The Bushfire Risk Assessment – St Arnaud Settlement (2022) identifies that the township is covered by both the Bushfire Management Overlay (BMO) and Bushfire Prone Area (BPA). Majority of the township was found within Landscape Type Area 3 (i.e. high risk) and Landscape Area 4 (i.e. extreme risk) due to the extent of forest vegetation in the surrounding landscape. Planning for St Arnaud will have regard to risks, particularly those presented by bushfire. New residential development in St Arnaud will be located in areas that are low risk in accordance with *Clause 13.02 of the Northern Grampians Planning Scheme*, which *strengthens the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.*

Flooding risks exists within St Arnaud from the alignment of St Arnaud Creek, its landform conditions and poor drainage conditions.

St Arnaud is located in low-lying, flood prone land and is bisected by the St Arnaud Creek. The *St Arnaud Flood Investigation Summary Report (2022)* provides a flood mapping strategy for St Arnaud which includes flood history, flood risk analysis and mitigation and hydrology modelling. The report indicates that more extreme rainfall events will exacerbate flooding and water management issues within the town. Further detailed investigations from various agencies such as Council, North Central Catchment Management Authority and Victoria State Emergency Service will be required for implementation.

In addition, *Clause 13 of the Northern Grampians Planning Scheme* states that we must *plan for the cumulative impacts of use and development on flood behaviour and avoid intensifying the impact of flooding through inappropriately located use and development.*

The Township Framework Plan will therefore require a well-considered and holistic drainage outcome that will require further detailed investigation from various agencies and the FO will need to be updated to reflect recently mapped flood extents.





Like many small regional towns, St Arnaud is highly reliant on cars with limited number of pedestrian and cycle paths. Gateway entries into the town require improvements.

The *St Arnaud Tourism Strategy and Action Plan 2022-32* highlighted that there is a need to upgrade walking and cycling paths to encourage visitors to plan to stop in St Arnaud. Better walking and cycling paths will need to be prioritised across St Arnaud to improve connectivity between key nodes and increase the amenity of the area.

Lack of signage and wayfinding is a major gap in St Arnaud. The *St Arnaud Urban Design Framework (2006)* and the *Stawell and St Arnaud Retail Gap Analysis (2018)* identified that the existing industrial precinct along Sunraysia Highway degrades the entry experience into the town and will need to be improved.

The *St Arnaud Tourism Strategy and Action Plan 2022-32* recommends establishing a defined entry along the highway with place branding and sustainable landscaping will help identify St Arnaud as a heritage town.



St Arnaud is well placed to become a hub for renewable energy.

The *Wimmera Southern Mallee Regional Growth Plan (2014)* encourages the use of local energy generation to help diversify the local economy and to improve sustainability outcomes.

Furthermore, based on favourable environmental conditions, space and strategic location, the *Economic Development Strategy and Action Plan 2021-31* highlights the need to move to renewable energy sources to drive costs down to support new rural industry uses particularly in the St Arnaud area.

This will ensure alignment with *United Nations Sustainable Development Goals* to reduce greenhouse gas emissions from development and mitigate the effects of climate change, to the extent that planning can drive and influence outcomes.



Heritage preservation is currently undervalued. Protection and investment in heritage assets of the town will be important in maintaining a sense of place and identity in St Arnaud.

To date, there are no registered Aboriginal Cultural Sites within the township boundary however, careful consideration for areas around the waterways and some isolated sites have been flagged as Areas of Aboriginal Culture Sensitivity within the *Northern Grampians Planning Scheme*.

St Arnaud contains unique heritage architecture particularly along Napier Street, however, facades, balconies and verandahs have fallen into disrepair. The *St Arnaud Urban Design Framework (2006)* and the *Northern Grampians Planning Scheme Review Report (2018)* identifies the importance of maintaining and protecting heritage assets within the town and must be protected by a Heritage Overlay (HO). This is later reinforced in the *St Arnaud Tourism Strategy and Action Plan 2022-32*.



PLANNING POLICY

Zoning

Planning Zones (as illustrated in Figure 6) determine the preferred types of land uses within St Arnaud.

Land within the St Arnaud township is predominantly General Residential Zone (GRZ), Rural Living Zone (RLZ), with varying schedules, and Public Conservation and Resource Zone (PCRZ). While zoning within the current urban area of GRZ, Commercial Zones and Public Use Zones allow for a variety of development, St Arnaud is currently constrained by the large sections of RLZ and PCRZ. In addition, the township structure and capacity of current zoning in St Arnaud limits the growth and expansion of both industrial and residential.

A summary of key existing zones and the proposed strategic direction for each zone is outlined below:

GENERAL RESIDENTIAL ZONE (GRZ)

GRZ areas surround the town centre and is nestled around the conservation areas of the St Arnaud Regional Park and the St Arnaud South State Forest.

The predominant size of existing residential lots in St Arnaud urban area is below the 2000m² range, only a small portion of residential lots are below 800m² and are located around the town core.

It is important to note that the current zone is very generalised meaning that there is a lack of direction to the development industry about where Council expects intensification of development, and what the neighbourhood character and design objectives are in different neighbourhoods. Opportunity exists to review the General Residential Zone and Schedule 1 to Clause 32.08 General Residential Zone to provide more guidance and consistency about housing growth and built form outcomes.

LOW DENSITY RESIDENTIAL ZONE (LDRZ)

Low density residential living is located south of the township and provides a transition towards industrial land uses to the east and RLZ. Lots sizes are relatively large with significant setbacks.

RURAL LIVING ZONE 2 (RLZ2)

RURAL LIVING ZONE 4 (RLZ4)

A large amount of the land surrounding St Arnaud is currently zoned as Rural Living Zone (RLZ) land. Despite this zoning, there is significant land fragmentation within the RLZ with many lots being too small to support agricultural land use, as RLZ land is used for a mix of residential and agricultural use, while approximately 30% of RLZ land is currently vacant. This demonstrates a mismatch between land use, zoning and lot size that constrains potential agricultural productivity in the area.

In addition, the majority of RLZ lots do not have the capacity to subdivide based on their current schedules, significantly affecting potential lot size diversity through the subdivision process.

- ▶ RLZ4 (min subdivision = 20ha)
- ▶ RLZ2 (min subdivision = 8ha)

FARMING ZONE (FZ)

Beyond the township is predominately Farming Zone which has a minimum subdivision size at 40ha. Protecting this area will be retained to protect farming operations and to support ongoing and future use of agriculture and rural industries.

COMMERCIAL ZONE 1 (C1Z)

COMMERCIAL ZONE 2 (C2Z)

The C1Z applies to the town centre core mainly in and around Napier Street, the purpose of which is to create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses. Retaining this area will play an important role in maximising local employment and the economic future of St Arnaud.

The Commercial 2 Zone area is to encourage commercial land uses that do not affect the safety and amenity of adjacent, more sensitive uses. This zone applies to the Bentley Fuel Service Station, The Junction roadhouse and on residential lots which has been identified as a planning anomaly to be corrected.

INDUSTRIAL ZONE 1 (IN1Z)

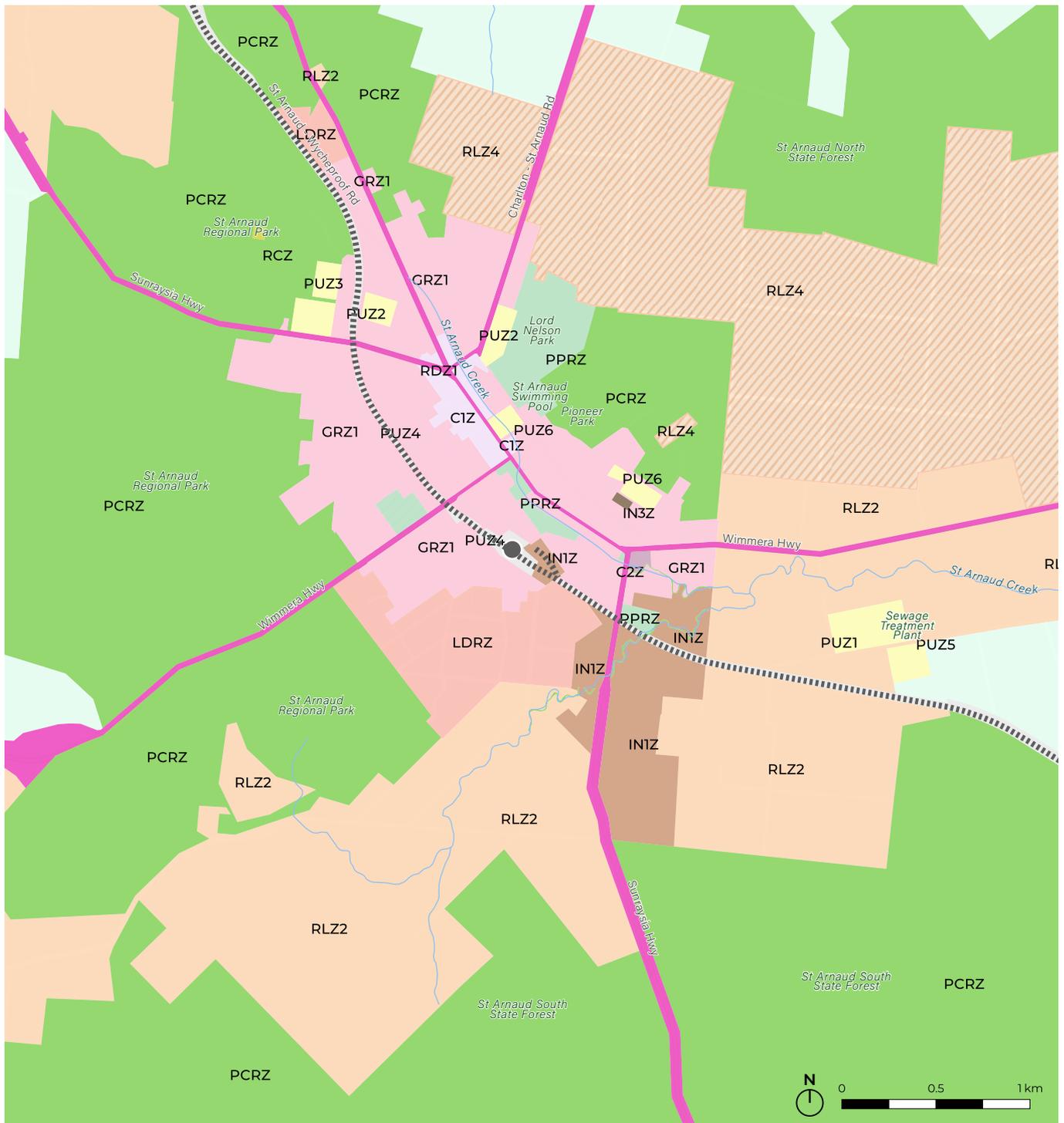
INDUSTRIAL ZONE 3 (IN3Z)

There are three areas of industrial land within the township of St Arnaud. The purpose of IN1Z is to provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities. While the purpose of IN3Z is to provide a buffer between the Industrial 1 Zone or Industrial 2 Zone and local communities, which allows for industries and associated uses compatible with the nearby community. These areas include a small pocket of land along Wills Street, land east of the railway line (where the St Arnaud Silo Art and St Arnaud Mill (Barastoc) is located) and the main industrial area south of the township along Sunraysia Highway. The Township Framework Plan will consider appropriate planning controls in suitable locations to encourage growth of potential industries.

PUBLIC CONSERVATION AND RESOURCE ZONE (PCRZ)

PCRZ's applies to forest around the perimeter of the township and the objective is to protect valuable natural features. PCRZ zone applies to publicly owned land only.

Figure 6: Existing Zoning Plan



- ***** Freight Rail Line
- Former Railway Station

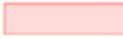
Zoning

- | | | |
|-----------------------------------|--|---------------------------------|
| Commercial Zone 1 (C1Z) | Low Density Residential Zone (LDRZ) | Rural Conservation Zone 1 (RCZ) |
| Commercial Zone 2 (C2Z) | Public Conservation and Resource Zone (PCRZ) | Road Zone 1 (RDZ1) |
| Farming Zone (FZ) | Public Park and Recreation Zone (PPRZ) | Rural Living Zone 2 (RLZ2) |
| General Residential Zone 1 (GRZ1) | Public Use Zone 1-3, 5-7 (PUZ1-3, 5-7) | Rural Living Zone 4 (RLZ4) |
| Industrial Zone 1 (IN1Z) | Public Use Zone 4 (PUZ4) | |
| Industrial Zone 3 (IN3Z) | | |

Overlays

Existing overlays significantly shape development potential within the town.

A range of overlays apply to the St Arnaud township boundary area as follows:

-  BUSHFIRE MANAGEMENT OVERLAY (BMO)
-  BUSHFIRE MANAGEMENT OVERLAY 1 (BMO1)

The Bushfire Management Overlay (BMO) surrounds the township due to the presence of large amount of dense forest. The BMO indicates a high level of bushfire risk to life and property, and is a substantial limitation on growth and development.

A BMO1 is also applied along the perimeter of the township (i.e. the interface between residential and conservation areas) to ensure bushfire protection for dwellings are constructed to BAL-12.5 and sufficient defensible space of 39 metres is provided.

-  HERITAGE OVERLAY (HO)

There are several sites subject to the Heritage Overlay within the township boundary as follows:

- ▶ HO2 - Court House, Napier St, St Arnaud
- ▶ HO4 - Former Crown Land Office, 4 Napier St, St Arnaud (included on the Victoria Heritage Register: Ref No H1530)
- ▶ HO3 - Lock-up, Napier St, St Arnaud
- ▶ HO5 - St Arnaud Railway Station, Queens Avenue, St Arnaud (included on the Victoria Heritage Register: Ref No H1594)

Following the findings and recommendations of the *St Arnaud Urban Design Framework (2006)* and *Northern Grampians Planning Scheme Review Report (2018)* there are several other areas within St Arnaud that are likely to be subject to the HO in the future following further investigation and detailed assessment.

A number of Design Development Overlays (DDO) apply to the St Arnaud township boundary area as follows:

-  DESIGN DEVELOPMENT OVERLAY SCHEDULE 2 (DDO2)
– St Arnaud Commercial Precinct

This overlay applies to the St Arnaud commercial precinct to address heritage assets and maintain the town's character, a similar objective to a Heritage Overlay. Despite the DDO2, there are likely unprotected heritage assets in the town, as well as no specific overlay applying to significant trees.

-  DESIGN DEVELOPMENT OVERLAY SCHEDULE 5 (DDO5)
– Former Department of Environment, Land, Water and Planning Depot – Brudenell Street, St Arnaud

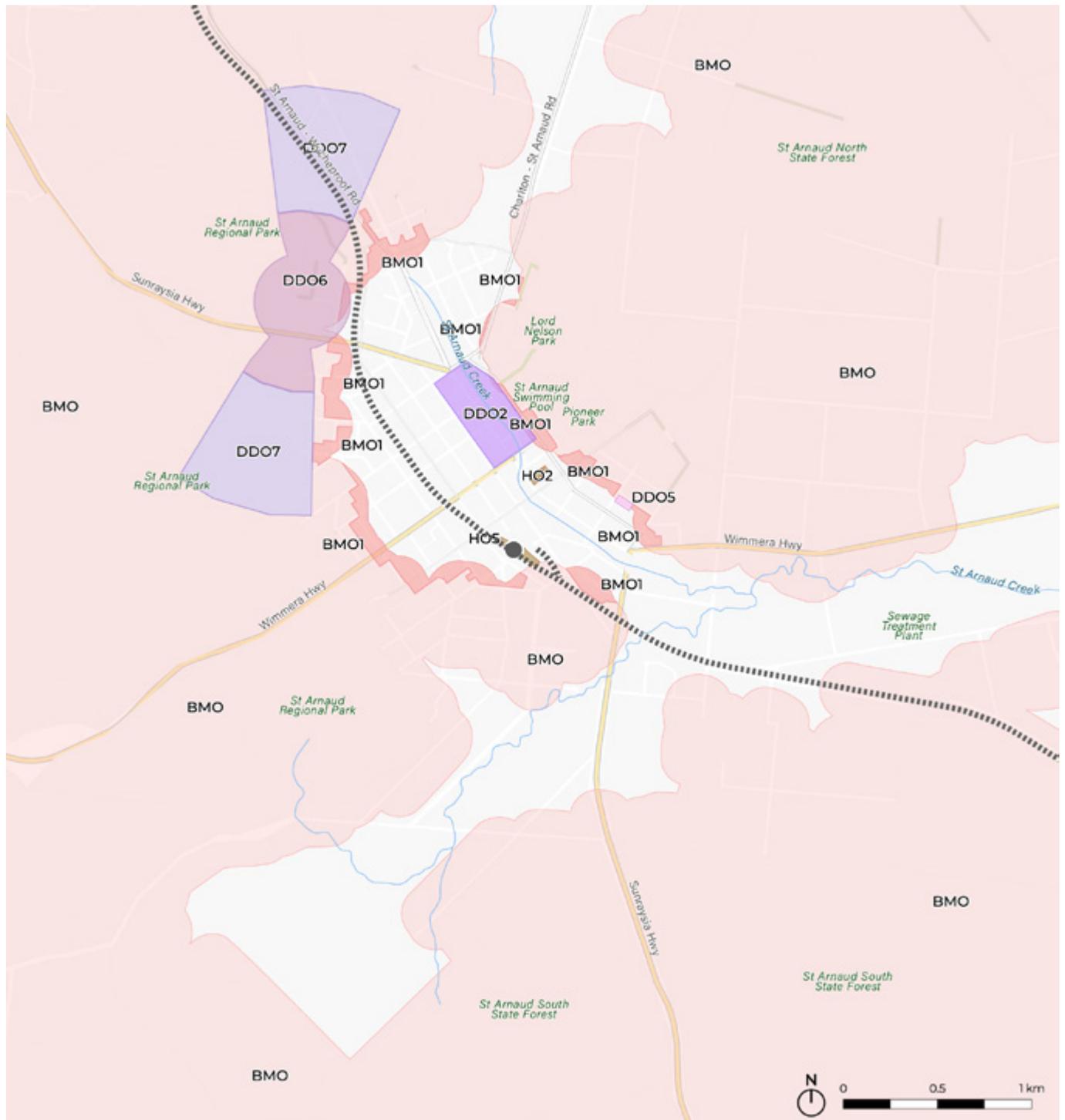
This overlay applies to the former Department of Environment, Land, Water and Planning Depot (located east of the St Arnaud township boundary) to manage interface amenity issues between industrial uses on the subject land and adjoining residential properties through the provision of a landscape buffer and a nominated vehicle access location.

-  DESIGN DEVELOPMENT OVERLAY SCHEDULE 6 (DDO6)
– Hospital Emergency Medical Services Helicopter Flight Path Protection (Inner Area)

-  DESIGN DEVELOPMENT OVERLAY SCHEDULE 7 (DDO7)
– Hospital Emergency Medical Services Helicopter Flight Path Protection (Outer Area)

These overlays apply to the St Arnaud District Hospital (located north-west of the St Arnaud township boundary) to ensure that the height of buildings and works do not encroach on the flight path areas associated with the hospital helicopter landing site.

Figure 7: Existing Overlay Plan



..... Freight Rail Line
 ● Former Railway Station

Overlay

Light Pink Bushfire Management Overlay (BMO)
 Red Bushfire Management Overlay 1 (BMO1)

Purple Design Development Overlay 2 (DDO2)
 Light Purple Design Development Overlay 5 (DDO5)
 Dark Purple Design Development Overlay 6 (DDO6)
 Medium Purple Design Development Overlay 7 (DDO7)

Brown Heritage Overlay (HO)



Development Capacity

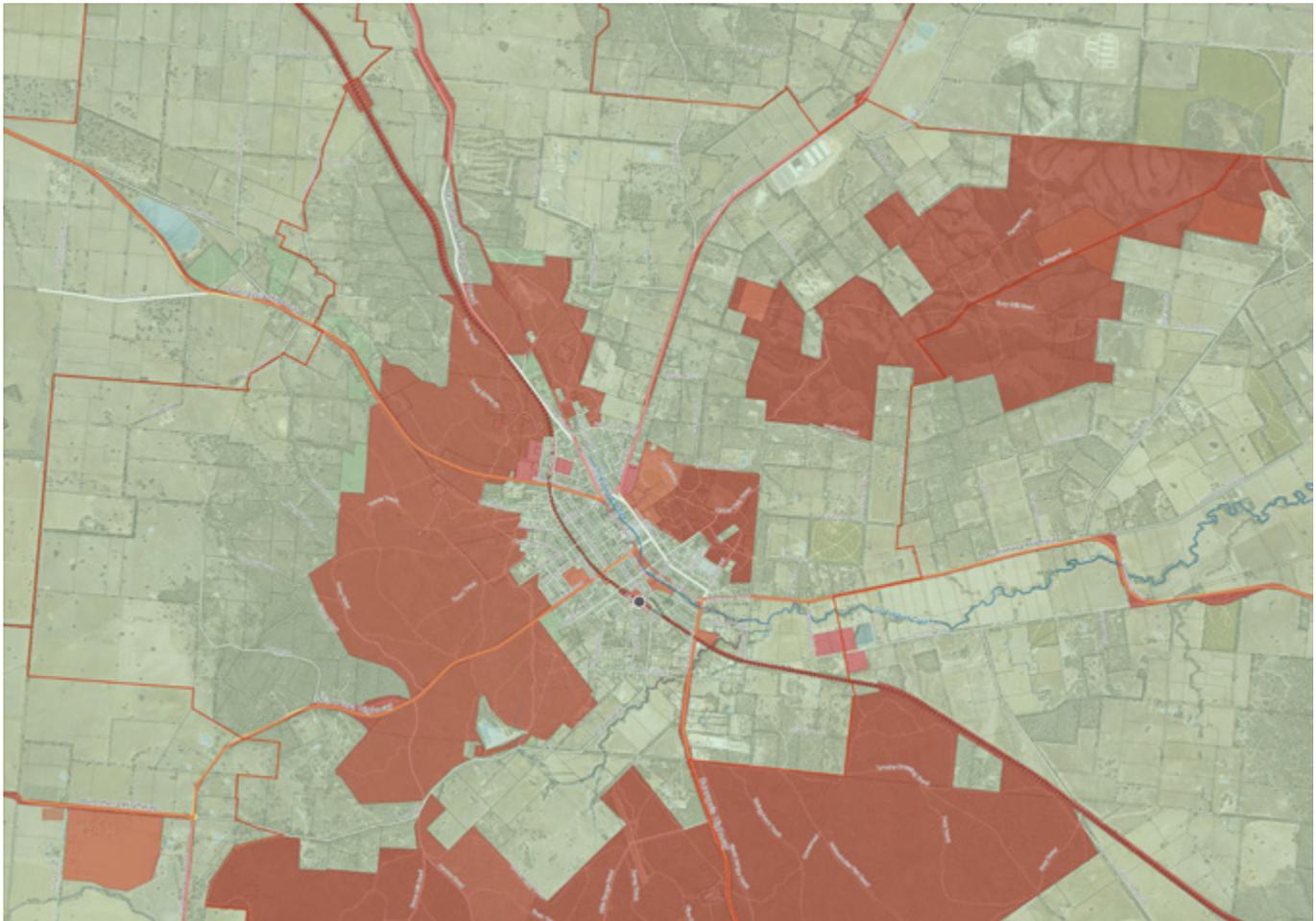
Based on the existing planning controls in St Arnaud, Figure 8 demonstrates the areas that are currently unsuitable for development (residential, commercial or industrial land uses) without changes to those planning controls.

The areas in red are zoned either PCRZ, RCZ, PPRZ, PUZ1,2,3,4,5.

These zones are typically used to preserve land and are not suitable for future residential or industrial development.

Note: Except in instances where it can be appropriately demonstrated that there is surplus land currently in public use).

Figure 8: Map of development suitability based on existing planning controls in St Arnaud



- Unsuitable for development based on planning controls
- Suitable for development based on planning controls

St Arnaud must develop for the benefit of everyone who lives and works here – the town needs to focus on a number of important challenges such as boosting St Arnaud’s competitiveness, enhancing the town’s resilience to climate change impacts, and tackling the demands of housing, jobs and accessibility to services and infrastructure.



KEY CONSTRAINTS, CHALLENGES AND OPPORTUNITIES

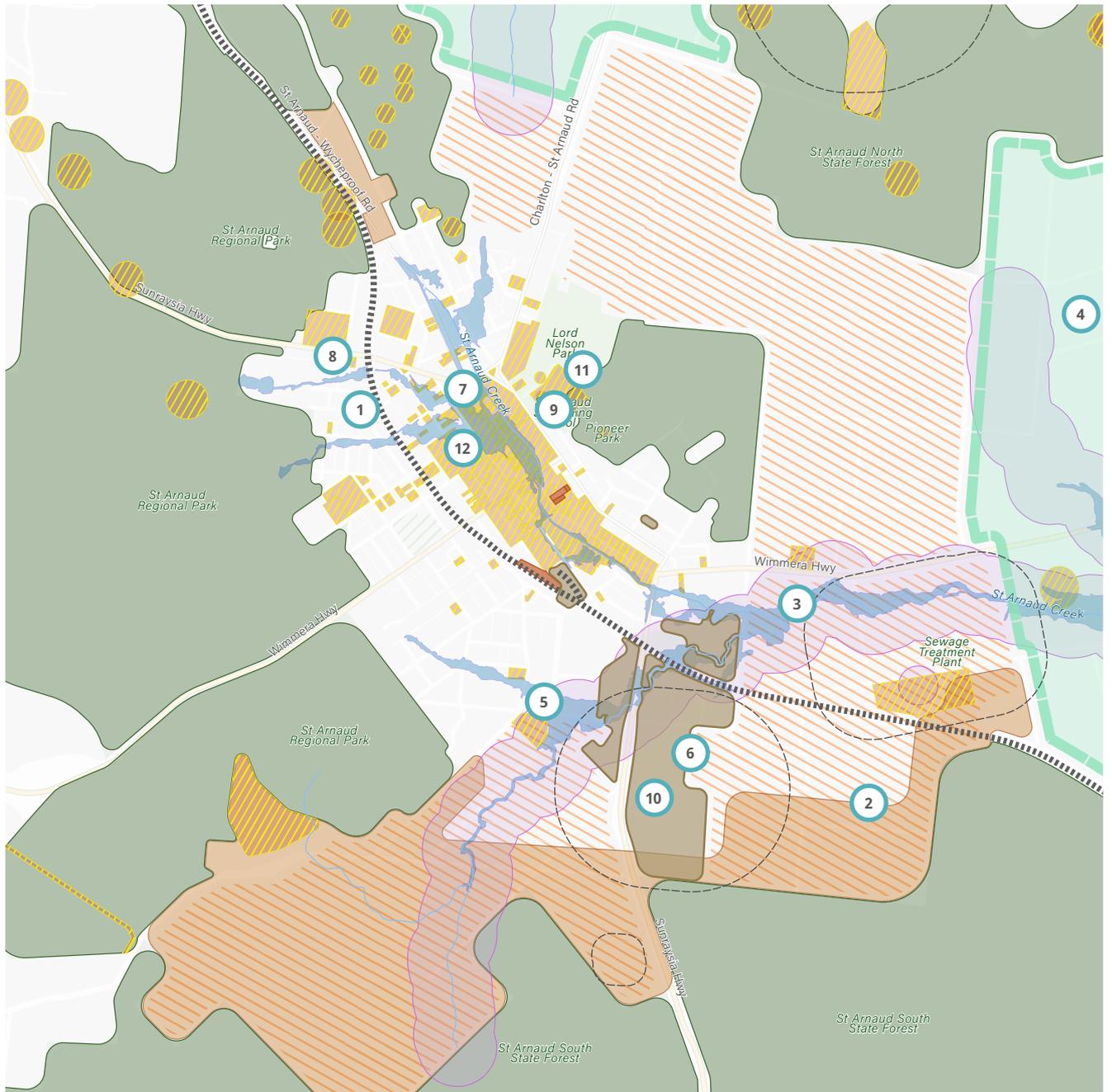
This section summarises the key constraints and opportunities that will inform the objectives and strategies of the Plan.

DRAWING KEY	KEY CONSTRAINTS AND CHALLENGES
 Existing Forest/ Bushland Area  Areas with potential extreme bushfire risk	Ensure new and existing development is protected from potential bushfire risk within the surrounding forest vegetation.
 Existing Lifestyle Residential Zones	Extensive Rural Lifestyle/Vacant land (Rural Living Zone (RLZ)) surrounding the town. Dwellings limit the viability of rural and agricultural industries by creating amenity conflicts.
 Existing Industrial Zoned Area	Anecdotal lack of suitable land supply within the existing industrial precinct , and potential amenity impacts to the existing community.
 Heritage Overlay  Areas of Aboriginal Cultural Sensitivity Areas with potential heritage value	Lack of heritage and cultural heritage protection and recognition within the town.
 Areas with potential flooding risk	Environmental and land constraints such as flooding presents barriers to development.
 Areas with potential agricultural value	Protect existing productive agricultural land and retain areas with potential agricultural value from future urban growth and further land fragmentation.
 Indicative buffers to potential contaminated sites	Need for interface treatments and larger buffers areas between sensitive and industrial uses/contaminated sites including the Sewerage Treatment Plant and piggery/broiler farm.

Key Opportunities

- 1 Define a **township boundary** to identify the limits of future growth and rural living.
- 2 Restrict further development beyond the township boundary to **minimise bushfire risks**, particularly areas that are adjacent to forest and bushland and to protect valuable agricultural land.
- 3 Support co-location of value adding industries by **expanding the existing industrial precinct through potential rezoning of INZ.**
- 4 **Potential rezoning** of underutilised RLZ land to **Farming Zone** to support rural and agricultural industry.
- 5 Provide an **appropriate transition** between existing and future industrial land uses and sensitive uses such as residential.
- 6 Encourage local energy generation by supporting a range of **renewable energy sources** and improved sustainability outcomes.
- 7 Support infill residential development to provide diverse housing opportunities to cater for the changing needs (i.e. aging population) within the **township core.**
- 8 Investigate potential **drainage assets** to manage the risk of flooding within the township (subject to further investigations)
- 9 Establish a **main street precinct** to protect and enhance heritage architecture and to support a diverse range of community services and local commercial and retail businesses.
- 10 Support public realm improvements to **enhance gateway entrances.**
- 11 Establish traffic calming along sections of Napier Street to redirect large freight movements to Dundas Street.
- 12 Create a highly connected “green loop” around the railway and Napier Street to connect people to open spaces, key nodes and surrounding bushland.

Figure 9: Key Constraints & Challenges Plan



Part Three.

A PLAN FOR ST ARNAUD

Following feedback received from consultation on the *St Arnaud Structure Plan Emerging Themes (February 2022)*, the five (5) themes have been revised further to reflect the aspirations of St Arnaud.

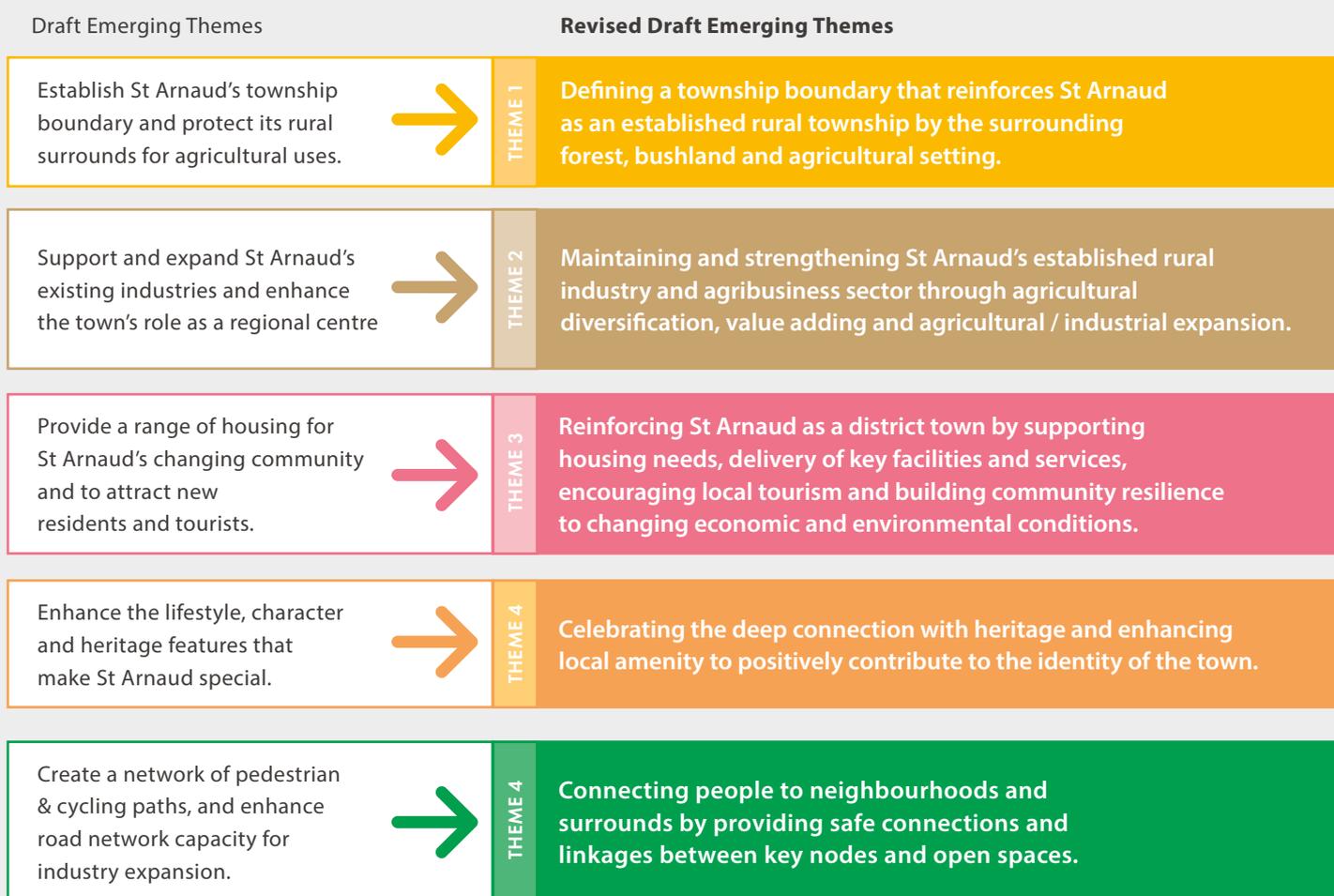


Figure 10: Revised Township Framework Plan Themes



These five themes have been revised to further reflect the aspirations of St Arnaud.

How to read the Plan

This section identifies the objectives for each Township Framework Plan theme.

Each objective is supported by a series of strategies and actions which set out how the objectives are to be achieved and specifies the tools for implementation.

Objectives – specifies the outcomes that are sought to be achieved. Objectives can be general or specific and must be clear and implementable

Objectives & Strategies

OB1 To promote consolidation within St Arnaud by defining a township boundary to clearly identify the limits of future growth and rural living.

TB1 Implement a township boundary in accordance with Figure 12 that:

Strategies – statements that outline how an objective is to be achieved

Actions – a series of recommended actions to implement the objectives and activate the strategies via the Planning Scheme or other relevant implementation tools that are to be delivered by responsible authorities (Refer to Part 4).

Framework Plan Levels – a description of Framework Plan Levels is described overleaf.

Actions

No.	Actions	Framework Plan Levels
A1	Review and update the Municipal Strategic Statement to include a St Arnaud Township Framework Plan that identifies the long-term settlement boundary, policy and objectives for achieving preferred design outcomes, while recognising the importance of the landscape and ensuring the valued characteristics of St Arnaud are protected.	

FRAMEWORK PLAN LEVERS

A Township Framework Plan is usually focussed on land use planning action that will contribute to achievement of a positive vision.

In St Arnaud, it was recognised that many of the aspiration and actions can only be partly achieved through land use planning. As such, the St Arnaud Township Framework Plan seeks to provide a more holistic approach to the key opportunities that will guide St Arnaud's growth and strategic directions, by also articulating a range of supporting actions that rely on different levers. The following provides a framework of levers that shape the capabilities of the Plan to implement positive outcomes for the town and its community.

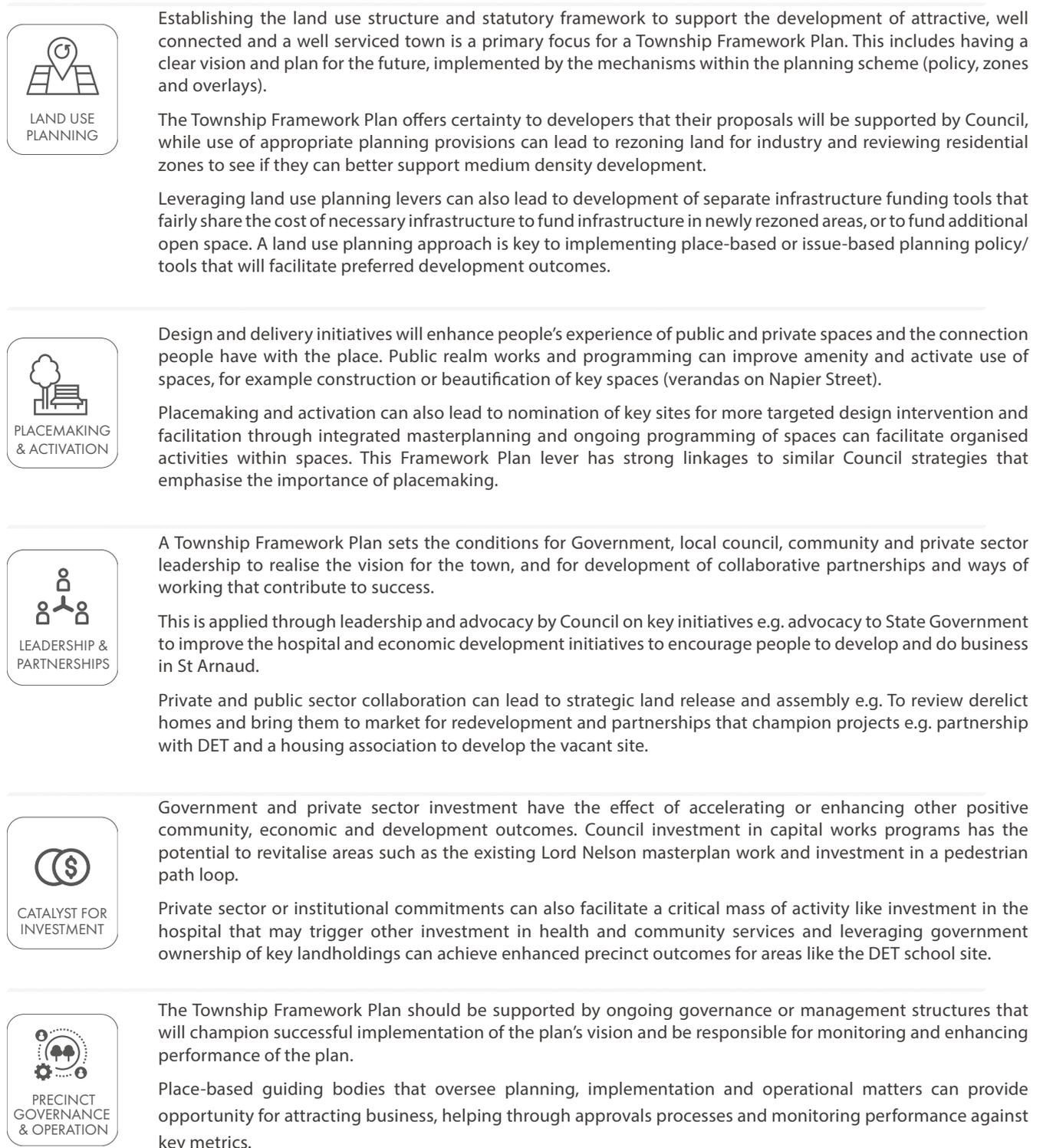


Figure 11: Description of Framework Plan Levers

Defining a township boundary that reinforces St Arnaud as an established rural township by the surrounding forest, bushland and agricultural setting.

For a township of its size, St Arnaud has good services and facilities, however these will need to be managed in the context of future planned growth for the town.

St Arnaud will continue its district centre role to surrounding areas and will be *defined by a township boundary* which will respond to several influences including biodiversity (i.e. forest and bushland), bushfire risk, agricultural land quality and built form influences.

Without the influence of a strong settlement boundary and if left unmanaged, development could sprawl which is likely to place pressure on productive farming land and other values on the fringe of the town.

The Plan will maximise the effective use of land around St Arnaud by defining land uses (including agricultural uses) and will respond to bushfire risk by directing growth to low-risk locations to protect existing and future developments.

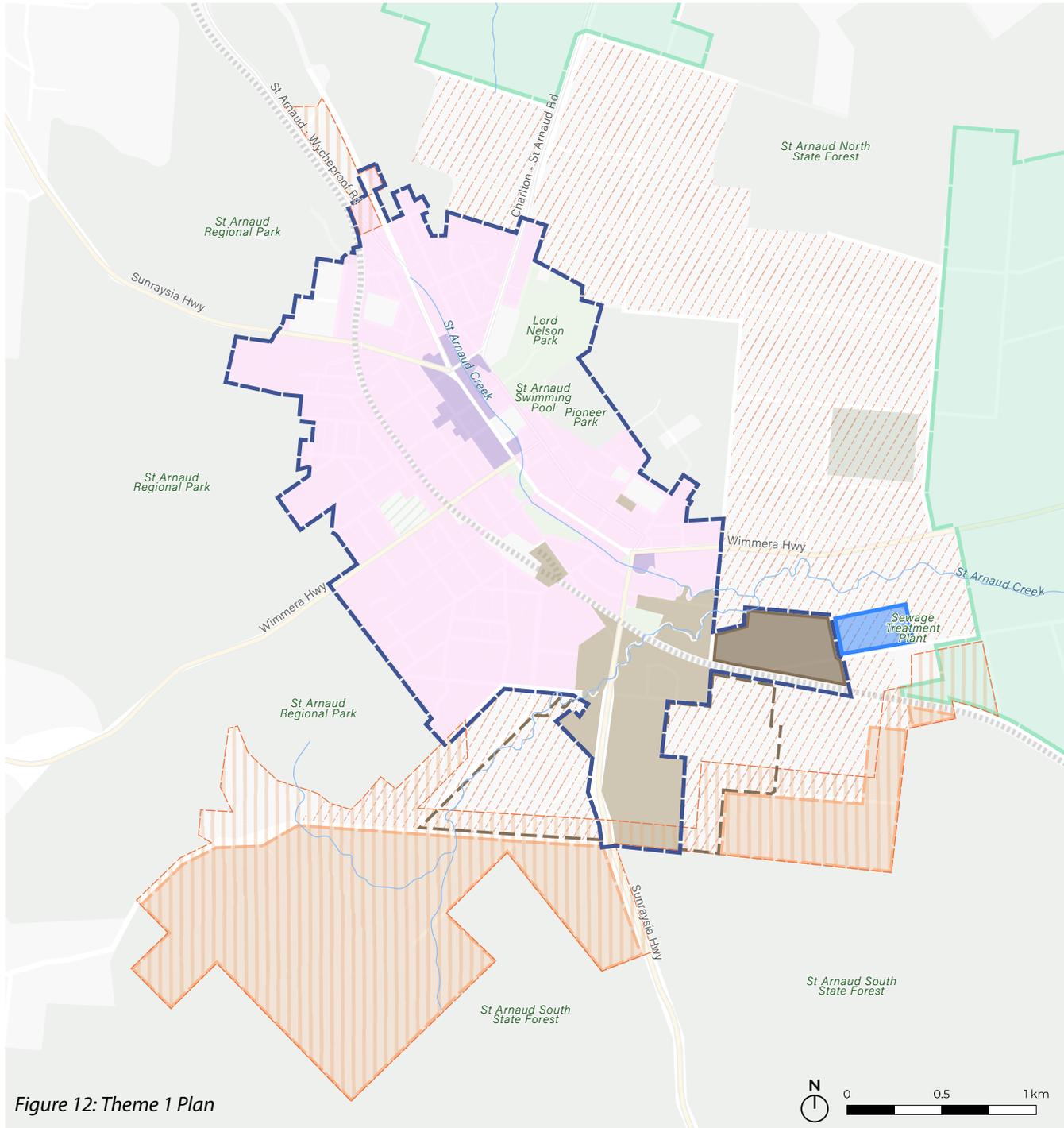


Figure 12: Theme 1 Plan



- | | | | |
|--|---|-------------------------------------|---|
| Township Boundary | Rural Living Areas | Preserve Valuable Agricultural Land | Commercial Areas |
| Areas with Potential Extreme Bushfire Risk | Existing Industrial Precinct | Sewage Treatment Plant | Conservation & Established Bushland Areas |
| Limit Further Subdivision Potential in Extreme Bushfire Risk Areas | Potential Industrial Precinct Expansion | Residential Areas | |
| | Long Term Industrial Growth | | |

Objectives & Strategies

OB1	To promote consolidation within St Arnaud by defining a township boundary to clearly identify the limits of future growth and rural living.
TB1	Implement a township boundary in accordance with Figure 12 that: <ul style="list-style-type: none"> ▶ Consolidates the urban form and reinforces St Arnaud as a district town centre; ▶ Ensure St Arnaud's township boundary is understood by Council, developers and the community; ▶ Discourages residential development outside of the defined township boundary; ▶ Protects agricultural land from urban encroachment; and ▶ Reduces land fragmentation on the outskirts of St Arnaud's and implications on farming environmental sensitive areas (such as bushfire and areas of native vegetation).
TB2	Ensure sufficient land for residential, commercial, industrial (refer to Theme 2 for more detail), and public land uses within the township boundary in accordance with Figure 12.
TB3	Ensure efficient use of surrounding rural living land to reduce pressure on productive agricultural land and other values on the outskirts of St Arnaud, while also providing an alternative housing option.
OB2	To protect and reinforce valuable agricultural land surrounding the township and to reflect St Arnaud's contribution to the municipality's agricultural industry.
TB4	Preserve land with potential agricultural values and protect from urban encroachment by rezoning Rural Living Zoned (RLZ) Land to Farming Zone (FZ) in accordance with Figure 12.
TB5	Discourage residential uses outside of the township boundary (other than on retained RLZ land) to support existing and future rural industry/agriculture uses.
OB3	To ensure future development considers any bushfire risks particularly in areas surrounding St Arnaud State Forest, St Arnaud Regional Park and established bushland areas.
TB6	Ensure any development within the township boundary considers bushfire risks, particularly areas that are adjacent to conservation and established bushland areas (i.e. St Arnaud State Forest and St Arnaud Regional Park), by applying appropriate buffers and providing suitable access to emergency services
TB7	Discourage development outside of the township boundary identified as 'areas with extreme bushfire risk' of Figure 12 to minimise bushfire risk, specifically: <ul style="list-style-type: none"> ▶ Land to the north of the township boundary; and ▶ Land to the south, south-east and south-west of the township boundary by rezoning Rural Living Zoned (RLZ2) land to Farming Zone (FZ).
TB8	Arnaud Regional Park and established bushland areas surrounding the township boundary. Bushfire protection measures for development include: <ul style="list-style-type: none"> ▶ Setbacks for development from classified vegetation to ensure radiant heat exposure radiant heat exposure of no greater than 12.5kW/m2. ▶ Requirements for vegetation to be managed to a low threat state in areas identified for the purposes of defensible space. ▶ Identification of building envelopes on lots required for the purposed of defensible space ▶ Landscaping to be of a bushfire responsive design. ▶ Incorporation a perimeter road in areas that are adjacent to areas of vegetation or bushfire hazards ▶ Road layout, including design and construction, adequate access and egress to ensure there is safe movement of vehicles in a bushfire event.

Actions



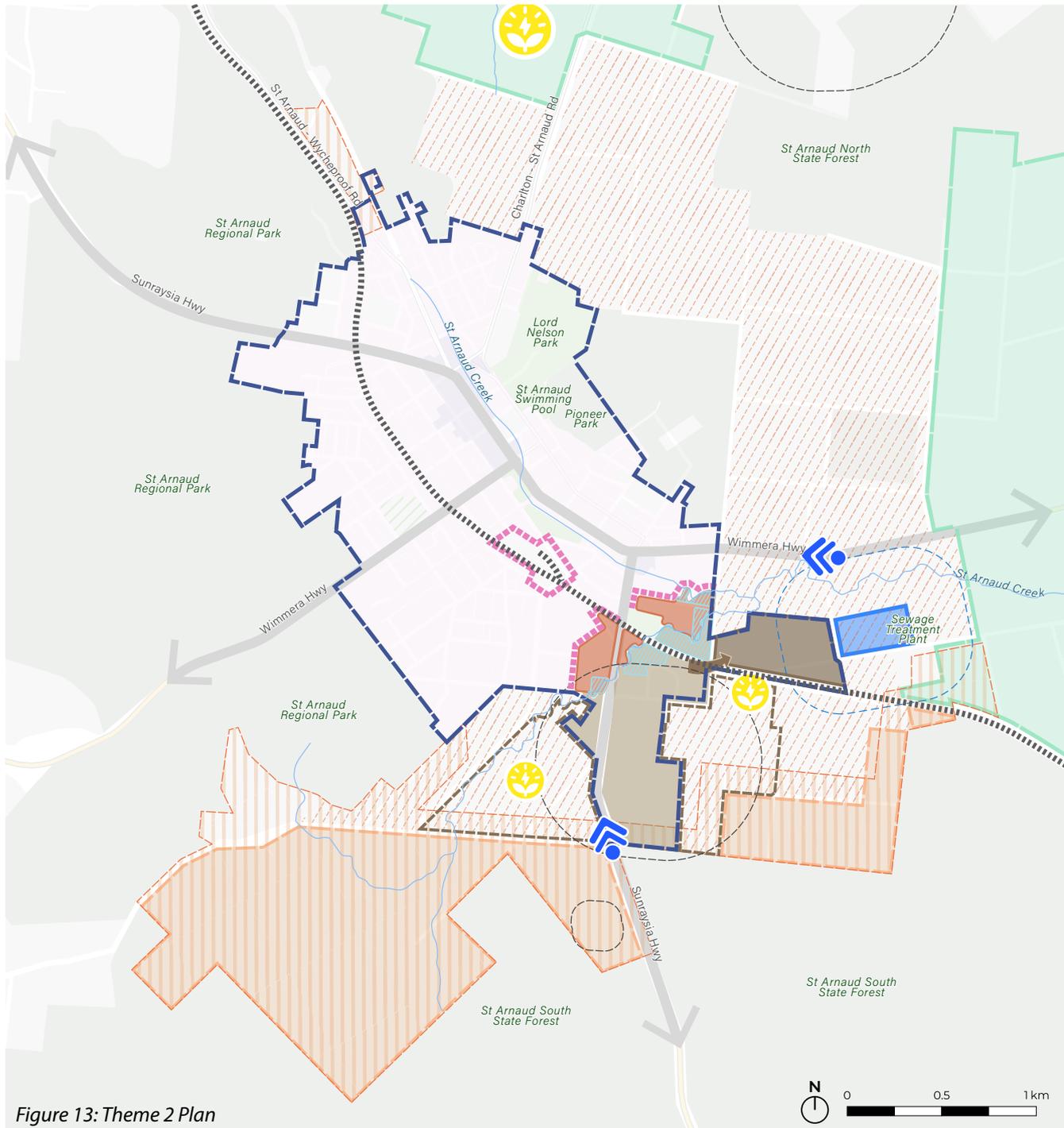
No.	Actions	Framework Plan Levers
A1	Review and update the Municipal Strategic Statement to include a St Arnaud Township Framework Plan that identifies the long-term settlement boundary, policy and objectives for achieving preferred design outcomes, while recognising the importance of the landscape and ensuring the valued characteristics of St Arnaud are protected.	
A2	Monitor development approvals and land supply to ensure sufficient zoned and planned land is available.	
A3	Rezone and correct zoning anomalies within and outside the township boundary that do not reflect its existing land use in accordance with <i>Appendix 2 - Identified Zoning Anomalies</i> of the Draft St Arnaud Township Framework Plan (2022).	

Maintaining and strengthening St Arnaud’s established rural industry and agribusiness sector through agricultural diversification, value adding and agricultural / industrial expansion.

A strong element of St Arnaud’s history, identity and future is the importance and strength of *St Arnaud’s rural industry and agribusiness sector*. The Plan will enable the expansion of industrial uses within the existing industrial precinct that minimises impacts to the existing community, sensitive uses and manages bushfire risk. The expansion of industrial land will also provide increased opportunities for industry to grow, for investors to consider St Arnaud as a viable location for establishment and for the local economy to diversify into new, emerging and value-add industries.

Protecting and creating ongoing employment opportunities to meet not only the needs of the community today, but into the future, will be integral to the success of St Arnaud. Key areas outside of the township boundary will be unlocked to enable larger industrial/rural uses in appropriate locations.

Opportunities for renewable energy sources within the Plan have been included to encourage local energy generation and improve sustainability outcomes within St Arnaud.



- | | | | |
|--|---|--------------------------------------|--|
| Township Boundary | Rural Living Areas | Industrial Precinct Growth Direction | Interface to Sensitive Uses |
| Areas with Potential Extreme Bushfire Risk | Existing Industrial Precinct | Preserve Valuable Agricultural Land | Sewage Treatment Plant |
| Limit Further Subdivision Potential in Extreme Bushfire Risk Areas | Industrial transition areas | Potential Renewable Energy Assets | Indicative Buffer to Sewage Treatment Plant |
| | Potential Industrial Precinct Expansion | Gateway Entrances | Indicative Buffers to Existing contaminated uses |
| | Long Term Industrial Growth | | Existing Industrial zoned land subject to flooding |

Objectives & Strategies

OB4	To support and unlock land for conventional and rural industry and agricultural land uses which leverage St Arnaud's strategic role as a district town in the Wimmera Southern Mallee Region.
RI1	Facilitate economic growth and diversification by expanding the existing industrial area as follows: <ul style="list-style-type: none"> ▶ Priority area (i.e. short-medium term): Land north of Cemetery Road (identified as 1 in Figure 13) ▶ Potential long-term industrial growth area: Land south of Symons Road and east of Reservoir Road (identified as 2 in Figure 13)
RI2	Encourage diverse lot size configurations (of small to medium scaled operations) within the industrial precinct to enable local serviced based industries and facilitate new local investment opportunities.
RI3	Ensure new industrial development and subdivision are planned in a coordinated manner to achieve to holistic planning outcomes.
RI4	Establish industrial diversification and value-add industries associated with existing businesses within the industrial precinct to provide for various types of industrial uses.
RI5	Require new development to adequately treat and manage stormwater on site before discharging to the stormwater system and to manage the risk of flooding.
RI6	Ensure new industrial development within or adjacent to "areas with potential extreme bushfire risk" is sited, designed and constructed to reduce the risk from bushfire including: <ul style="list-style-type: none"> ▶ providing an edge road; ▶ establishing suitable buffers to potential bushfire hazards; and ▶ providing access for emergency services.
RI7	Protect the arrival experience along gateway entrances into the town by implementing proper screening and setbacks within the industrial precinct along the frontage of Sunraysia Highway and Wimmera Highway
OB5	To plan for an appropriate transition between existing and future industrial land uses and sensitive uses such as residential.
RI8	Ensure residential development does not encroach on the Industrial Precinct and appropriate buffers (i.e. interface treatment to sensitive uses) are retained.
RI9	Facilitate industrial transition areas by encouraging low intensity industrial uses (such as warehouses, stock distribution, etc) north of the Lexel Creek to avoid adverse impacts on adjacent sensitive uses in accordance with Figure 13.
RI10	Direct existing industrial uses within St Arnaud that may be more appropriately located within the Industrial Precinct.
OB6	To preserve land with potential agricultural value and discourage non-farming uses and subdivision of land outside of the St Arnaud township boundary to reinforce its established rural industry and agribusiness sector.
RI11	Rezone valuable agricultural land outside the township boundary to Farming Zone to discourage urban encroachment and to support establishment of new agricultural businesses and rural industries in accordance with Figure 13.
RI12	Direct new larger rural industries and intensive agribusinesses such as poultry farms and piggeries in areas surrounding the township boundary, in consideration of the following criteria: <ul style="list-style-type: none"> ▶ It is located where existing uses already exist; ▶ Is within the identified valuable agricultural land; ▶ Not located in proximity to sensitive uses; and ▶ Relatively free from environmental constraints such as bushfire.
OB7	To encourage local energy generation and facilitate sustainable energy generation and storage for new industrial uses.
RI13	Investigate the potential expansion of the existing solar energy assets for rural industry use.
RI14	Support the development of sustainable energy facilities but ensure they are located to minimise conflicts with identified environmental assets, residential areas and the existing transport network.

Actions



No.	Actions	Framework Plan Levers
A4	Rezone land that is best suitable for industrial expansion in accordance with the <i>Proposed Planning Tool Actions Plan</i> shown in Figure 17 to meet future short term demands for industrial land and to stimulate economic development.	
A5	Undertake a <i>Biodiversity (Flora and Fauna) Assessment</i> to understand the existing landscape conditions and identify significant native flora and fauna and significant landscape values within areas to be rezoned shown in Figure 17.	
A6	Apply a new Development Plan Overlay (DPO) to the "priority area" and "potential long-term industrial growth area" (when demand exists) to ensure any new development or subdivision is planned and carried out in accordance with an approved development plan and efficient use of the land and is compatible with its surrounds.	
A7	Identify existing industrial uses within St Arnaud that may be more appropriately located within the existing Industrial Precinct and prepare a long-term strategy to assist with the relocation of any businesses.	
A8	Investigate further diversification of St Arnaud's economy through new industries and value adding to agricultural commodities.	
A9	Support economic development strategies focussed on sustainable economy such as future expansion of renewable energy related projects i.e. inclusion of solar or renewable energy powered industrial facilities to enhance economic opportunity.	

Reinforcing St Arnaud as a district town by supporting housing needs, delivery of key facilities and services, encouraging local tourism and building community resilience to changing economic and environmental conditions.

Residential development including infill development within St Arnaud will primarily occur within the “township core”. It is also important that there is a mix of housing types to accommodate the requirements of the community. St Arnaud has an aging population, and the housing requirements of older citizens need to be considered when addressing future housing requirements. The Plan will *support diverse housing needs* by ensuring there are a range of housing options which are adaptable and cater for the evolving needs of St Arnaud.

As the township develops into the future, additional *community facilities and services* may be required to support existing and future needs of the population.

The town centre will continue its role as the primary meeting place and destination for a mixture of business, retail, community and food offerings. Local tourism and accommodation (both tourist and workers accommodation) will be encouraged within St Arnaud’s Main Street Precinct to provide opportunities for development that can benefit from proximity to the town centre and to help boost St Arnaud’s local economy.

Planning for climate change will be achieved by building community resilience and preparedness and incorporating mitigation strategies that respond to specific *environmental conditions* such as flooding and bushfire risk.

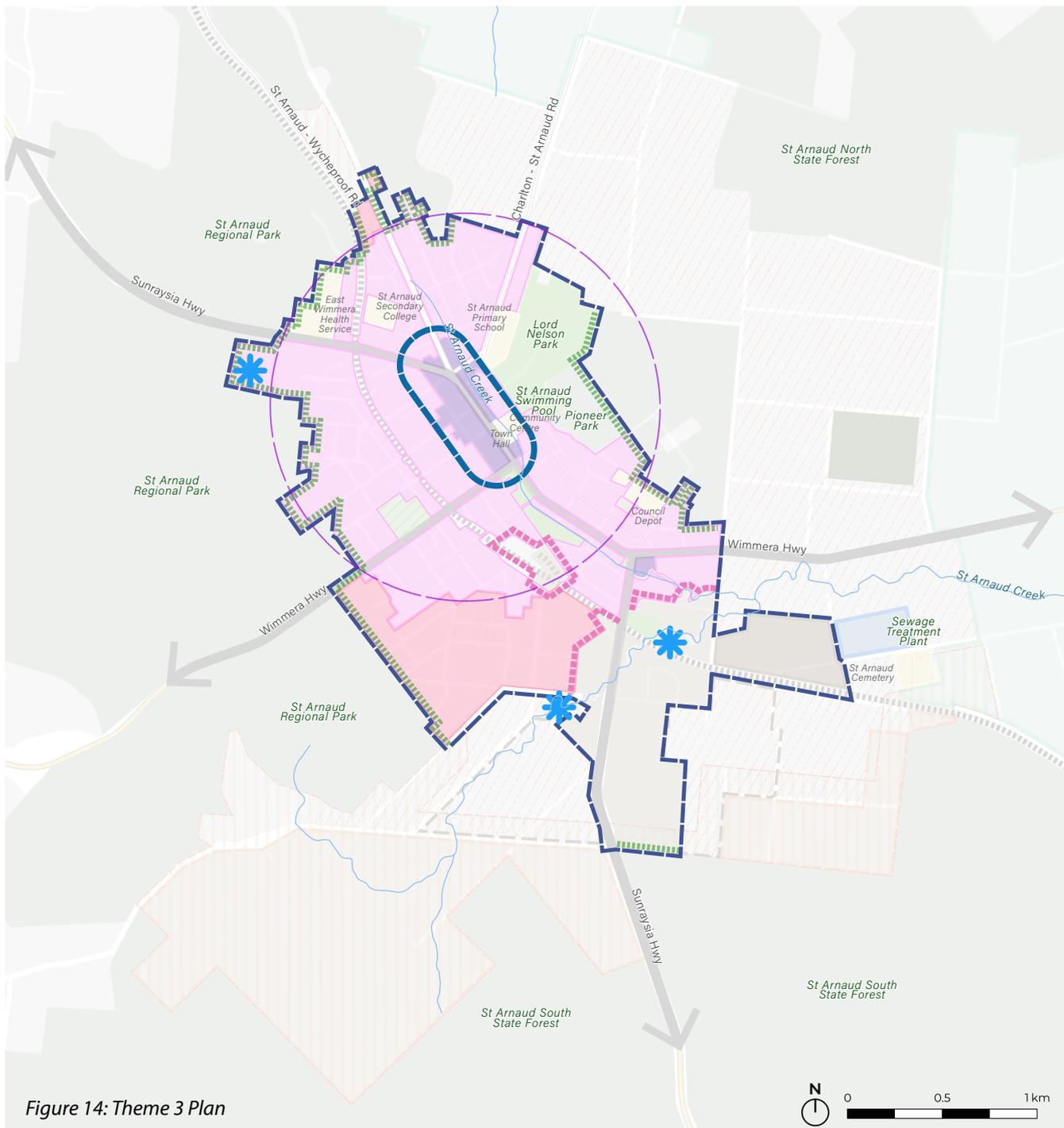


Figure 14: Theme 3 Plan

- Township Boundary
- Established Residential Area
- Lifestyle Residential Area
- Commercial Areas
- Public Open Space
- Main Street Precinct
- Township Core
- ✿ Potential Drainage Assets
- Interface to Conservation Established Bushland
- Interface to Industrial Uses



Objectives & Strategies

OB8	To encourage delivery of infill residential development to provide diverse housing opportunities to cater for the needs of existing and future residents.
DT1	Direct planning and delivery of infill development within the “established residential area” to provide diverse housing opportunities in accordance with Figure 14.
DT2	Encourage the redevelopment of existing housing stock, in consideration of the following: <ul style="list-style-type: none"> ▶ Medium to high density development (i.e. 2 to 3 storeys) is encouraged within the Main Street Precinct and areas of high amenity. ▶ Conventional residential is encouraged within the town core close to areas of high amenity.
DT3	Ensure new development within the “established residential area” makes a positive contribution to its existing character and character elements which define the town.
DT4	Facilitate large vacant sites or consolidated areas with poor quality housing as potential sites for redevelopment that will provide for diverse range of housing such as medium density houses, retirement villages and workers’ accommodation within the “town core” in accordance with Figure 14 and as identified in the <i>Housing Demand: Market Assessment Report (2021)</i> .
DT5	Ensure the township boundary is protected and reinforced by avoiding residential development beyond the boundary.
DT6	Encourage larger lots within lifestyle residential area and interfacing to the established bushland to provide diverse lifestyle choices and to minimise bushfire risks to property and human life.
DT7	Ensure future development within the established residential area and lifestyle residential area can be serviced through existing capacity of servicing infrastructure, or if required, identify upgrades to infrastructure in consultation with relevant Authorities such as Grampians Wimmera Mallee Water (GWM).
DT8	Encourage renovation, redevelopment or removal of dilapidated housing stock.
DT9	Encourage innovation and best practice sustainable design and development outcomes.
OB9	To maintain and support local employment generating uses within the Main Street Precinct and recognise economic benefits of tourism as a positive employment generating industry.
DT10	Maintain Napier Street as St Arnaud’s local town centre that caters to the local everyday needs of the current and future community.
DT11	Encourage commercial development to be consolidated within Main Street Precinct through infill development. This extends also to community and social facilities.
DT12	Encourage establishment of new local employment opportunities which leverage St Arnaud’s strategic role as a district town
DT13	Plan for and support new tourism initiatives and opportunities within St Arnaud.
DT14	Support accommodation uses such as hotels and caravan parks within or near the Main Street Precinct, and recognise the important role these uses play in realising tourism opportunities within St Arnaud.
DT15	Facilitate key actions/game changers as identified in the <i>St Arnaud Tourism Strategy and Action Plan, 2022-2023</i> including: <ul style="list-style-type: none"> ▶ Restoration of Napier Street Retail Facades ▶ Beautification and activation plan for the Queen Mary Botanic Gardens Heritage Precinct ▶ Better connections to Railway Station/Silo Art ▶ Enhancement of Kara Kara National Park
DT16	Identify sites for tourist or workers’ accommodation within the Main Street Precinct in accordance with Figure 14.
OB10	To ensure St Arnaud’s community infrastructure supports the needs of the existing and future community.
DT17	Explore opportunities to upgrade and expand the Early Learning Centre to serve the needs of the St Arnaud community and surrounding areas.
DT18	Co-locate new community facilities to maximise access and deliver opportunities through sharing complementary infrastructure.
DT19	Ensure new development makes appropriate contributions to infrastructure needs to support the growing community and that the projects funded continue to be relevant to the needs of the community.
DT20	Support the upgrade of the Early Learning Centre and co-locate facilities such as youth services.
DT21	Actively engage with higher order providers to understand future requirements and potential opportunities that would enhance the town and the broader region.
OB11	To safely manage the risk of flooding to new and existing development of St Arnaud through innovative flood management solutions in the natural landscape and built environment.
DT22	Investigate the provision of drainage assets utilising council owned land to help mitigate the effects of flooding brought about by climate change within the township boundary.
DT23	Investigate opportunities for the integration of water sensitive urban design in streets and open spaces to provide for passive irrigation of street trees and provide urban greening.
DT24	Work collaboratively with servicing authorities to implement approved drainage strategies.

Reinforcing St Arnaud as a district town by supporting housing needs, delivery of key facilities and services, encouraging local tourism and building community resilience to changing economic and environmental conditions.



Actions

No.	Actions	Framework Plan Levers
A10	Undertake a <i>Housing Audit</i> to identify underutilised housing stock such as dilapidated homes or vacant homes etc. and to target where redevelopment should occur investigate options to allow for ‘aging in place’ and identify opportunities for housing diversification as identified in the <i>Housing Demand: Market Assessment Report (OPAN, 2021)</i> . This Housing Audit should also engage with local real estate agencies/developers to understand housing demand (uptake rates and current vacancy rates).	
A11	Review General Residential Zone and Schedule 1 to <i>Clause 32.08</i> General Residential Zone to provide more guidance and consistency about housing growth and built form outcomes.	
A12	Undertake a <i>Community Infrastructure Framework and Analysis</i> for St Arnaud to determine provision standards and definition of infrastructure types and items that will be more fit for purpose for the Shire.	
A13	Partner with State Government and private sector leadership to analyse gaps in services that can position St Arnaud as a District Town within the Wimmera Region.	
A14	Undertake a <i>Drainage (IWM) Strategy</i> for St Arnaud to manage the impacts of flooding and to identify a holistic strategy for draining new land proposed to be rezoned.	
A15	Implement recommendations of the <i>St Arnaud Flood Investigation Summary Report 2022</i> (prepared by Water Technology).	
A16	Undertake a <i>Servicing and Utilities Analysis</i> for St Arnaud to identify key opportunities and constraints/ implications relating to water and sewerage infrastructure within and adjacent to the St Arnaud township boundary.	
A17	Prepare an updated <i>Urban Design Framework</i> for the Main Street Precinct that provides direction in regard to streetscape improvements, desired built form outcomes, and the location for the identified additional retail floor space.	
A18	Implement a governance body (i.e. Chamber of Commerce) incorporating key council officers, councillors and local representatives etc. to continue/monitor engagement on key issues including: <ul style="list-style-type: none"> ▶ Regularly engage with established local businesses to ensure land uses remain in the town in the long term. ▶ Identify opportunities to attract new businesses to the town that will assist in enhancing the economic vitality of the town and attract visitors. ▶ Regularly engage with service providers in St Arnaud in particular East Wimmera Health Service to ensure these services remain in the town in the long term. ▶ Undertake regular engagement with community service providers within the town to monitor the relevance and utilisation of existing services and facilities, identify gaps in provisions, ensure that services and infrastructure continue to be viable and identify measures to support their growth. ▶ Monitor retail floor space within St Arnaud and engage with relevant providers to ensure retail needs for St Arnaud and the municipality are met in the long term. 	
A19	Undertake a <i>Climate Resilience Assessment</i> to outline key sustainability initiatives that respond to climate and environmental changes for St Arnaud including flood and bushfire risk.	

St Arnaud has an aging population, and the housing requirements of older citizens need to be considered when addressing future housing requirements.

Napier Street, St Arnaud



Celebrating the deep connection with heritage and enhancing local amenity to positively contribute to the identity of the town.

Identifying and celebrating the importance of St Arnaud's deep connection with heritage (both cultural heritage and post-contact heritage) is an important component of the identity of the town, nurturing a sense of place, and in attracting visitors to the town and enhancing economic vitality. The Plan seeks to ensure community awareness of the local cultural history will be promoted, and significant sites protected in consultation with the Traditional Owners.

The Township Framework Plan acknowledges further work to be undertaken for St Arnaud such as Heritage (post-contact) Analysis where sites

need further identification, and a management framework must be established to ensure significant sites contribute to the cultural story of the town.

Township gateways and the public realm are important in defining a sense of place and identity, while also representing St Arnaud's character and community pride. The Township Framework Plan identifies opportunity to ensure future development enhances existing heritage sites, streetscapes and precincts and that heritage is embedded in defining the character of St Arnaud into the future

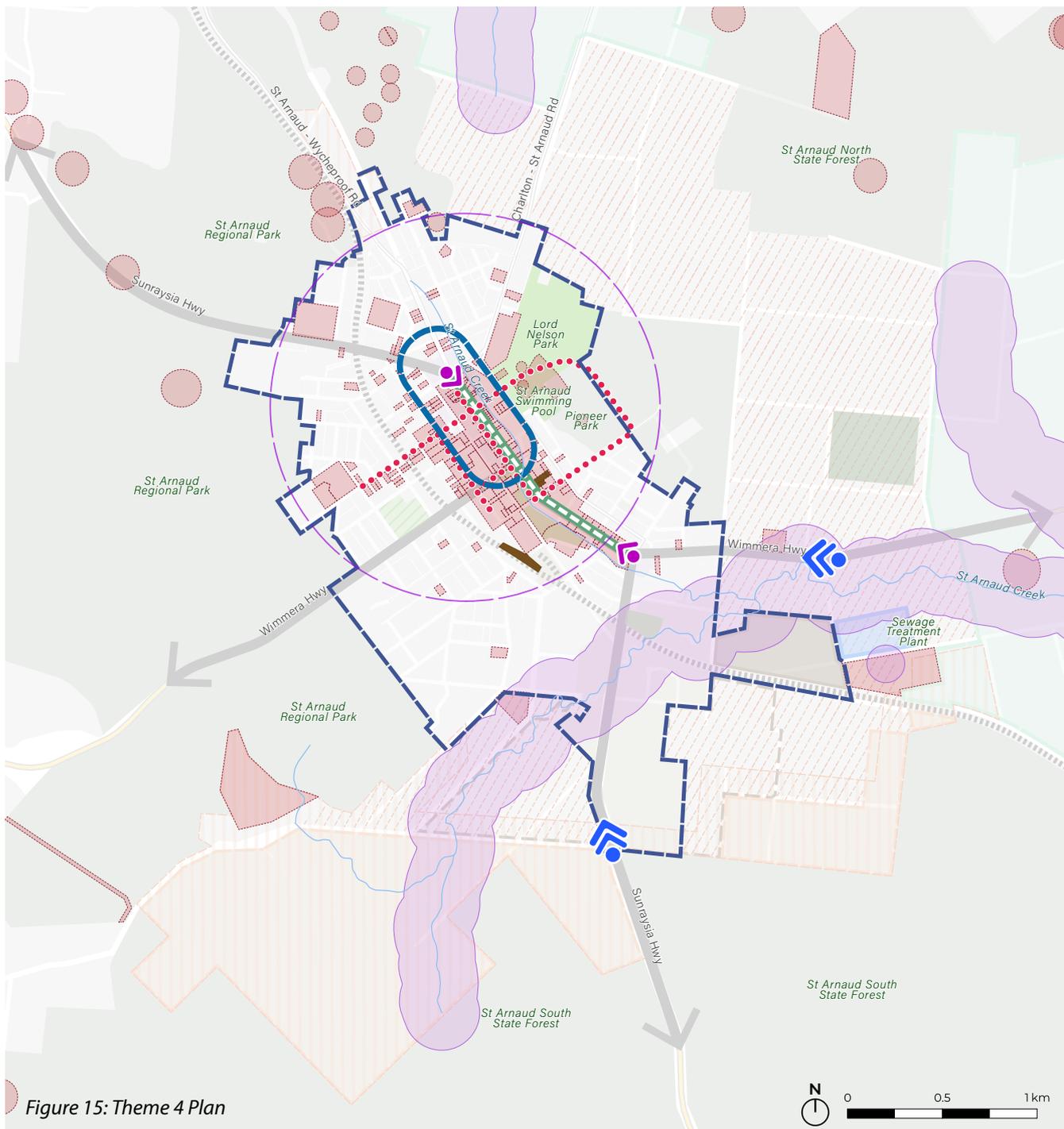


Figure 15: Theme 4 Plan



- Township Boundary
- Main Street Precinct
- Township Core
- Heritage Overlays
- Aboriginal Cultural Values
- Other Potential Heritage Significant Sites
- Streetscape Improvement
- Primary Gateway Entrances
- Secondary Gateway
- Heritage Trail

Objectives & Strategies

OB 12	To celebrate and protect significant heritage sites in St Arnaud which contribute to its character and provides a connection to the history of the town.
HS1	Identify and protect sites with heritage significance, particularly commercial buildings within the Township Core, particularly along “Main Street Precinct” and undertake further heritage studies to identify other heritage places in accordance with Figure 15.
HS2	Investigate the expansion of DDO2 to include additional areas along Napier Street and historical streetscapes in accordance with Figure 15.
HS3	Avoid ad-hoc enhancements of historic buildings that may result in further deterioration.
HS4	Plan for heritage buildings to be incorporated sensitively into new development, supporting adaptive re-use where the design is of a high quality and reflects the heritage elements of the site, built form and surrounds.
HS5	Investigate the creation of a “Heritage Trail” (that would be connected to the integrated active transport network) within the township that would put these significant heritage buildings in the spotlight and draw tourism into the township.
OB 13	To celebrate Aboriginal cultural values in St Arnaud which contribute to its character and provides a connection to the history of the town.
HS6	Ensure that areas and places of cultural heritage significance are protected or managed in accordance with the requirements of the Dja Dja Wurrung Clans Aboriginal Corporation and ensure development does not comprise any cultural heritage significance.
HS7	Investigate suitable locations for commissioned public art and murals by local artists to represent St Arnaud’s traditional owners.
HS8	Support the recognition and interpretation of the Aboriginal cultural values and heritage in St Arnaud through engagement with the development industry and other stakeholders and in ongoing consultation and collaboration with Traditional Custodians.
OB 14	To encourage new spaces to build St Arnaud’s identity by integrating and enhancing existing assets of St Arnaud’s character and streetscapes.
HS9	Support streetscape improvements along Napier Street to assist in improving the attractiveness and amenity of the Township Core and enhancing the experience of visitors to St Arnaud.
HS10	Support increased tree canopy cover through streetscape design that provide sufficient space for street trees, people movement and urban cooling and greening within the Township Core.
OB 15	To define gateway entrances and enhance the entry into St Arnaud to create a sense of place.
HS11	Provide for enhanced gateways (both primary and secondary) entrances which mark the arrival along Napier Street and at the southern and eastern approaches into the St Arnaud via landscaping that positively contributes to the gateways, including weed management and removal as required and an increase in new landscaping and plantings.
HS12	For sites that form part of the “Primary Gateway Entrance” ensure appropriate siting of dwellings/buildings with generous front and side setbacks and wide frontages that allow for substantial landscaping opportunities and assist in a transition from: <ul style="list-style-type: none"> ▶ Farming to residential land along Wimmera Highway; and ▶ Rural residential to industrial along Sunraysia Highway.
HS13	Enhance signage and wayfinding as important gateway features to the town and promote St Arnaud's tourism role and the role it plays as a gateway to the wider region.



Actions

No.	Actions	Framework Plan Levers
A20	Undertake a <i>Post-Contact Heritage Assessment</i> to identify heritage assets that requires protection, enhancement, and management within St Arnaud.	
A21	Undertake a comprehensive review of the existing Heritage Overlay to identify and assess “other potential heritage significant sites” (identified in Figure 15) for protection under the heritage overlay or another planning tool.	
A22	Undertake a <i>Cultural Heritage Assessment</i> to identify cultural heritage assets that needs to be protected and celebrated.	
A23	Advocate for investment into built form revitalisation by actively working with the community, development and building industry to increase the awareness and acceptance of well-designed developments that complement the character of St Arnaud. This may include forums, education workshops, study tours, etc.	
A24	Undertake an urban design review of the existing gateways and prepare an implementation strategy to enhance the gateways for the long term.	

Connecting people to neighbourhoods and surrounds by providing safe connections and linkages between key nodes and open spaces.

A key element for St Arnaud is to plan for a *well-connected town* that enhances its lifestyle qualities and “small country town” appeal. An integrated movement network has the capacity not only to ensure residents can easily move about town *safely*, but it can promote important health benefits, social interaction, a sense of community and pride of place.

The Plan emphasises objectives that balance the need to support safe and efficient flow of traffic with important place making and streetscape considerations.

Integral to the overall movement network, the Plan sets conditions for creation of a highly connected and integrated St Arnaud via a “green loop” that will, overtime, provide connected pedestrian and cycle paths through neighbourhoods and connect residents to key nodes such as schools, community uses, open spaces and the town centre.

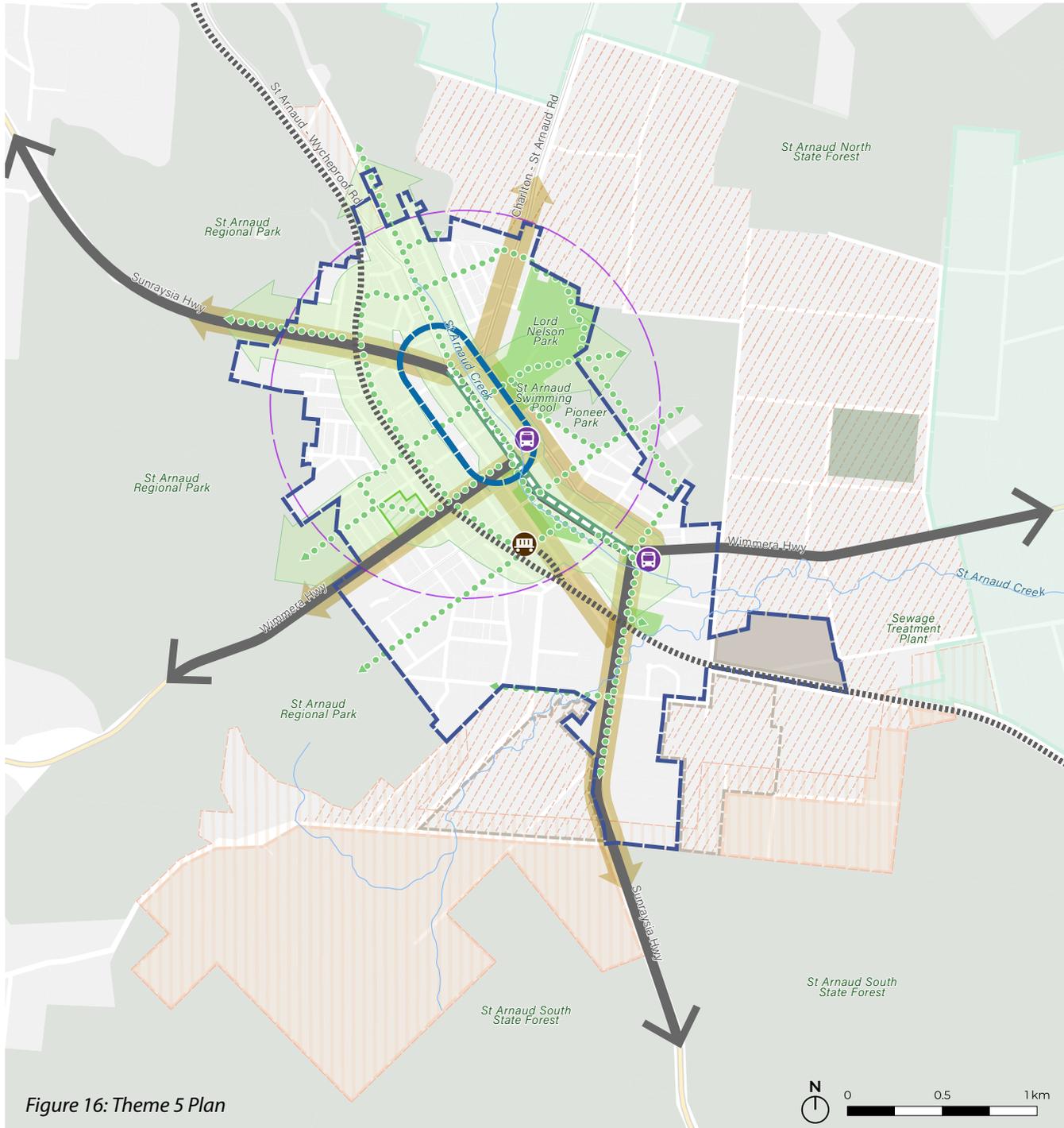


Figure 16: Theme 5 Plan



- Township Boundary
- Main Street Precinct
- Township Core
- Integrated Active Transport Network
- Streetscapes Improvement
- Green Loop
- Public Open Space
- Interim Open Space
- Primary Road Network
- Heavy Vehicle Route
- Regional Coach Stops
- Freight Terminal
- Freight Rail

Objectives & Strategies

OB16 To deliver safe and connected streets by enhancing traffic management and road safety conditions throughout St Arnaud.

SC1	Encourage pedestrian amenity and safety within the Main Street Precinct in the location of Figure 16.
SC2	Establish traffic calming systems along sections of Napier Street to redirect large freight movements to Dundas Street in accordance with Figure 16.
SC3	Ensure new and established development include road layout, including design and construction, and adequate access and egress for developments to ensure there is safe movement of vehicles in a bushfire event.

OB17 To create a highly connected and integrated active transport network via a “green loop” and enhancing the movement network via streetscaping between people to places and open space.

SC4	Enhance pedestrian access and safety by creating a highly connected “green loop” around the railway and Napier Street to connect people to the Main Street Precinct, Queen Mary Gardens and St Arnaud Silo Art in accordance with Figure 16.
SC5	Establish a pedestrian and cycling network to provide a direct, continuous and safe path in and around St Arnaud to connect users to the “green loop”, open spaces and recreation facilities in accordance with Figure 16.
SC6	Enhance connectivity from the Industrial precinct to the Main Street Precinct via streetscaping improvements to increase the amenity of the area and mitigate noise.
SC7	Support the ongoing maintenance of Lord Nelson Park as a key priority open space asset in St Arnaud.
SC8	Support the interim use of the St Arnaud State School Oval (DET site) for the purpose of open space noting it may be subject to further development.

OB18 To encourage improved access to public transport to connect St Arnaud to surrounding areas.

SC9	Investigate the provision of improved public transport services, including increased bus frequencies and better connection to key surrounding townships such as Stawell, Horsham and Bendigo.
SC10	Investigate the need for a community-operated transport services between key destinations within St Arnaud and to other destinations for the aging population.

What is a “green loop”?

The “green loop” illustrated on Figure 16 prioritises walking and cycling between the railway line, Napier Street, Main Street Precinct, Queen Mary Gardens and St Arnaud Silo Art. The “green loop” will reconnect missing links in the path network, retrofit paths into streets and encourage Council to plant more trees to create a sense of place and support active transport and healthy living.

Further investigations and detailed planning will be required during Phase #2 of technical reports (**refer to Part Four**)



Actions

No.	Actions	Framework Plan Levers
A25	Undertake a <i>Transport and Traffic Impact Assessment</i> based on the St Arnaud township boundary area and surrounds to confirm transport infrastructure needs, upgrades and to identify recommendations for improvements.	
A26	Undertake a masterplan for the ‘green loop’ that delivers a pedestrian and cycling network and a shared path ‘green loop’ through the town to connect people to the natural environment and key destinations.	
A27	Implement Active Transport Network recommendations and actions as defined by the NGSC Open Space and Active Transport Strategy. These actions will deliver walking and bike riding infrastructure and programming to support active transport connections.	
A28	Undertake a masterplan for the Main Street Precinct (or in conjunction with A15) that provides improvements to pedestrian amenity and safety including advocating for funding to install traffic calming systems along sections of Napier Street.	
A29	Advocate for the Heavy Vehicle Route to be redirected to Dundas Street in accordance with Strategy SC2 and outlined on Figure 16.	
A30	Continue to advocate for fit for purpose open spaces as defined by the Open Space and Active Transport Strategy.	
A31	Advocate the State Government and local providers for improved public transport services.	
A32	Engage DET about the long-term use of the St Arnaud State School Oval (DET site)	

Part Four.

FUTURE PLANNING PRIORITIES AND IMPLEMENTATION

This section outlines an implementation plan that will be developed following the finalisation of the St Arnaud Township Framework Plan including:

- ▶ Future Township Framework Plan Priorities
- ▶ Monitoring and Review
- ▶ Township Framework Plan Actions



Implementing the actions of the St Arnaud Township Framework Plan will require on-going review of progress and regular feedback to key stakeholders and the wider community.

FUTURE TOWNSHIP FRAMEWORK PLANNING PRIORITIES

While some technical investigations into the constraints on developable land in St Arnaud have been completed, there are several gaps in the technical work undertaken

Without further technical investigations, a Planning Scheme Amendment may lack strategic justification. To implement the St Arnaud Township Framework Plan, the following process has been identified:

STAGE #1 PHASE #2 TECHNICAL REPORTS

- ▶ Undertake further investigations and technical reports as outlined in Table 1 to ensure the St Arnaud Township Framework Plan is implementable and amendment ready.

STAGE #2 DRAFT ST ARNAUD TOWNSHIP FRAMEWORK PLAN ADDENDUM

- ▶ Amend the St Arnaud Township Framework Plan based on the outcomes and recommendations from STAGE #1 - Technical Work as an addendum.

STAGE #3 STAKEHOLDER AND COMMUNITY ENGAGEMENT

- ▶ Undertake Stakeholder and Community Engagement on the St Arnaud Township Framework Plan addendum.

STAGE #4 FINAL ST ARNAUD TOWNSHIP FRAMEWORK PLAN ADDENDUM

- ▶ Finalise the St Arnaud Township Framework Plan addendum based on the outcomes from the Stakeholder and Community Engagement.

STAGE #5 PLANNING SCHEME AMENDMENT DOCUMENTS

- ▶ Prepare Planning Scheme Amendment Documents to support implementation of the Township Framework Plan.



King Georges Park, St Arnaud

#	Technical Report	Purpose of Technical Report	Framework Plan Actions
1	Biodiversity (Flora and Fauna) Assessment	To understand the existing landscape conditions and identify significant native flora and fauna and significant landscape values particularly for areas to be rezoned i.e., industrial areas.	A5
2	Servicing and Utilities Analysis	To provide an assessment of key opportunities and constraints/ implications relating to water and sewerage infrastructure within and adjacent to the St Arnaud township boundary. This report may include consultation with key servicing authorities to explore demand scenarios over a long-term time frame to ensure development can occur.	A16
3	Drainage (IWM) Strategy	To develop a coordinated stormwater management strategy to unlock residential, commercial and industrial development, improve water quality and the health of waterways and to outline some likely demand scenarios for St Arnaud.	A14
4	Traffic and Movement Analysis	To undertake an assessment and review the St Arnaud Township Framework Plan to validate the movement plan (particularly the Heavy Vehicle Route), "green loop" (i.e. pedestrian and cycling network) and public transport network. The report should also provide justification relating to new construction needs i.e. intersections and installation of traffic calming systems and supporting initiatives relating to enhancing pedestrian and cycle path networks.	A25
5	Cultural Heritage Review	To identify areas of Aboriginal cultural heritage sensitivity and cultural values across the St Arnaud through consultation and collaboration with the Registered Aboriginal Party (RAP) or the Traditional Owner Group (TOG). The review will also need to provide advice regarding how St Arnaud can best protect, conserve, incorporate and manage areas of Aboriginal cultural heritage significance and of value to ensure their long-term conservation.	A22
6	Heritage (Post-Contact) Analysis	To identify historic heritage sites within the study area and the specific elements of value on each site. This information will be used to determine the future land use and help inform any future rezonings/overlays. The review will also need to provide advice regarding how St Arnaud can best protect, incorporate, and manage heritage places to ensure their long-term conservation.	A20
7	Housing Audit	To audit existing vacant and/or derelict dwellings within St Arnaud and to spatially identify key opportunities for potential housing redevelopment. This would likely require both a group site audit combined with access to Council records on individual dwelling status e.g. rates, notices etc.	A10
8	Climate Resilience Assessment	To investigate, recommend opportunities and key actions that may be addressed at the Township Framework Plan level relating to climate resilience i.e., links to renewable energy projects, urban cooling, bushfire, drought, flooding etc.	A19
9	Community Infrastructure Framework and Analysis	As identified in the <i>Community and Open Space Gap Analysis (2022)</i> , there is a need to determine provision standards and definition of infrastructure types and items that will be more fit for purpose for the Shire. There is also a need to undertake further investigations around community infrastructure within neighbouring rural townships, existing and additional capacity for each identified infrastructure and community and stakeholder engagement to fully understand what is happening "on ground".	A12

Table 1: List of Phase #2 Technical Reports

MONITORING AND REVIEW

The St Arnaud Township Framework Plan will be reviewed on a regular basis to ensure consistency with strategic plans such as Council Plans, Council's Community Plan and the Wimmera Southern Mallee Regional Growth Plan

Council will monitor and review the St Arnaud Township Framework Plan to ensure that its planning priorities are being achieved.

Regular reviews will ensure that the St Arnaud Township Framework Plan reflects the vision the community has for future of St Arnaud and is aligned to the latest trends and information available about the environment and the community's social and economic needs.

OTHER MONITORING

It is important to continue to monitor other trends such as population, housing supply and demand and the general condition of housing stocks in St Arnaud.

Estimated resident population will be important to monitor to understand how St Arnaud is changing and the kind of demand likely to be placed on services for either an increase or decrease in population. Should housing conditions deteriorate Council may need to consider implementing a number of programs to address issues.



Barastoc Site

TOWNSHIP FRAMEWORK PLAN ACTIONS

Achieving the Vision and Objectives of St Arnaud will require clear and logical planning controls.

The implementation of planning tools including zones, overlays and local policies into the Northern Grampians Planning Scheme are key components of any Township Framework Plan.

No	Action	Priority	Action Type	Responsibility	Framework Plan Lever
A1	Key actions to achieve the preferred and use and future built form outcomes for St Arnaud as outlined in this Plan	Priorities delivered into high, medium or low	Identifies the key stakeholder (s) responsible for driving the action i.e. Council, landowners or the community	<p>There are two implementation types.</p> <p>1. Statutory implementation Involves review of and potential changes to the Northern Grampians Planning Scheme (i.e. changes to policy, zones and/or overlays), or actions that are undertaken as part of the planning permit application process.</p> <p>2. Non-statutory implementation Refers to measures such as master planning, further strategic work, studies, public works, relationship building and advocacy.</p>	 LAND USE PLANNING  PLACEMAKING & ACTIVATION  LEADERSHIP & PARTNERSHIPS  CATALYST FOR INVESTMENT  PRECINCT GOVERNANCE & OPERATION

Table 2: Township Framework Plan Actions

THEME 1

Defining a township boundary that reinforces St Arnaud as an established rural township by the surrounding forest, bushland and agricultural setting.



No	Action	Priority	Action Type	Responsibility	Framework Plan Lever
A1	Review and update the <i>Municipal Strategic Statement</i> to include a <i>St Arnaud Township Framework Plan</i> that identifies the long-term settlement boundary, policy and objectives for achieving preferred design outcomes, while recognising the importance of the landscape and ensuring the valued characteristics of St Arnaud are protected.	High	Statutory	Council	
A2	Monitor development approvals and land supply to ensure sufficient zoned and planned land is available.	Medium	Non-Statutory	Council	
A3	Rezone and correct zoning anomalies within and outside the township boundary that do not reflect its existing land use in accordance with Appendix 2 - Identified Zoning Anomalies of the <i>Draft St Arnaud Township Framework Plan (2022)</i> .	Medium	Statutory	Council	



St Arnaud Housing

Maintaining and strengthening St Arnaud's established rural industry and agribusiness sector through agricultural diversification, value adding and agricultural / industrial expansion.



No	Action	Priority	Action Type	Responsibility	Framework Plan Lever
A4	Rezoning land that is best suitable for industrial expansion in accordance with the <i>Proposed Planning Tool Actions Plan</i> shown in Figure 17 to meet future short term demands for industrial land and to stimulate economic development.	High	Statutory	Council	
A5	Undertake a Biodiversity (Flora and Fauna) Assessment to understand the existing landscape conditions and identify significant native flora and fauna and significant landscape values within areas to be rezoned shown in Figure 17	High	Non-Statutory	Council	
A6	Apply a new Development Plan Overlay (DPO) to the "priority area" and "potential long-term industrial growth area" (when demand exists) to ensure any new development or subdivision is planned and carried out in accordance with an approved development plan and efficient use of the land and is compatible with its surrounds.	High	Statutory	Council	
A7	Identify existing industrial uses within St Arnaud that may be more appropriately located within the existing Industrial Precinct and prepare a long-term strategy to assist with the relocation of any businesses.	Medium	Non-Statutory	Council	
A8	Investigate further diversification of St Arnaud's economy through new industries and value adding to agricultural commodities.	Medium	Non-Statutory	Council	
A9	Support economic development strategies focussed on sustainable economy such as future expansion of renewable energy related projects i.e. inclusion of solar or renewable energy powered industrial facilities to enhance economic opportunity.	Medium	Non-Statutory	Council	

Reinforcing St Arnaud as a district town by supporting housing needs, delivery of key facilities and services, encouraging local tourism and building community resilience to changing economic and environmental conditions.



No	Action	Priority	Action Type	Responsibility	Framework Plan Lever
A10	Undertake a Housing Audit to identify underutilised housing stock such as dilapidated homes or vacant homes etc. and to target where redevelopment should occur investigate options to allow for ‘aging in place” and identify opportunities for housing diversification as identified in the <i>Housing Demand: Market Assessment Report (OPAN, 2021)</i> . This Housing Audit should also engage with local real estate agencies/developers to understand housing demand (uptake rates and current vacancy rates).	High	Non-Statutory	Council	
A11	Review General Residential Zone and Schedule 1 to Clause 32.08 General Residential Zone to provide more guidance and consistency about housing growth and built form outcomes.	High	Statutory	Council	
A12	Undertake a Community Infrastructure Framework and Analysis for St Arnaud to determine provision standards and definition of infrastructure types and items that will be more fit for purpose for the Shire.	High	Non-Statutory	Council	
A13	Partner with State Government and private sector leadership to analyse gaps in services that can position St Arnaud as a District Town within the Wimmera Region.	High	Non-Statutory	Council	
A14	Undertake a Drainage (IWM) Strategy for St Arnaud to manage the impacts of flooding and to identify a holistic strategy for draining new land proposed to be rezoned.	High	Non-Statutory	Council	
A15	Implement recommendations of the St Arnaud Flood Investigation Summary Report 2022 (prepared by Water Technology).	High	Non-Statutory	Council	
A16	Undertake a Servicing and Utilities Analysis for St Arnaud to identify key opportunities and constraints/ implications relating to water and sewerage infrastructure within and adjacent to the St Arnaud township boundary.	High	Non-Statutory	Council	
A17	Prepare an updated Urban Design Framework for the Main Street Precinct that provides direction in regard to streetscape improvements, desired built form outcomes, and the location for the identified additional retail floor space.	Medium	Non-Statutory	Council	
A18	Implement a governance body (i.e. Chamber of Commerce) incorporating key council officers, councillors and local representatives etc. to continue/monitor engagement on key issues including:	Medium	Non-Statutory	Council & Community	
A19	<ul style="list-style-type: none"> ▶ Regularly engage with established local businesses to ensure land uses remain in the town in the long term. ▶ Identify opportunities to attract new businesses to the town that will assist in enhancing the economic vitality of the town and attract visitors. ▶ Regularly engage with service providers in St Arnaud in particular East Wimmera Health Service to ensure these services remain in the town in the long term. ▶ Undertake regular engagement with community service providers within the town to monitor the relevance and utilisation of existing services and facilities, identify gaps in provisions, ensure that services and infrastructure continue to be viable and identify measures to support their growth. ▶ Monitor retail floor space within St Arnaud and engage with relevant providers to ensure retail needs for St Arnaud and the municipality are met in the long term 				
A19	Undertake a Climate Resilience Assessment to outline key sustainability initiatives that respond to climate and environmental changes for St Arnaud including flood and bushfire risk.	Medium	Non-Statutory	Council	

Celebrating the deep connection with heritage and enhancing local amenity to positively contribute to the identity of the town.



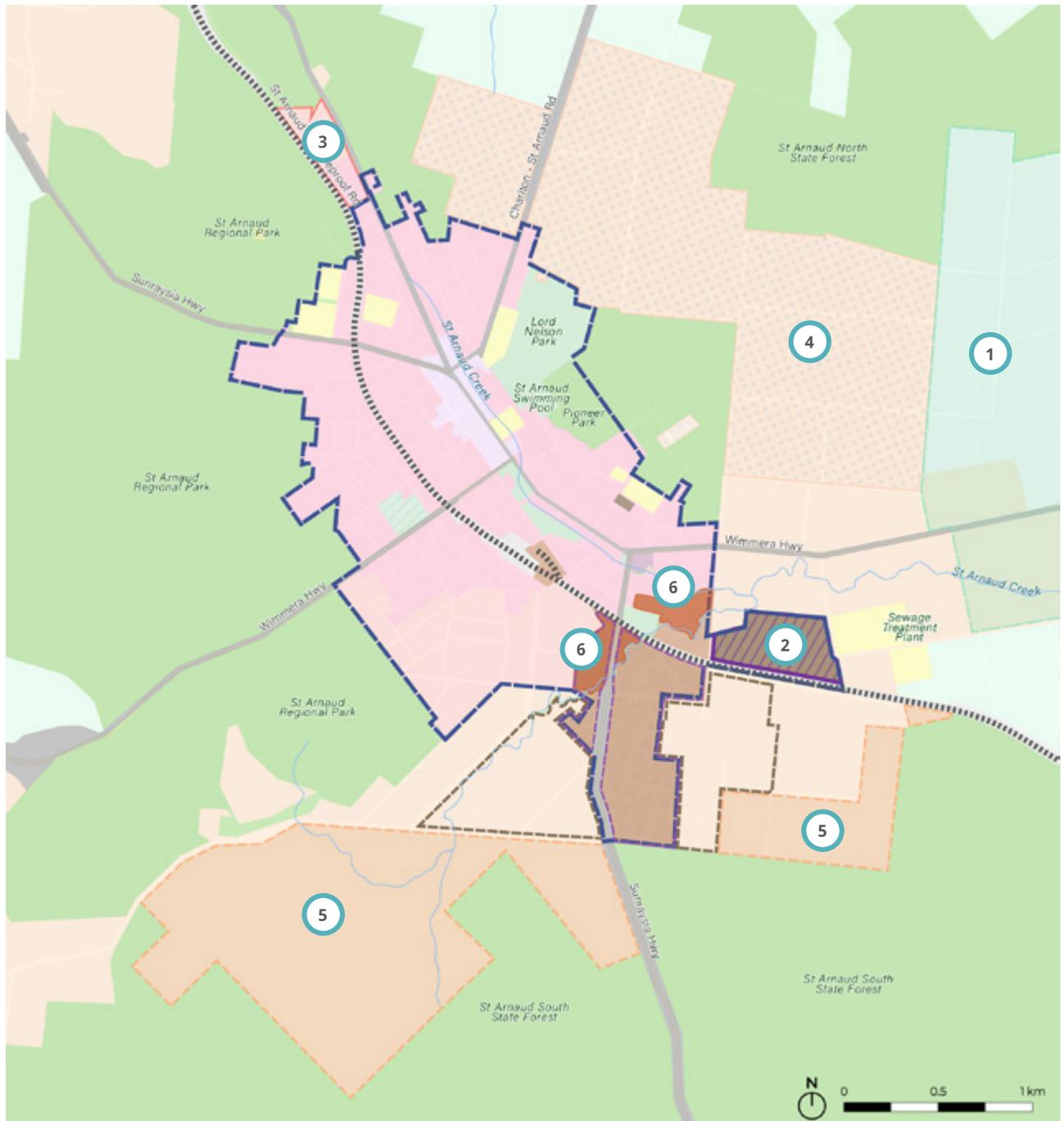
No	Action	Priority	Action Type	Responsibility	Framework Plan Lever
A20	Undertake a Post-Contact Heritage Assessment to identify heritage assets that requires protection, enhancement, and management within St Arnaud.	High	Non-Statutory	Council	
A21	Undertake a comprehensive review of the existing Heritage Overlay to identify and assess "other potential heritage significant sites" (identified in Figure 15) for protection under the heritage overlay or another planning tool.	High	Non-Statutory	Council	
A22	Undertake a Cultural Heritage Assessment to identify cultural heritage assets that needs to be protected and celebrated.	High	Non-Statutory	Council	
A23	Advocate for investment into built form revitalisation by actively working with the community, development and building industry to increase the awareness and acceptance of well-designed developments that complement the character of St Arnaud. This may include forums, education workshops, study tours, etc.	Medium	Non-Statutory	Council & Community	
A24	Undertake and urban design review of the existing gateways and prepare an implementation strategy to enhance the gateways for the long term.	Medium	Non-Statutory	Council	

THEME 4
Connecting people to neighbourhoods and surrounds by providing safe connections and linkages between key nodes and open spaces.



No	Action	Priority	Action Type	Responsibility	Framework Plan Lever
A25	Undertake a Transport and <i>Traffic Impact Assessment</i> based on the St Arnaud township boundary area and surrounds to confirm transport infrastructure needs, upgrades and to identify recommendations for improvements.	High	Non-Statutory	Council	
A26	Undertake a masterplan for the 'green loop' that delivers a pedestrian and cycling network and a shared path 'green loop' through the town to connect people to the natural environment and key destinations.	Medium	Non-Statutory	Council	
A27	Implement Active Transport Network recommendations and actions as defined by the <i>Open Space and Active Transport Strategy</i> . These actions will deliver walking and bike riding infrastructure and programming to support active transport connections.	High	Non-Statutory	Council & DoT	
A28	Undertake a masterplan for the Main Street Precinct (or in conjunction with A15) that provides improvements to pedestrian amenity and safety including advocating for funding to install traffic calming systems along sections of Napier Street.	Medium	Non-Statutory	Council	
A29	Advocate for the Heavy Vehicle Route to be redirected to Dundas Street in accordance with Strategy SC2 and outlined on Figure 16.	High	Non-Statutory	Council & DoT	
A30	Continue to advocate for fit for purpose open spaces as defined by the <i>Open Space and Active Transport Strategy</i> .	Medium	Non-Statutory	Council	
A31	Advocate the State Government and local providers for improved public transport services.	Medium	Non-Statutory	Council & DoT	
A32	Engage DET about the long-term use of the St Arnaud State School Oval (DET site)	Medium	Non-Statutory	Council & DET	

Figure 17: Proposed Planning Tool Actions Plan



No	Planning Tool Action *	Reason
1	Suggested Rezoning: RLZ2 and RLZ4 to FZ	To preserve land with potential agricultural values and protect from urban encroachment by rezoning Rural Living Land to Farming Zone (refer to TB4 and RI11)
2	Rezoning: RLZ to IN1Z Overlay: Development Plan Overlay (DPO)	To facilitate economic growth and diversification by expanding the existing industrial area in the short-medium term (refer to RI1)
3	Further investigations required to determine potential rezoning	Based on locality, environmental conditions (i.e. within an area with 'extreme bushfire risk') and landscape this area is not considered suitable for intensification or further subdivision. (refer to TB7)
4	Rezoning: RLZ4 to RLZ2	To reflect existing lot sizes i.e. area consists of 8ha+ residential lot sizes
5	Rezoning: RLZ2 to RLZ5	Based on locality, environmental conditions (i.e. within an area with 'extreme bushfire risk') and landscape this area is not considered suitable for intensification or further subdivision. (refer to TB7)
6	Rezoning: IN1Z to IN3Z	To provide an industrial transitional area i.e. low intensity industrial uses (such as warehouses, stock distribution, etc.) to avoid adverse impacts on adjacent sensitive uses. (refer to RI9)

*All proposed planning tool actions are subject to further investigations and review via the Planning Scheme Amendment process.

APPENDIX 1

LIST OF RELEVANT LITERATURE AND BACKGROUND DOCUMENTS

The Township Framework Plan is informed by various background reports drawn from the following documents:

Background Document	Link to Actions
Agricultural Land Quality Assessment (prepared by SED Regional Advisory), 2022	A1 A3
Bushfire Risk Assessment – St Arnaud Settlement (prepared by South Coast Bushfire Consultants), 2022	A1 A4 A19
Community and Open Space Gap Analysis (prepared by Mesh Planning), 2022	A12 A13
Economic Development Strategy and Action Plan, 2021-31	A18
Housing Demand: Market Assessment Report, OPAN, 2021	A10
Housing Needs and Residential Land Supply Assessment - Northern Grampians (prepared by Spatial Economics), 2018	A10
Northern Grampians Planning Scheme (including Clauses 02.03, 11.01, 13, 17 and 19)	All Actions
Northern Grampians Planning Scheme Review Report, 2018	A1 A2 A3
Northern Grampians Shire Community Vision 2041	All Actions
St Arnaud Structure Plan Emerging Themes (prepared by Mesh Planning), 2022	A1 A4 A8 A10 A17 A18 A19 A20 A21 A22 A23 A30
St Arnaud Structure Plan Emerging Themes "What We Heard" Report, 2022	Same as above
St Arnaud Flood Investigation Summary Report (prepared by Water Technology), 2022	A15
St Arnaud Industrial Land Assessment (prepared by REMPLAN), 2022	A1 A2 A4 A6
St Arnaud Tourism Strategy and Action Plan, 2022-32	A18
St Arnaud Urban Design Framework (prepared by THA Landscape Architects), 2006	A17 A28
Stawell and St Arnaud Retail Gap Analysis (prepared by Retail Doctor Group), 2018	A18
United Nations Sustainable Development Goals	A9 A19
Wimmera Southern Mallee Regional Growth Plan, 2014	A1 A2 A4 A8 A9

APPENDIX 2

IDENTIFIED ZONING ANOMALIES

A number of anomalies have been identified, which affect the zoning of land in St Arnaud.

The Township Framework Plan recommends that an amendment to the Planning Scheme be initiated to correct the anomalies as follows:

Address	Current Zone	Reasons for Potential Anomaly	Plan Role	Recommendation
2 Inglewood Road, St Arnaud 3478	Commercial 2 Zone	Currently used as a residence	Residential	Amend to be GRZ
4 Inglewood Road, St Arnaud 3478	Commercial 2 Zone	Currently used as a residence	Residential	Amend to be GRZ
6 Inglewood Road, St Arnaud 3478	Commercial 2 Zone	Currently used as a residence	Residential	Amend to be GRZ
2 North Western Road St Arnaud 3478	Commercial 2 Zone	Currently used as a residence	Residential	Amend to be GRZ
4 North Western Road St Arnaud 3478	Commercial 2 Zone	Currently used as a residence	Residential	Amend to be GRZ
6 North Western Road St Arnaud 3478	Commercial 2 Zone	Currently used as a residence	Residential	Amend to be GRZ
8 North Western Road St Arnaud 3478	Commercial 2 Zone	Currently used as a residence	Residential	Amend to be GRZ
10 North Western Road St Arnaud 3478	Commercial 2 Zone	Currently used as a residence	Residential	Amend to be GRZ
8 Silvermines Road St Arnaud 3478	Commercial 2 Zone	Currently used as a residence	Residential	Amend to be GRZ
10 Silvermines Road St Arnaud 3478	Commercial 2 Zone	Currently used as a residence	Residential	Amend to be GRZ
10A Silvermines Road St Arnaud 3478	Commercial 2 Zone	Currently used as a residence	Residential	Amend to be GRZ
12 Silvermines Road St Arnaud 3478	Commercial 2 Zone	Currently used as a residence	Residential	Amend to be GRZ
14 Silvermines Road St Arnaud 3478	Commercial 2 Zone	Currently used as a residence	Residential	Amend to be GRZ
16 Silvermines Road St Arnaud 3478	Commercial 2 Zone	Currently used as a residence	Residential	Amend to be GRZ
Rural Living Zone (RLZ) to Farming Zone (FZ) (in accordance with Figure 17)	Rural Living Zone (RLZ)	To reflect current land use and preserve high agricultural land value	Farming Zone	Amend to be FZ
St Arnaud Reservoir (north of Lock Road)	Rural Living Zone 2 (RLZ2)	Currently used as a Reservoir		Amend to be either SUZ, PUZ or PPRZ – subject to further investigations



ST ARNAUD

TOWNSHIP FRAMEWORK PLAN

NOVEMBER 2022

mesh



PREPARED BY MESH IN CONJUNCTION WITH NORTHERN GRAMPIANS SHIRE COUNCIL