

Digby

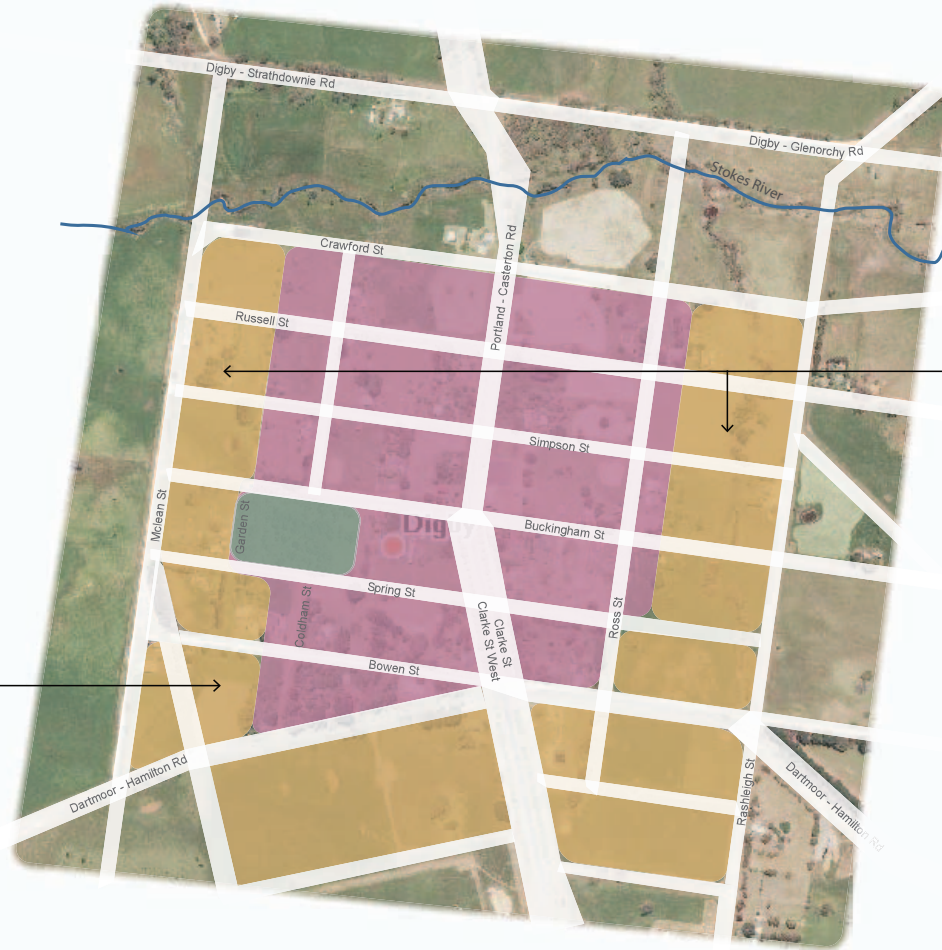
Legend

- Digby Township Zone
- Public Park and Recreation Zone
- Proposed Rural Living Zone

Provide effective landscape treatment on individual allotments including property frontages and side boundaries

Minimum subdivision size of one hectare, and create an open landscape character by requiring a generous setback from the road and site boundaries

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



DIGBY

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

Merino

Merino has a definite and unique character, associated with its rich pastoral histories and has built assets that could provide a focus for heritage-based tourism as a means of broadening its economic base, such as a community hall, churches, a swimming pool and primary school. Some of these assets are urgently in need of repair and enhancement. A new Community Health Centre is available. The current population of approximately 100 could be supplemented to provide additional human resources for the operation and enhancement of commercial and community facilities.

At the periphery of Merino existing small allotments 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 re-vegetate properties and maintain the generally relaxed rural character.

Strategic Directions

- The relaxed rural orientated lifestyle is a feature of the settlement, and the continued provision lower density residential alternatives is important to cater for alternative lifestyle choices.
- Consolidation of fragmented rural lots on the periphery of the Township Zone will provide more generous sized properties more able to meet the servicing requirements that apply due to the absence of reticulated sewerage.

- Preservation and protection of the heritage character of the Township is also a priority given that like Digby and Condah this a key factor in attracting new residents and visitors to the township.
- Land to the east, north and south of the existing Township Zone should be considered for rural living purposes with the application of a minimum lot size that encourages the consolidation of small lots. Priority should still be given to infill and consolidation of existing allotments within the existing settlement area.



Merino Artwork



Merino Old Stock Route Walking Track Project

- Small scale agriculture or hobby farming, including large vegetable gardens and small orchards, should be encouraged in the new rural living areas in a manner that does not result in any detriment to residential amenity.
- The heritage cinema at the Merino Hotel will continue to attract visitors to the township and together with the Community Hall will promote community social interaction. New uses and development should respect and

compliment the heritage values and visual character of High Street.

- Buildings with heritage significance should be encouraged to be refurbished and promoted in association with any Council and regional tourism strategies as a means of broadening the township's economic base.



Merino Golf Club



Merino Town Centre

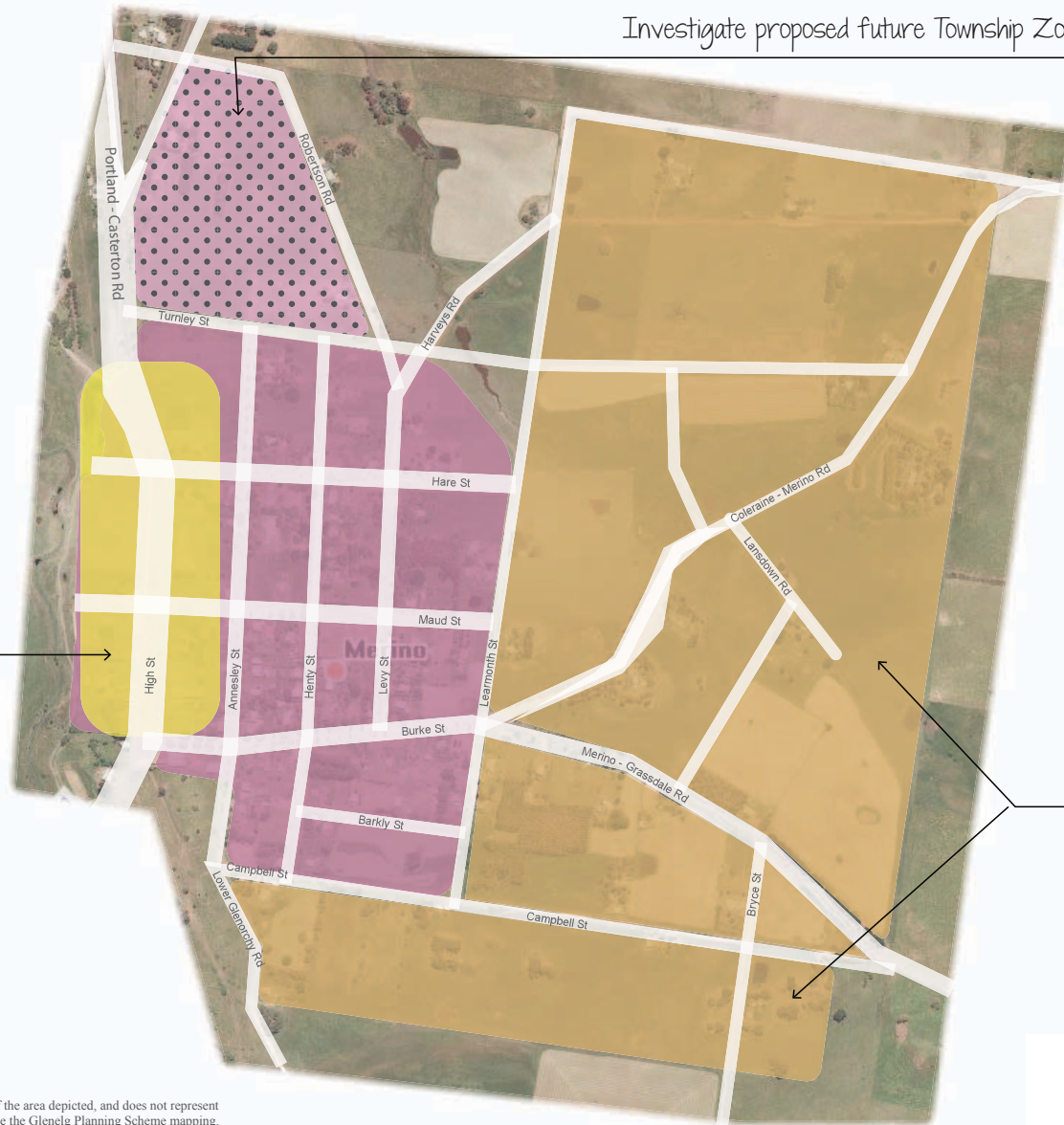


Merino Hotel

Merino

Legend

- Merino Township Zone
- Proposed Future Township Zone
- Retain Character and Heritage
- Proposed Rural Living Zone



Investigate proposed future Township Zone expansion

Retain the Heritage and Character of High Street

Create an open landscape character by requiring a generous set back from the road and site boundaries

Investigate potential for Rural Living Zone with 4 ha min as an incentive to consolidate lots



MERINO

GLENELG PLANNING SCHEME

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Tyrendarra

Strategic Directions

Located at the eastern gateway to the Shire of Glenelg, near the Darlot's Creek and the Fitzroy River and the site of the popular agricultural and community Festival known as the Tyrendarra Show, this settlement also serves as the southern gateway to the Budj Bim National Heritage Landscape Areas. Given the significance of these natural features there is considerable scope additional tourist activity particularly focusing on Aboriginal cultural heritage. The existing sports oval is the focus for local community and recreational use, and this can be supplemented with other community facilities. The absence of reticulated water supply provides an opportunity to maximize water sensitive design practice and to demonstrate best practice in water conservation techniques.

Strategic Directions

- In consultation with the Glenelg Hopkins Catchment Management Authority, clarify the extent of flooding and inundation caused by the Darlots Creek and Fitzroy River.

- Application of the appropriate land use zone to the sporting oval and accompanying facilities would allow for the adoption of a recreation master plan or improvement plan for this area.
- In conjunction with the Gunditjmirring Traditional Owners Corporation and the State Government, investigation of the potential for aboriginal based tourist facilities and accommodation should be completed.



The remnants of the stone dwellings constructed at Lake Condah by the aboriginals who resided at Budj Bim for thousands of years



Tyrendarra



Tyrendarra

Tyrendarra

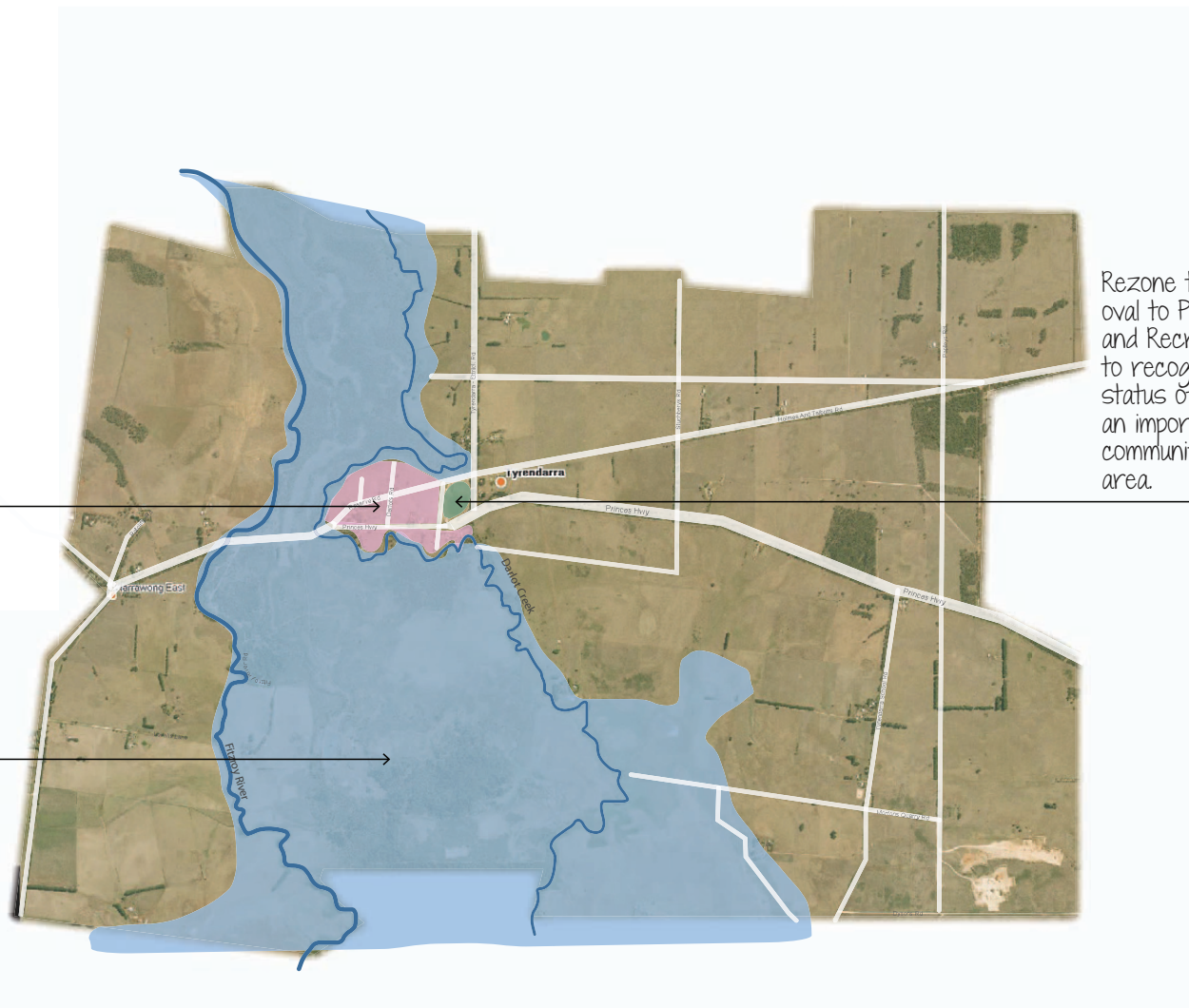
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- Potential Floodway
- Rezone Smaller Lots to Township Zone
- Proposed Public Purpose Recreation Zone

Rezone smaller allotments to Township Zone to reflect existing land use

Introduction of Land Subject to Inundation Overlay and/or Floodway Overlay to respond to current potential flood effects

Rezone the sporting oval to Public Park and Recreation Zone to recognise the status of the land as an important local community recreation area



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TYRENDARRA

GLENELG PLANNING SCHEME

■ Where to from here?

The Glenelg Sustainable Settlement Strategy is a clear agenda for the continued growth of this important municipality. It provides a road map for a more sustainable and environmentally responsible approach to meet the future needs of the community. Glenelg in 2036 will be an even better place to live, work and enjoy its many attributes.

The strategic foundation for the Glenelg Sustainable Settlement Strategy is provided in a comprehensive range of background investigation documents that are listed in the appendix.

The Strategy focuses on a vision for a more economically diverse, and community driven future for Glenelg that will provide for not only revitalization of the main towns of Portland, Heywood and Casterton, but also a reinvigorated lifestyle for its many smaller settlements.

This document will be provided to the community for close examination, and Council will establish a clear process for the consideration of the views of relevant authorities, community groups, and individual land owners. It is vitally important that the community take ownership of its strategic intent, because ultimately they will be the beneficiaries of its strategic vision and outcomes.

References



- Glenelg Industrial Land Use Plan, 2007 (GILUP).
- Glenelg Strategic Futures Plan, 2009 (GSFP).
- GSFP Implementation Strategy (2009).
- Glenelg Strategic Futures Infrastructure Study, 2009 (GSFIS).
- Glenelg Environment Strategy 2010 (GES).
- Glenelg Waste Water Management Plan, 2009 (GWWMP).
- Glenelg Transport Plan, 2009 (GTP).
- Portland Airport Master Plan, 2009 (PAMP).
- Portland Bay Coastal Infrastructure Plan, 2007 (PBCIP).
- Portland Integrated Growth Plan 2011 (PIGP).
- Glenelg Strategic Land Use Study Volumes 1 and 2, 2010 (GSLUS).
- Green Triangle Region Freight Action Plan, 2009 (GTRFAP).
- Port Land Use Strategy, 2009 (PLUS).
- Great South Coast Regional Strategic Plan, 2010 (GSCRSP).
- Glenelg Shire Business Retention and Expansion Program, January 2010 (GSBREP).
- Glenelg Shire Tourism Research Report, August 2011 (GSTRR).
- Glenelg Planning Scheme

