

Narrawong

Narrawong is attractively located at the mouth of the Surry River between the slopes of Mt Clay and the northern end of Portland Bay. It is surrounded by abundant areas for rural living; although land to the west and south contain many low-lying areas that are susceptible to coastal erosion and flooding. The Strategy Plan will address these constraints. The projected population growth will be modest, and the community will continue to use Portland as its main source of community, commercial and recreation facilities. Development on the higher land to the north should be sensitively located and designed to help protect the landscape values of the area.

The primary coastal dunes to the south are extremely important environmental assets and will be protected from inappropriate development.

Strategic Directions

- Within Narrawong, further infill development will be promoted. Subject to the provision of appropriate infrastructure and services, the abundant rural living areas outside of the township are also considered suitable for well sited and designed development that protects and enhances the environmental and landscape qualities of the area.
- Recognition and protection of the landscape values of the surrounding hinterland, including coastal dunes and wetlands and the slopes of Mount Clay will be a priority.
- Current and future development within Narrawong is to be safeguarded through the implementation of flood controls, in consultation with the Glenelg Hopkins Catchment Management Authority and taking into account the findings of the Surry River Flood Study 2010.
- Subdivision of the larger lots between Vaughan Street and Wades Road should be discouraged pending the

potential future provision of reticulated sewerage within the Township Zone in consultation with Wannon Water unless arrangements are made for the provision of an alternative reticulated sewerage system.

- In the absence of reticulated sewerage, new or altered wastewater systems must be consistent with the Glenelg Waste Water Management Plan.



Narrawong Beach

Narrawong

Legend

- Narrawong Township Zone
- Rural Conservation Zone Schedule 3
- Proposed Flood Overlay
- Proposed Public Park and Recreation Zone



Change to PPRZ to be consistent with the balance of CA 12

Acknowledge extent of potential inundation areas through application of a Flooding Overlay





NARRAWONG

Please note this plan serves to illustrate the broad strategic issues of the area depicted, and does not represent zoning or overlay information. For zone and overlay information see the Glenelg Planning Scheme mapping.

GLENELG PLANNING SCHEME

Narrawong East

Legend

-  Narrawong Township Zone
-  Proposed Rural Living Zone



NARRAWONG EAST

GLENELG PLANNING SCHEME

Condah

Like Merino and Digby, Condah has a rich pastoral history and heritage buildings that can provide a focus for heritage-based tourism. The relaxed and rural character should be maintained by encouraging the use of smaller allotments at the periphery of the township for rural living opportunities. The hotel, community hall and CFA are notable facilities of this settlement. Additional population should be encouraged, to support a modest expansion in the available facilities and services.



Church in Condah-Hotspur Upper Rd

There is an important wetlands area which together with a program of re-vegetation could provide a more strongly environmental context and character for the settlement.



Greenhills Hotel on Henty Hwy

Strategic Directions

- To continue to consolidate the settlement core area, build on the heritage assets and establish a distinctive character for Condah.
- In consultation with the Glenelg Hopkins Catchment Management Authority, clarify the extent of flooding and inundation.
- Investigate the delivery of more appropriate sized allotments along Condah-Upper Hotspur Road on the southern edge of the settlement, and fronting the west side of Henty Highway between Condah-Upper Hotspur Road and Condah Garage Road, at the northern edge of Condah.
- Maintain and promote the railway water tower and the cemetery as important heritage items.
- In consultation with Vic-Roads examine the need for improved traffic safety in proximity to the Green Hills Hotel.

Condah

Legend

- Proposed Township Zone
- Proposed Flood Overlay

Road improvements to support timber freight movement

Investigate the designation of Township Zone to smaller lots fronting Condah-Hotspur Upper Road and preserve heritage

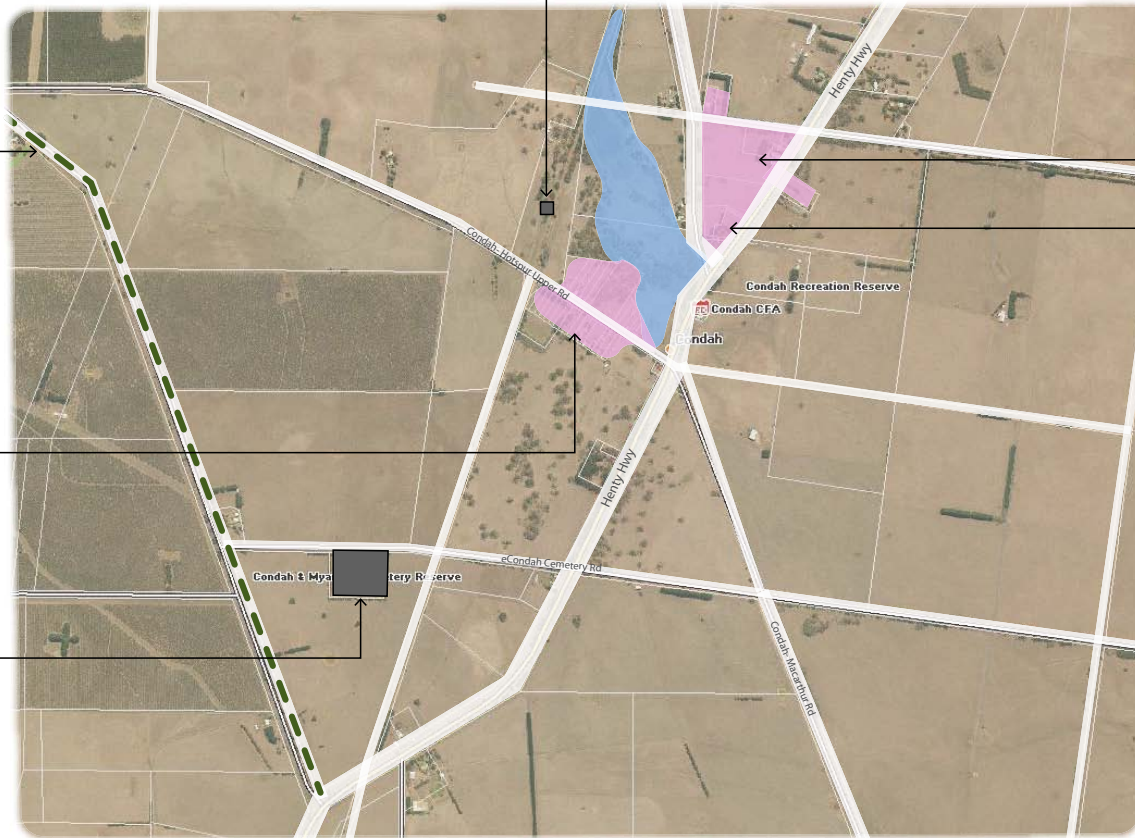
Promote historic attraction of cemetery

Preserve railway water tower (unique in western district)

Investigate possible Township Zone for lots fronting west side of Henty Highway between Condah-Hotspur Upper Road and Condah Garage Road (also include adjacent small lots)

Green Hills Hotel

Liase with VicRoads for speed reduction to improve safety for school bus pick-up/drop-off area adjacent Green Hills Hotel



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CONDHAH

GLENELG PLANNING SCHEME

Sandford

Sandford is conveniently located only 3.5 kilometres from Casterton, and with the continued consolidation and improvements within the Casterton township, it has the capability to be rejuvenated as a lifestyle orientated community, which has its focus the proximity of the Wannon River. Like the townships within the Gippsland Lakes Region, Sandford is capable of having increased tourist and recreational use.

Allotment size needs to provide for the expectations of residents who are seeking a retreat-like location, and do not want a formal “township” feel. This is also logical given the availability of reticulated water and power, and absence of sewerage and gas.

Strategic Directions

- Re-establishment of a community hub, to foster social and community activities.
- In consultation with the Glenelg Hopkins Catchment Management Authority, clarify the extent of flooding and inundation caused by the Wannon River.

- In the vicinity of Church Street, Military Road, and Old Sandford House Road investigate the use of land for residential purposes, on appropriately sized allotments, outside the floodplain.
- Continue to improve the attractiveness and range of recreation activities at the Recreation Reserve.
- In consultation with VicTrack, examine the future uses for the Railway Reserve, including its immediate capability as a walking trail that links with the township of Casterton and the Wannon and Glenelg

Rivers, and its longer term capability for the re-establishment of rail services.

- Investigate the potential use of the Wannon River as part of a recreational link to Casterton and other destinations.
- The re-opening of the Sandford Hotel would provide an important community focus within the town.

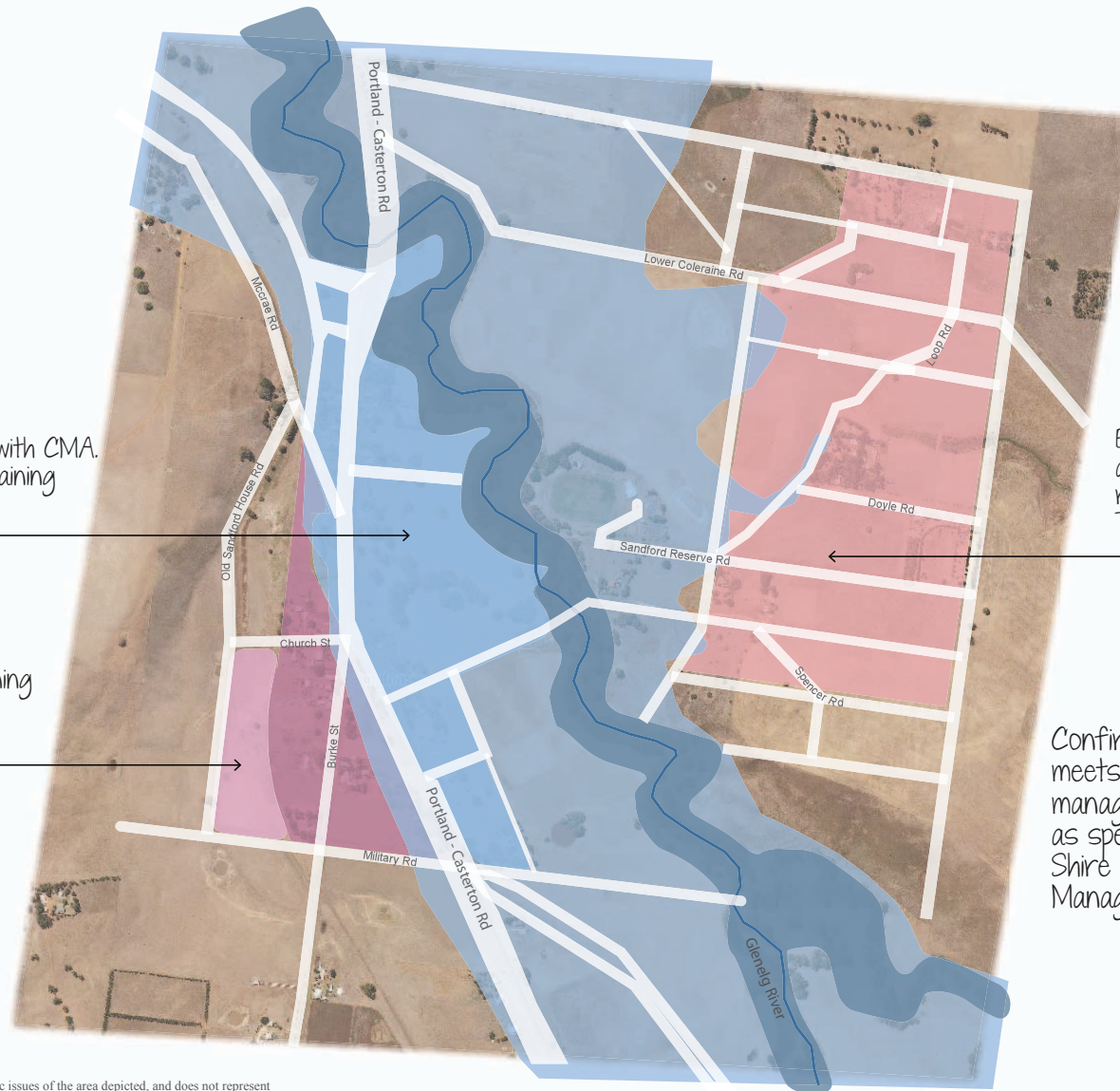


Sandford Hotel

Sandford

Legend

- Sandford Township Zone
- Proposed Township Zone
- River Area



Confirm flooding extent with CMA.
Examine suitability of retaining
current Township Zone

Examine the
appropriateness of rezoning
area for Township Zone
purposes

Encourage consolidation
of existing allotments to
permit development and
provide a range of
allotment sizes

Examine the
appropriateness of
rezoning a portion to
Township Zone purposes

Confirm that land capability
meets with waste water
management requirements
as specified in the Glenelg
Shire Council Waste Water
Management 2009 Plan



SANDFORD

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Digby

Digby is a small settlement of less than 100 residents, located 65 kilometres from Portland to the south. The commercial facilities include a hotel and post office/general store and there is a community hall, public toilet and fire shed. The community plan prepared for Digby sets a number of targets for the upgrade and addition to existing community facilities and services, improvements to traffic safety and the overall presentation of the township.

Even though without reticulated water and sewerage, it is largely undeveloped, and there is substantial opportunities for infill development. Consideration will need to be given to safeguarding the township from wildfire hazard and effects of aerial spraying as a result of nearby plantation areas.

Digby, like Condah and Merino is associated with rich pastoral histories and have built assets that could provide a focus for heritage-based tourism as a means of broadening their economic base. Existing small lots at the periphery of settlements could be promoted for rural living opportunities as a means of attracting new residents who may be seeking lifestyle changes set amidst attractive rural settings.

The minimum lot size for rural living areas could be varied between these settlements to reflect the respective sizes of surrounding fragmented rural lots and to encourage their consolidation. This would also provide more scope to revegetate properties and still meet CFA requirements for vegetation management that are designed to minimise bushfire hazard.

Strategic Directions

- Provision of additional lifestyle accommodation alternatives outside of the Township Zone will provide a potential stimulus to local development.
- There are a number of fragmented rural lots on the township periphery which if consolidated would provide generously sized properties attractive to new town residents seeking a township-based rural lifestyle.



Digby Hotel and General Store



Digby Uniting Church

- The township's economic base can be further expanded by providing for locally based tourism experiences that access the emerging tourist attractions within the shire.

The need to improve the presentation of the township has been recognised by residents of the town, and the implementation of these initiatives can be assisted by the additional planned growth of the settlement population.

The Rural Living Zone should be considered for the east and west of the existing Township Zone to help improve the diversity of lifestyle opportunities in Digby and to encourage the consolidation of small lots on the urban periphery.

Hobby farming can be encouraged in the new rural living areas in a manner that does not result in any detriment to rural residential amenity.

The heritage assets of Digby should be identified and protected under the planning scheme and promoted and developed in association with any Council and regional tourism strategies as a means of broadening the township's economic base.

Reference should be made to the requirements of the Bushfire Management Overlay, that provides direction on the application of bushfire protection at the local level.



Digby Cemetery



Digby Avenue of Honour looking north