



DRAFT **CORRYONG
STRUCTURE PLAN**

EMERGING OPTIONS PAPER

2024 - 2044

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Tomkinson acknowledges the Traditional Custodians of Country throughout Towong Shire and acknowledges their connections to land, water and community. We pay our respects to their Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples.

VERSION	DATE	NOTES	REVIEW
V1 DRAFT	March 2024		AT
V2 DRAFT	March 2024	Update chapters, insert mapping, and spelling.	KX
V3 FINAL	April 2024		

01 - INTRODUCTION

1.1 WHAT IS THE CORRYONG STRUCTURE PLAN?

The Corryong Structure Plan (the Structure Plan) will set a 20-year vision to guide the future planning of the township and its surrounds.

Structure plans are prepared with the involvement of the local community, Towong Shire Council, government agencies, other relevant stakeholders and technical experts.

A structure plan sets appropriate directions and opportunities for change that ensures an area will be environmentally, socially, and economically sustainable. Structure plans include:

- A clear vision for the area.
- Plans to guide future land uses and associated infrastructure provision.
- Locations of community hubs (schools, health centres, kindergartens etc).
- Plans to grow and improve local town centres.
- Movement and access which cover traffic, car parking, walking, cycling, public transport, and freight transport routes.
- Plans to enhance open space, town entrances, public gathering spaces, parks and gardens.
- Ways to attract and develop stronger economic growth, business and tourism development.
- Protection and enhancement of key landscape and heritage assets.
- The structure plan does not directly change zoning or overlays, it merely signals for future change.

1.2 WHY PREPARE A STRUCTURE PLAN FOR CORRYONG?

The Structure Plan will help identify what type of changes are required to strategically position Corryong in the region over the next 20 years.

The township of Corryong is located towards the eastern edge of the Towong Shire municipality approximately 10km west of the upper Murray River in a wide river valley. The township acts as a civic, community and commercial service centre for an extensive catchment in both Victoria and NSW. The catchment area to the neighbouring Tumbarumba Shire and includes Khancoban to the east. The growth and maintenance of the Corryong population stems largely from internal migration from this rural hinterland. Corryong is a key sub regional economic centre within the Upper Murray area of the Hume Region and has developed as a principal location for mostly small to medium scale agriculture which is the major economic driver of the township and largest contributor to employment. The area surrounding Corryong is used primarily for beef and dairy farming with large areas of plantation forestry located west of the township. A large portion of the population is over the age of 55 with a significant trend in youth out migration in search of education and employment beyond the agricultural sector. The township has access to reticulated sewerage and water with an airport located 1.8km north of the town centre. A primary school, two (2) high schools, and hospital are located within the town. The Murray Valley Highway connects Corryong to the western part of the municipality and the rest of Victoria.

The Structure Plan will build on Corryong's existing strengths and address challenges to facilitate positive change. The Structure Plan will manage the future development of the town, meeting the needs of residents, businesses and visitors.

Recommendations and actions in the Corryong Structure Plan will be implemented by many stakeholders over short, medium, and long-term time frames.

1.3 WHAT IS THE EMERGING OPTIONS PAPER?

Following the completion of the Issues + Opportunities Paper, Agency, Stakeholder and Community Engagement and the Our Towns - Towards 2030, Emerging Options have been developed to help guide and inform a Structure Plan for Corryong.

The Structure Plan is being prepared to guide the future planning, development and infrastructure provision to guide future development to 2044.

The Emerging Options Paper outlines ideas and goals for future changes to inform the Corryong Structure Plan.

PART 1 - OVERVIEW & KEY ISSUES

Part 1 of this document summarises the analysis that has occurred to date in relation to the draft Corryong Structure Plan 2024 - 2044.

It provides an overview of the outcomes of the targeted consultation process and outlines the key options, ideas, principles and aspirations that have been considered for Corryong now and into the future.

PART 2 - PILLARS - PRINCIPLES & OBJECTIVES

Part 2 puts forward the likely key themes, Pillars, that will inform the draft Structure Plan. This part of the document has been structured to provide a potential approach concerning each of the objectives of the Structure Plan.

PART 3 - EMERGING OPTIONS & KEY QUESTIONS

Part 3 provides details of the potential settlement boundaries, key investigation areas and future land use changes and opportunities.

1.4 CULTURAL LANDSCAPES

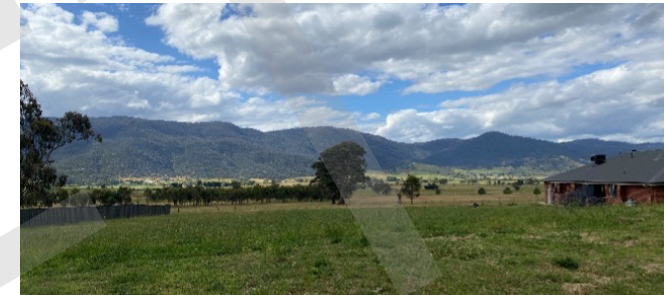
CULTURAL HERITAGE & LANDSCAPE

Towong Shire Council has engaged Tomkinson to undertake a study that will identify significant pre and post colonial cultural landscapes, and develop planning policy and policy guidance to protect and manage these landscapes within the Towong Planning Scheme as part of a proactive approach to mitigating harm to Cultural Heritage.

The focus of the study is:

- To identify the broad cultural values of proposed change areas relating to the Corryong Structure Plan.
- For Council, Traditional Owners, Heritage groups and relevant stakeholders to work together to improve the ways in which cultural values are identified and cultural heritage management occurs within planning

- To ensure that interested Aboriginal parties are included within the planning process for Corryong that affect and impact Country
- To present pre and post colonisation cultural values that occur in and around the identified study areas with a particular focus on the identified change areas
- To recognise the importance of planned township expansion both as a way of ensuring that development meets demand and importantly, ensuring that existing local values are minimally impacted by such growth
- To examine and include information and data not traditionally included in cultural heritage surveys, such as important travel routes, identification of Food and Fibre resources, lookouts / peaks etc.
- To identify, conserve and enhance landscape characteristics and values for chosen growth areas
- To protect and manage highly sensitive landscapes
- To protect important vista and view corridors
- To enhance views and provide additional opportunities for the enjoyment of the views by the public
- To consider bushfire within the context of the proposed changes areas and town boundaries.



The Study will be used by Council to:

- Inform the Emerging Options Papers for the Corryong Structure Plan.
- Provide recommendations to support amendment(s) to the Towong Planning Scheme by way of the Corryong, Structure Plan.
- Identify important scenic landscapes, significant views / vista's and visually sensitive landscapes to be protected within the proposed town boundaries for Corryong.
- Understand the various characteristics of the landscapes identified for change and the potential risks to these landscapes
- Provide a management framework to conserve, maintain, enhance and manage these landscapes

The purpose of the Managing Cultural Landscapes Project (The Study) is to inform the Emerging Options Paper by understanding cultural landscapes in Towong Shire and identify the knowledge gaps that are present regarding best practice planning policy.

The Study acknowledges the current gap that exists in contemporary planning practice in Victoria around culturally sensitive landscapes.

Through this body of work, we aim to identify and capture significant cultural landscapes within the Structure Plan areas and enshrine these in best practice planning policy and policy guidance, to be recognised now and into the future. The relationship between cultural and settler landscapes will also be considered.

We acknowledge that the information contained in The Study may not be inclusive of all local cultural values and does not reduce any legal requirements under the Heritage Act 2017, Aboriginal Heritage Act 2006 and / or other relevant legislation and policies.

This report is intended as a starting point for recognition and will be built on over time.



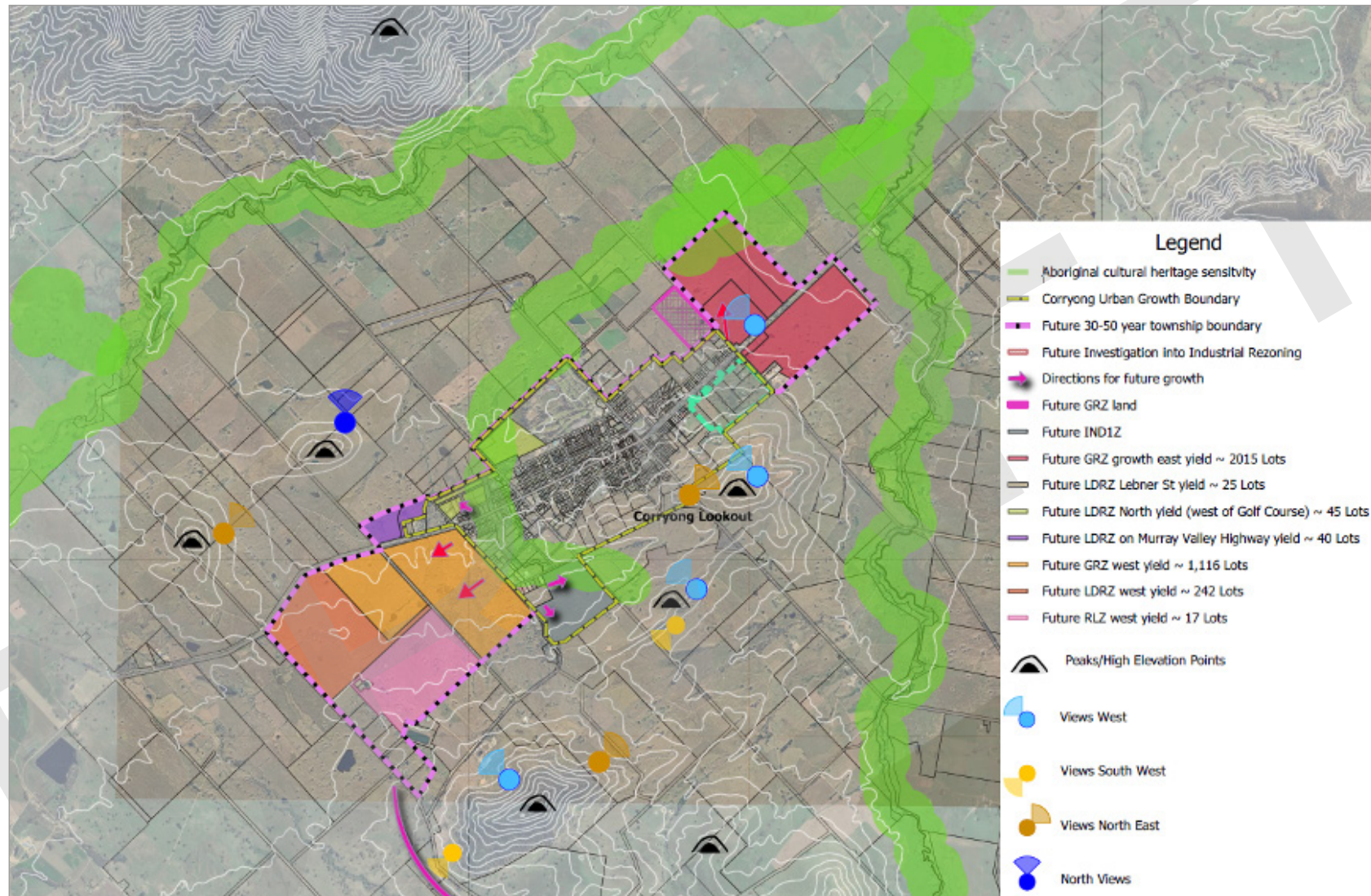


Figure 1: Corryong Cultural Landscape Plan. Tomkinson 2024.

02 - INTRODUCTION TO CORRYONG

Corryong is the largest township in the Towong Shire and also one of its most isolated. The township is located in the Upper Murray region in the eastern edge of the shire approximately 90km east of Wodonga.

2.1 STRUCTURE PLAN OBJECTIVES

1. Define a vision
2. Identify a settlement boundary
3. Identify opportunities for growth and supporting physical and social infrastructure
4. Opportunity to review local planning policy
5. Provide guidance and a level of certainty for future planning, development and investment into the township.
6. Identify constraints and plan appropriately with respect to bushfire hazards, waterways, topography and climate change.

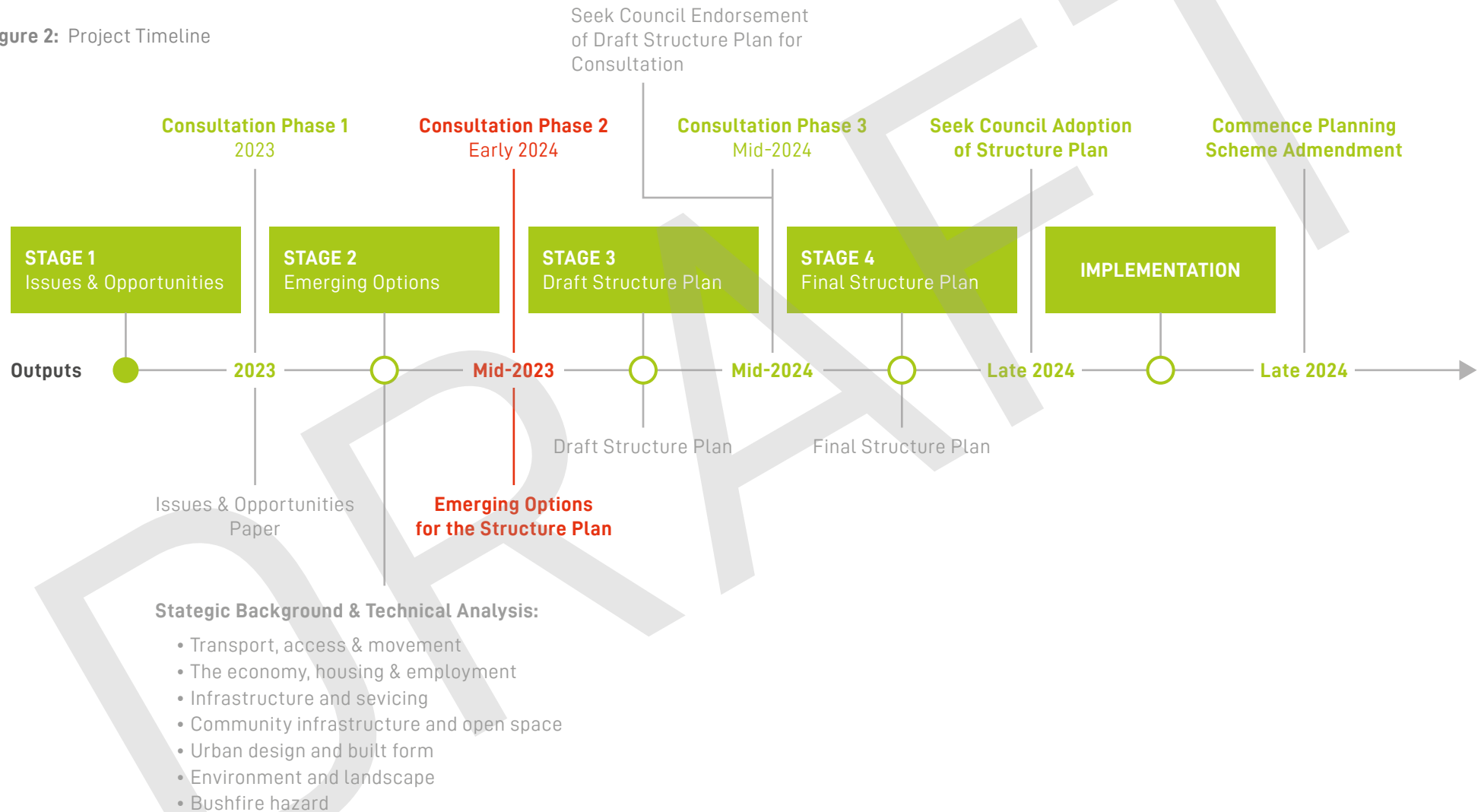
2.2 APPROACH AND METHODOLOGY

There will be several key stages to the Corryong Structure Plan which are summarised in Figure 1.

A consultation strategy was developed and will continue to evolve over the course of the Structure Plan process. This will ensure the wider community and key stakeholders are able to engage and contribute to the Structure Plan from conclusion to end – helping to shape the ultimate plan and outcomes for Corryong.



Figure 2: Project Timeline



2.3 CORRYONG TOWNSHIP CONTEXT

EXISTING SETTLEMENT AREA

The township is located in the Upper Murray region in a productive valley nestled between Mount Mitta Mitta to the north, Mount Elliot to the east and Mount Sugarloaf to the south. Nariel Creek is located to the west of the township and the upper Murray River is located to the east past Towong on the border of NSW on the eastern edge of the Towong Shire Local Government Area. The township is surrounded by high-quality agricultural land immediately around the town with larger areas of forested national parks and timber plantations further afield. The regional cities of Albury and Wodonga are located approximately 90km west of Corryong (see Figure 3 below).

The urban area of the township is centred around a commercial retail strip along Murray Valley Highway with the residential areas consisting of generous setbacks and lot sizes, with mostly single-story detached dwellings. Additionally, Corryong is provided with a hospital, schools, golf course, showgrounds, airport and reticulated services.

The township acts as a regional service centre for the surrounding Victorian and NSW highland catchments of western Towong Shire, and the southeastern areas of the Snowy Valleys Council areas on the northern side of the Murray River.

MOVEMENT NETWORK

Corryong is provided access to the east and west via Murray Valley Highway which bisects the township.

The drive from Corryong to the centre of Wodonga is approximately 1 hour and 30 minutes making Corryong a relatively isolated township in the Towong Shire municipality. The township itself contains sealed roads with recent upgrades to the footpath network providing a relatively good active transport network to the town centre commercial area.

An airport is located 1.5km north of the township centre and is predominantly used by Forest Fire Management Victoria in bushfire events and for some commercial aviation.

TOPOGRAPHY

Corryong is located on the north side of an undulating ridge line that expands down onto the agricultural valley floor of surrounding national parks.

The surrounding country is predominantly pastureland with native forests extending from the base of the nearby mountains, as detailed in the previous chapter.



2.4 DEMOGRAPHICS, CULTURAL IDENTITY AND EMPLOYMENT

The 2021 Australian Census has provided an extensive set of data on the Corryong Suburb And Localities (SAL) area 20196 as described in the Corryong Issues & Opportunities Paper 2024:

- *The 2021 population of greater Corryong stood at 1352 people.*
- *The majority of the town's population were born in Australia at 79%, with the next largest demographics from England, New Zealand and the Philippines at around 1.6% for each.*
- *47.6% of the Corryong population is over 55 with the median age of persons at 52.*
- *Only 1.5% of the Corryong population identifies as Aboriginal decent, or 21 people. There are no residents of Torres Strait Island descent.*
- *Agriculture, forestry and fishing employs 16.7% of Corryong's working population while 19.4% work in the Health Care and Social Assistance sector, reflective of the aging population.*
- *A total of 561 households, with 39.2% of people living alone and 35.8% in a two-person household.*
- *Median personal income is \$589 a week while the median household income is \$988 a week.*
- *Median mortgage repayment is \$888 a month and the median rent is \$200 a week.*
- *Higher proportion of population own their dwelling outright or with a mortgage at 72.2%.*

In the period 2016 to 2021, the population of greater Corryong has increased by 4 persons, while the strictly urban population has declined by 9. While the population of Corryong has remained relatively steady since the last Census, the Towong Shire has had a population growth, as a whole, of 238 people, with the majority of this growth occurring in the western part of the municipality in the areas within 40 minutes' drive of Albury-Wodonga.

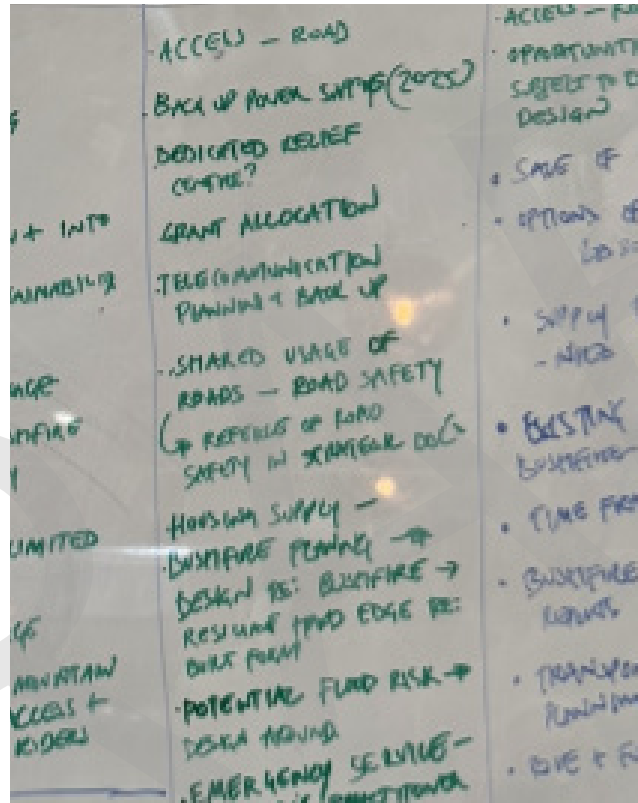
When compared to Australia, key characteristics of the Corryong community include:

- Low Cultural diversity (a large number of Australian born residents with low numbers of Aboriginal or Torres Strait Island peoples);
- Key employment industries reflect typical employment generators for townships (a higher proportion of employed population working in primary production, health, retail and education);
- Higher proportion of young families (including one-parent family households) and a higher proportion of pre-retirees and retirees; and
- A higher proportion of the population over 55 years of age
- Lower proportion of people aged 18-55

2.5 WHAT HAVE WE HEARD TO DATE?

In addition to the above, a Government agency workshop was undertaken on the 6th March 2024 to further discuss the key Pillars and proposed direction of the Structure Plan.

Feedback from this meeting has been considered and where relevant incorporated into this Emerging Options Paper.



Facilitated by Clarke Hopkins Clarke, 'Our Towns - Towards 2030' is a detailed Placemaking project that is occurring concurrently with the Corryong Structure Plan process.

The outcomes of the Our Towns - Towards 2030 project and the associated extensive community consultation have informed the Pillars of the Structure Plan and informed the Issue + Opportunities and Emerging Options Papers.

Placemaking conversations were carried out in two (2) rounds of community consultation in Corryong.

The feedback and outcomes from this work have helped create the Key Pillars that will be the foundation for the Corryong Structure Plan.

The Placemaking community consultation provided the following Big Ideas and associated themes for Corryong:

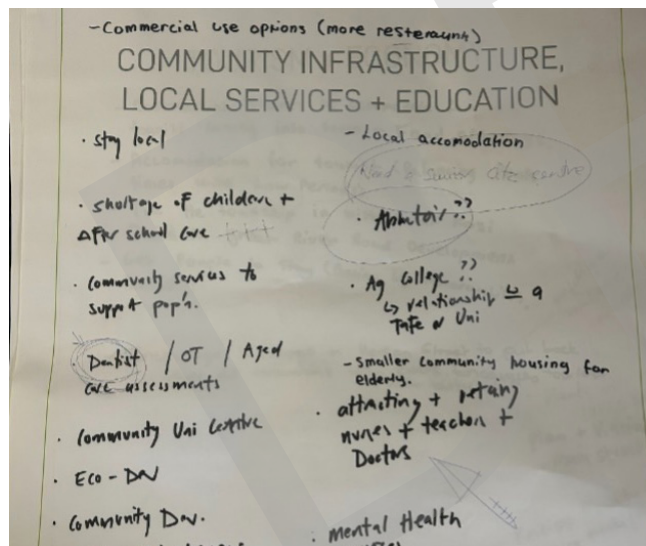
BIG IDEA	THEME
Revitalise main street, strengthen heritage & small town character	- Welcoming arrival & main street character - Mainstreet & employment opportunities
Gateway to the Snowy's & centre of adventure tourism.	- Centre of adventure tourism - High country rail trail - Connecting to regional destinations/attractions
Major service centre for the region	- Vibrant hub for the region - Ensuring long-term resilience
Age & environmentally-friendly streets & public spaces	- Streets / public space - Cycle paths - Nature areas & vegetation
Sustainable housing for a resilient community	- Increase land supply - Increase housing supply - Preparedness & infrastructure

Additionally, a community conversation was held at the Upper Murray Community Recovery Hub on the 20th March 2024.

The session was held for four (4) hours and over 50 people attended.

General feedback can be summarised as follows:

- Corryong is well-loved. People are passionate about their place and space, they are resilient and willing to contribute to make a difference
- There was a general acknowledgement that change was required, and this idea was supported, as was aging in place & differing dwelling products
- Some people we spoke to have been in the community for four generations, others less than 2 years



- Volunteerism is a significant component of Corryong. Issues arise around maintaining adequate levels of volunteering and community engagement.
- Community members feel there was a greater role for State / Local Government to play in the township in terms of leadership.
- Most people in Corryong volunteer and / or attend community meetings most nights after work. For instance, quite a few people who attended had to leave to attend other meetings. It is a fabric of the community.
- Population decline, youth mental health, opportunities for youth, and declining numbers at the secondary school are a big issue
- Road amenity, pedestrian connectivity, open space were big considerations for the community as was an acknowledgment of the character of the town (i.e. tree lined streets, views of the surrounding Mountains)
- People in Corryong and the surrounding Valleys see themselves servicing that broader corridor to Canberra – this is important as it by default defines Corryong as a regional service centre
- The Main Street commercial strip is active with a mix of shops and people want to be able to shop locally
- Capacity and desire for an additional supermarket
- Health / allied health opportunities exist – the local Hospital is good

- Public bus, Public transport, local taxi gaps
- Isolation of aging population as well as youth – huge issues
- The majority of the accommodation is dominated by Seasonal workers – there is an opportunity for different types of accommodation



- Celebration of Horse Culture, Man from Snowy River, rodeo, and High Country Hall of Fame are seen as ways to attract people to town
- The decline in industry was raised as a reason for the population decline. The community suggested a new industry coming to town
- The Farmers we spoke to said they need to work off farm for an income

- New activities are beginning including, garden co-op, new brewery – change is happening and people want to support it
- High quality agricultural land prohibiting subdivision – to help family get back to the Farm was considered an issue
- Farming is changing over time as the business model leans towards mechanisation and economies of scale by consolidation of land in larger holdings in a smaller pool of ownership.
- The idea of trying to relocate and / or direct new industry out of town was mixed – people felt the industry was part of the town.
- Infrastructure provision considered to be critical to any form of development – impediments now
- Greater opportunities for Recreation / open space / mountain bikes
- Improved urban form including streetscapes

The considerations of local residents listed here will help inform and develop the emerging options in this paper and content of the final Structure Plan.



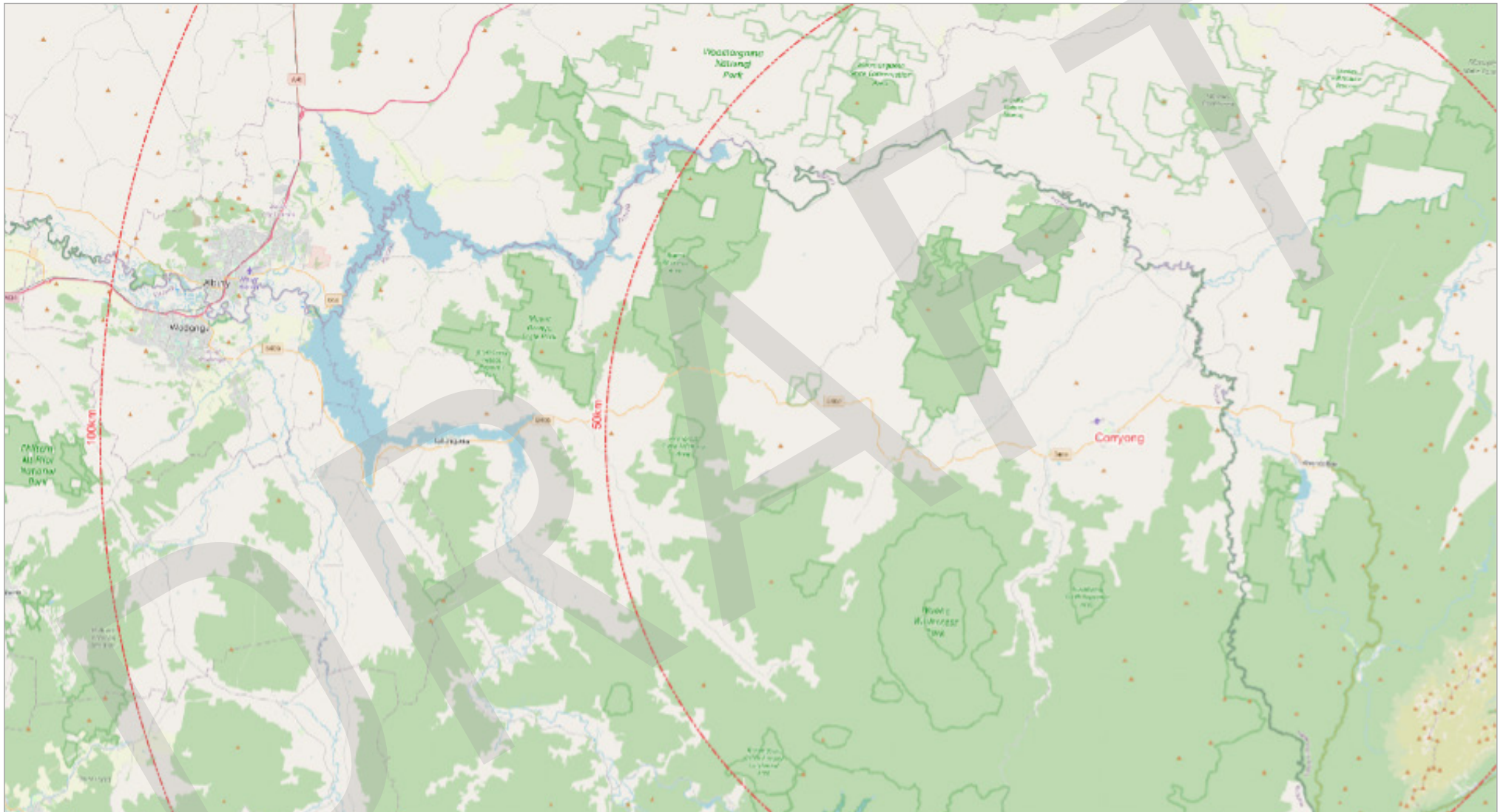


Figure 3: Corryong and surrounding area. Tomkinson 2024.

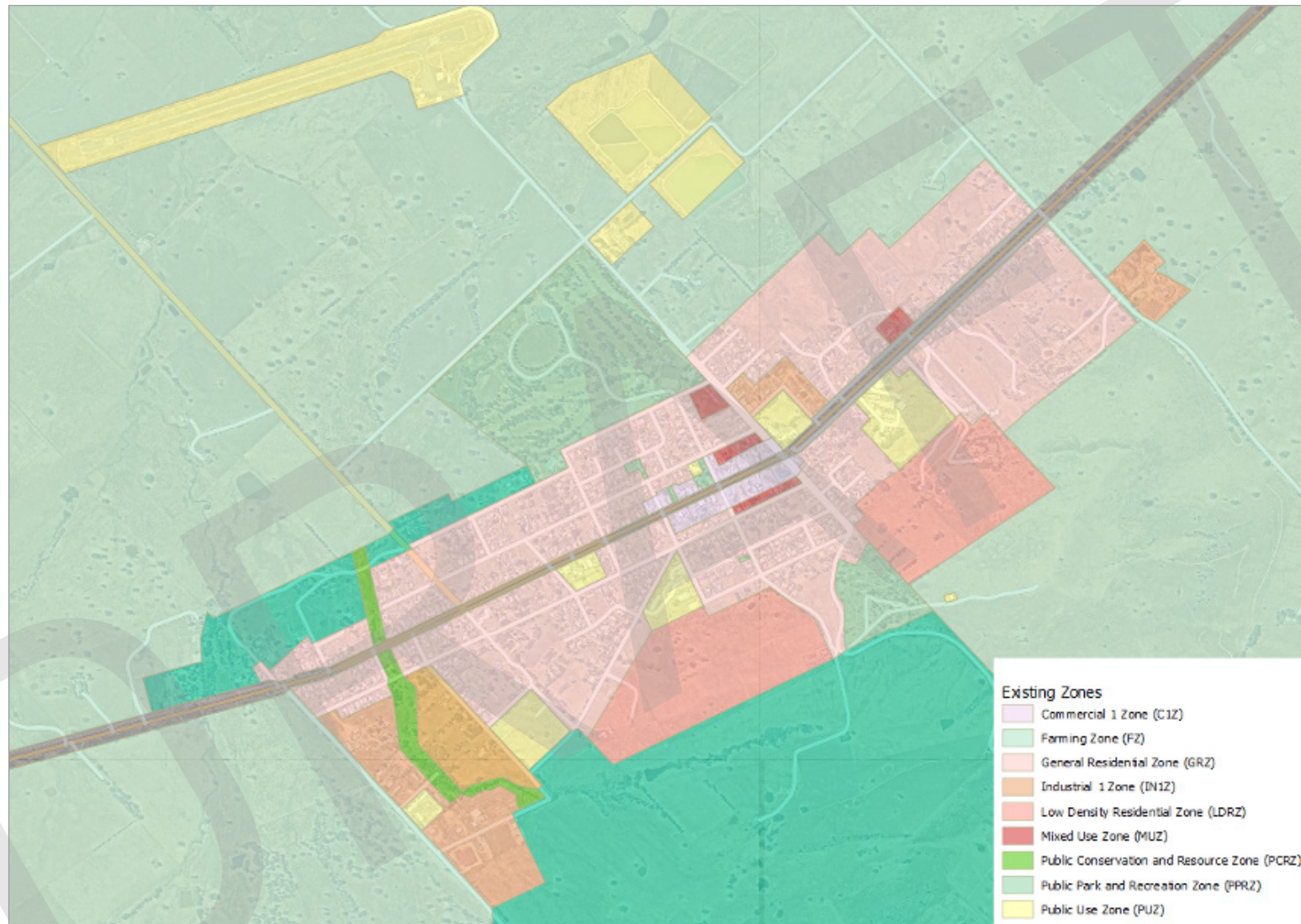


Figure 4: Corryong and the surrounding area showing existing zones. Tomkinson 2024.

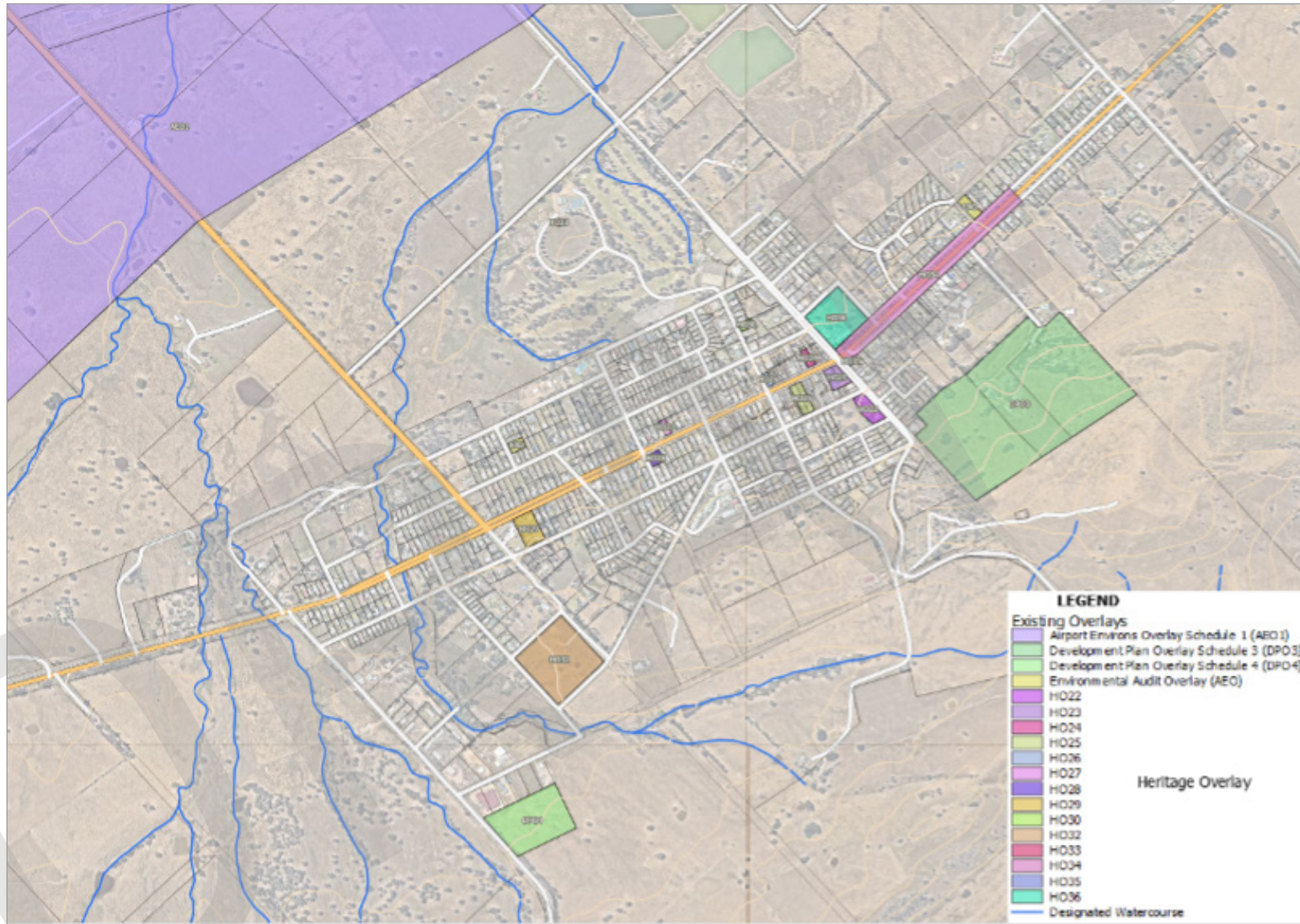


Figure 5: Map of existing Overlays (township). Tomkinson 2024.

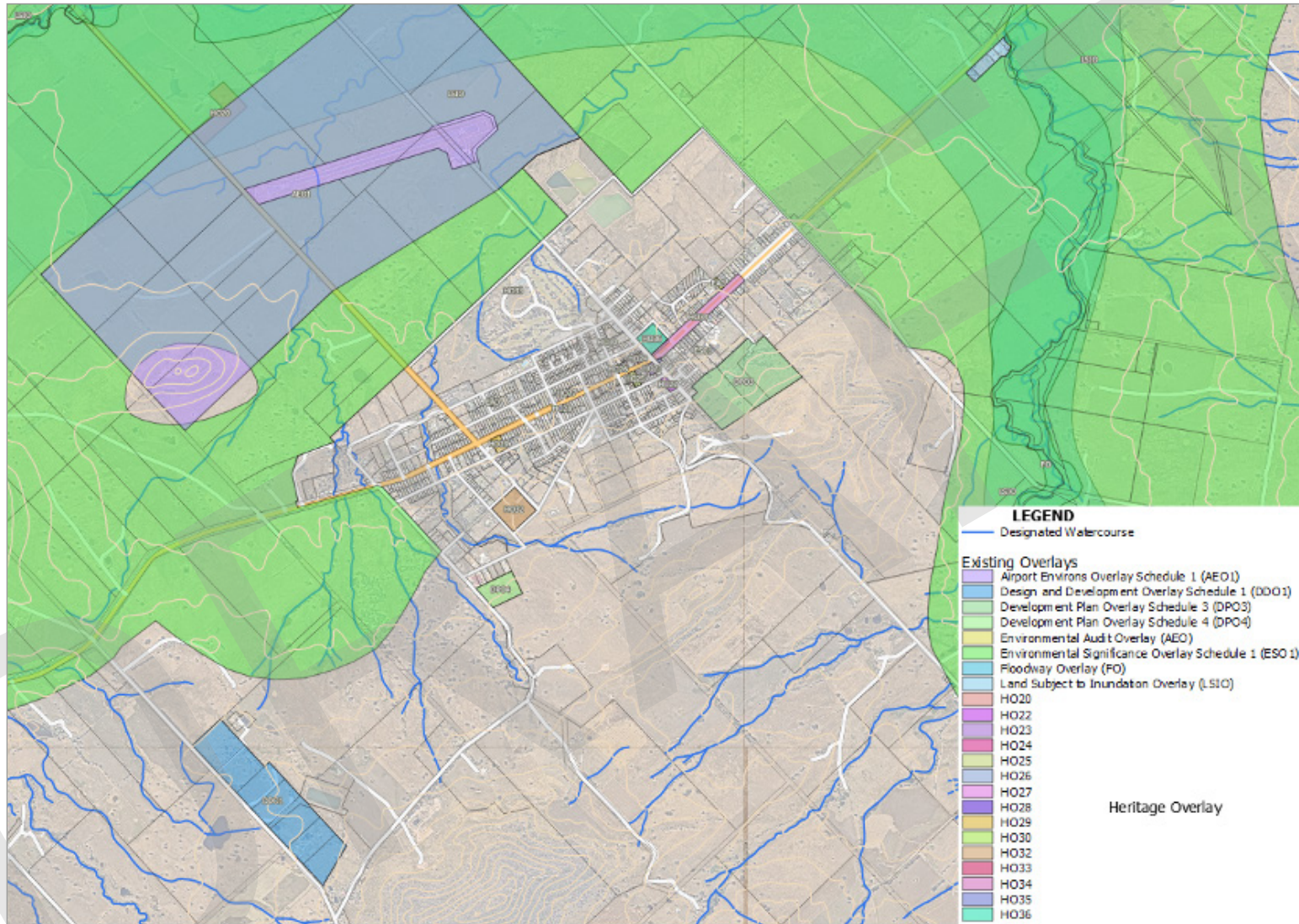


Figure 6: Map of existing Overlays. Tomkinson 2024.

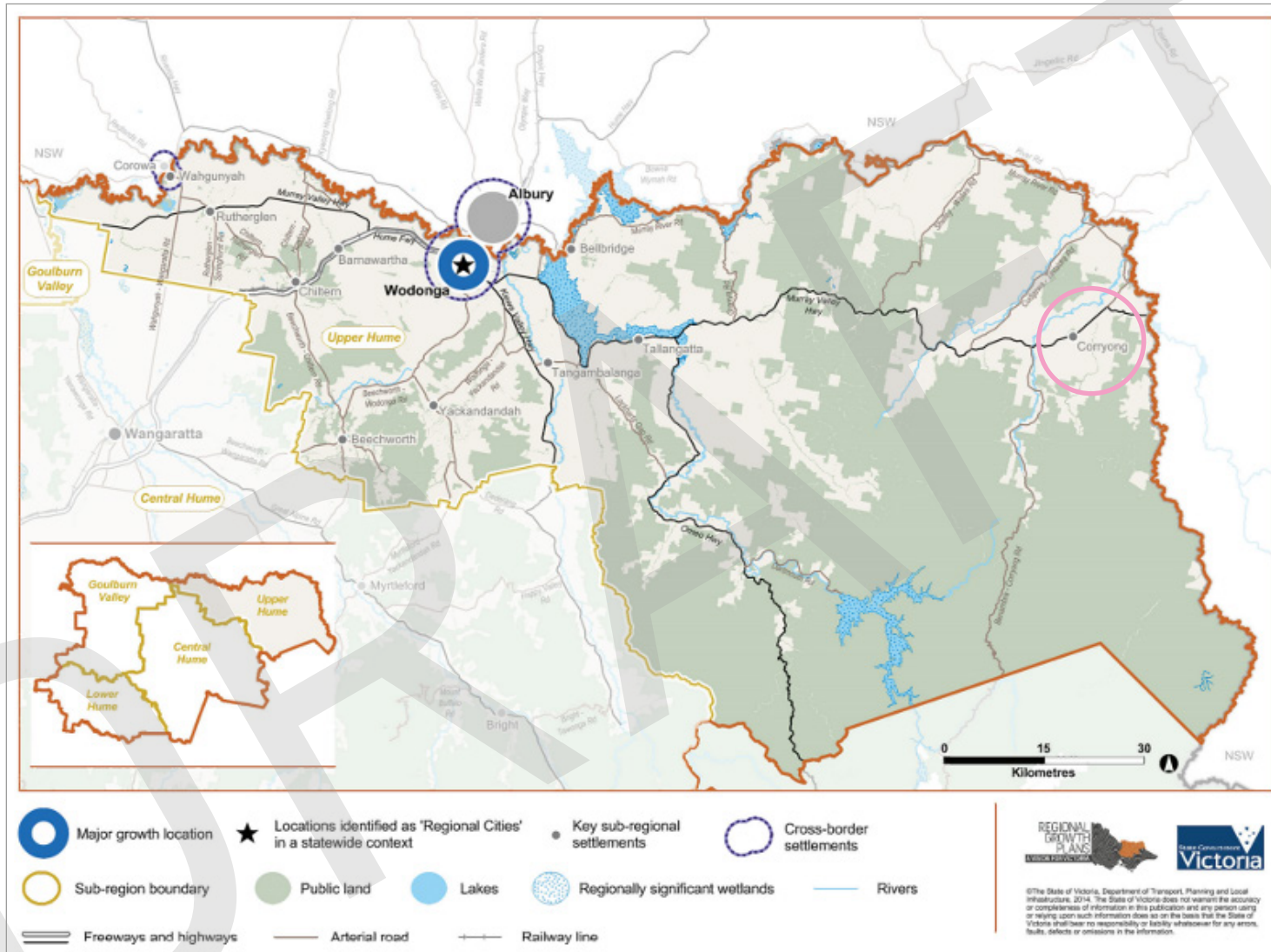


Figure 7: Hume Regional Growth Plan map of Upper Hume Region. Pink circle denotes subject area. Hume Regional Growth Plan 2014. Page 53.

2.6 KEY ISSUES

PLANNING POLICY CONTEXT

Corryong is located in the far eastern edge of the Hume Region and the State of Victoria as shown in the Hume Regional Growth Plan (Figure 3 above). This isolated location presents unique challenges and opportunities for Towong Shire's largest settlement.

Clause 02.03-1 Settlement – Corryong highlights key issues and states:

'Corryong is the largest town within the Shire, both spatially and by population. With an ageing population there is a demonstrated demand for higher density residential opportunities close to town facilities and services. There is also increasing demand for low density residential and rural living opportunities in and around town.'

The town's strip shopping centre provides a broad range of goods and services and despite design improvements over recent years, suffers from the passage of heavy traffic on the Murray Valley Highway. Changes within the agriculture sector will directly impact the service profile and prosperity of the town'.

Clause 11.01-1L-02 of the Towong Planning Scheme lays out the current strategies for Corryong based upon the previous Structure Plan, which has been removed from the Towong Planning Scheme as part of the C37 Planning Scheme Amendment in December 2022. The strategies listed below remain in the Towong Planning Scheme:

- *Provide residential diversity close to town facilities and services in response to the changing demography of the town.*
- *Consolidate growth to encourage town viability and ensure infrastructure efficiency.*
- *Protect high quality agricultural land at the town margins and to the north of the stock route.*
- *Protect the elevated land south of the town as an important backdrop to the town.*
- *Support use and development that protects water quality in the Nariel Creek catchment that supplies Corryong.*
- *Support the development of the Corryong Airport environs provided it does not prejudice the operation of the airport.*
- *Divert heavy traffic from Hanson Street*
- *Land currently zoned Rural Activity Zone between Waller Street and Briggs Gap Road on the north western town edge to the Low Density Residential Zone.*
- *Appropriate areas abutting the town and at Greenwattle Gap Road and Briggs Gap Road to the Rural Living Zone.*
- *Appropriate separation distances between different land uses to avoid land use conflict.*
- *The existing Zoning and Overlays in and around Corryong are illustrated in Figures 4, 5 & 6 above.*

HOUSING

The demographics of Corryong reflect conditions where the existing housing stock may not be fit for purpose in the long term for those wanting to age in place. The ABS data suggests a trend of shrinking size of households which presents housing stock issues as Corryong has a prevalence of three (3) bedroom, detached dwellings resulting in a lack of dwelling diversity for the township. The Corryong Issues and Opportunity Paper 2024 provides a supply and demand assessment that suggests there is a shortfall in housing in Corryong while having an ample supply of residentially zoned land available. A key issue for Corryong is the economics of land development where the cost to subdivide, service and build exceeds the market value for property, making it financially marginal to develop residential land in the township at present.

Several residential areas within the existing township share common boundaries with industrial land uses. Issues relating to land use conflict should be addressed in the Structure Plan for Corryong.



TOURISM AND ECONOMY

There is an over reliance on agriculture for local economic output that is susceptible to the impacts of climate change, bushfire and market pricing for beef and dairy. The relative isolation of the township and region also acts to constrain margins for local produce due to the distances needed to transport goods to and from the township.

Corryong is located in an area surrounded by National parks, rivers, mountains and forests that are under-utilised in terms of the tourist economy.

The township is provided with a clearly defined commercial centre that presents as an elongated main street with commercial buildings along Murray Valley Highway. While Corryong acts as a service centre for the surrounding areas and further afield into NSW, the relative isolation of the town inhibits economies of scale and transportation of goods. The existing Commercial 1 Zone land in town is mostly developed with little excess capacity for future growth.

TRANSPORT AND ACCESS

Corryong is provided with regional access via the Murray Valley Highway that connects into the Hume Freeway near Wodonga. Various river crossings are also provided to neighbouring NSW near Khancoban, Towong and Jingellic.

A regional bus service provides public transport access from Corryong to Albury and Wodonga via Cudgewa and the Murray River Road once a week. The service makes six stops along this route and takes considerably longer than the direct overland route along Murray Valley Highway.

A recent Council initiative to construct additional footpaths in the existing streetscape has led to greater active transport network connectivity within Corryong to the commercial centre.

Issues relating to transport stem primarily from Corryong's relative isolation resulting in long commutes for skills not provided for within the township and heavy vehicle traffic travelling through the centre of the township via Murray Valley Highway.

CRITICAL INFRASTRUCTURE AND UTILITIES

The existing wastewater treatment facility on the north side of the township provides for sufficient capacity for population growth within Corryong. There are issues that pertain to NBN internet coverage in the township which may inhibit future growth of business and working from home opportunities.

The changing demographic of Corryong to an aging population will also require infrastructure upgrades to reflect the needs of an older residential population in terms of access and services.

The effects of climate change on the township and its isolation will present issues in sustaining infrastructure in the event of future bushfires, droughts and flooding events.

CHARACTER, CULTURE AND IDENTITY

The post-colony history of Corryong lends itself to an identity of frontierism and agriculture. Over time, Corryong has become linked to the fortunes of the agricultural industry and the people employed in this sector reflect the identity of the area. A relative absence of peoples of Aboriginal heritage is indicative of the demographics of the Towong Shire as a whole.

The median age of Corryong presents challenges relating to an aging population and the need to attract and retain working-age residents to sustain the existing population and local economy. Attracting and retaining younger people to the township is a multifaceted issue with interrelated factors outlined throughout this paper. Corryong will need to diversify its economy, demography and identity in order to survive as a sustainable community.



ENVIRONMENT

The impact of natural disasters is likely to increase in the coming years as a result of climate changes with more days over 30 degrees and reduced or sporadic rainfall. The risk of bushfire from the grassland interface with the township will remain a primary hazard and needs to be managed in future land use planning, as well as flash flooding. These issues may impact water quality, the profile of risks to human life from bushfire and reduced agricultural output from drought conditions.

Issues relating bushfire risk will need to be addressed for any future rezonings at the grassland interface.



RECREATION AND OPEN SPACE

There are several areas of open space and recreation in the Corryong township. These areas of Corryong are zoned Public Park and Recreation Zone including the golf course, Recreation Reserve, showgrounds, swimming pool, Jardine Park, Attree Park and several smaller pocket parks throughout the general residential zone

The Structure Plan will need to consider the hierarchy of these parks and how best to utilize them in line with the big ideas and themes from community consultation.

COMMUNITY INFRASTRUCTURE, LOCAL SERVICES AND EDUCATION

Corryong contains several key pieces of community infrastructure, local services and education facilities including a hospital, primary and secondary schools and civic areas. With the expected growth of Corryong, consideration will need to be given in the Structure Plan to allow for the expansion of services in the future in line with an aging population and relative isolation to ensure its place as a regional service centre.

CULTURAL LANDSCAPES

As part of the Managing Cultural Landscapes project, several sites were identified as part of the desktop assessment in and around Corryong (see Appendix 2). There are also existing areas of Aboriginal cultural heritage sensitivity along Cemetery Creek which bisects the township through the western part of the town.

Areas with significant views and vistas were identified via a literature review and GIS mapping. Part of the issues in identifying these include an absence of a Registered Aboriginal Party, relatively few local Indigenous Representatives and sparse written history of pre-colonial activity, values and people. The Managing Cultural Landscapes project seeks to build a framework for identifying, cataloguing and protecting these landscapes via a proactive planning approach.

Appendix 1 & 2 includes the Literature Review and some high-level mapping for Cultural landscapes and vistas.

POPULATION PROJECTION

An analysis of ABS data has been undertaken to determine approximate population forecasts for Corryong.

The population increase in Corryong from 2011 to 2021 derived by ABS data within the Urban Centre and Locality area equates to an average of 0.78% per annum for an overall population increase of 86 people. A similar comparison cannot be made for the Suburb and Localities areas 20648 as the boundaries were changed in 2016. This area is the preferred statistical area given it encompasses the whole of the township and General Residential Areas, unlike the Urban Centre and Locality statistical area. The SAL area 20648 showed an increase of 4 people from 2016 to 2021. The Victoria In Future population projections for Corryong are included within the Statistical Area 2 which encompasses the Towong Shire as a whole, making specific population projections for the township difficult to discern from this data.

Two key factors will likely act to balance the population growth rate over the next 20 years. The first is a probable slowing of the growth rate and a possible increase in the natural death rate within the township as the average age of the township increases past the retirement age in the 2030s given the average age of the existing population is 52. Taking into consideration the increased annual net international migration figures following the global Coronavirus pandemic in Australia, the general

trend for capital city and interstate migration into Regional Victoria, sustained youth out-migration from Towong Shire and an aging population the annual rate of increase will be set at 0.7% based on the past 10 years of population figures released by the Australian Bureau of Statistics for the area (Corryong Suburb and Localities area 20648).

It is important to note that the below figures for Corryong are only estimates and should only be used as a guide based on the above assumptions.

ABS DATA	PROJECTED POPULATION
YEAR	PREDICTED POPULATION
2016	1,348
2021	1,352
2026	1,400
2031	1,449
2036	1,501
2041	1,554
2044	1,587

The population of Corryong as calculated by the 2021 Census was 1,352 people. Population projections based on historical analysis of Corryong expect to see the town's population increase by 14.8% to approximately 1,587 by 2044 (Corryong Issue & Opportunities Paper, Tomkinson 2024).





Figure 8: Map of Corryong and surrounds depicting topography and local roads. Tomkinson 2024.

03 - PILLARS - PRINCIPALS & OBJECTIVES

The Pillars are the overarching themes that have been distilled from the Our Towns - Towards 2030 Project undertaken by CHC consultants and associated community consultation sessions. The following Pillars seek to capture the main aspects of the township that issues, opportunities and actions can be grouped under.

HOUSING

PRINCIPAL

The Structure Plan should provide guidance on future residential development options that meet the needs of the growing population while seeking to protect the character of the township and consider bushfire risk. Where new opportunities are identified they should;

- Seek to protect and enhance valued character elements
- Make a positive contribution to the place and community and include appropriate lot sizes.
- Include appropriate policy guidelines to minimise risk to human life and property from bushfire and other risks
- Protect and provide for long term growth opportunities
- Ensure infrastructure provision is provided to support development

OBJECTIVE

In Corryong, it will be important to ensure that the emerging options that will inform the preparation of the Structure Plan are assessed in terms of the extent to which they:

- Provide for sufficient short, medium and long term residential housing supply.
- Address the bushfire interface to surrounding areas.
- Promote a range of dwelling types and lot sizes to cater for different life stages of residents.

TOURISM AND ECONOMY

PRINCIPAL

The Structure Plan should seek to promote the development of a stronger and more diverse local economy with a range of services and businesses.

OBJECTIVE

In Corryong, it will be important to ensure that the emerging options that will inform the preparation of the Structure Plan are assessed in terms of the extent to which they:

- Leverage the surrounding natural assets, National Parks and Upper Murray River as the main driver of tourism.
- Facilitate short-term accommodation options for the township.
- Build upon the existing commercial centre to ensure ongoing patronage and hierarchy as a service centre for the region.

TRANSPORT AND ACCESS

PRINCIPAL

The Structure Plan should articulate the movement hierarchy in a manner that;

- Balances the needs of pedestrians, motorists, cyclists and public transport users.
- Promotes walkability and accessibility across the study area
- Ensures that any new development is well connected and integrated with the existing network
- Where possible, provide more than one access and egress point for new subdivision sites

OBJECTIVE

In Corryong, it will be important to ensure that the emerging options that will inform the preparation of the Structure Plan are assessed in terms of the extent to which they:

- Enhance pedestrian and cyclist accessibility around the town, to reduce the reliance on motor vehicles for shorter journeys within the township.
- Ensure future subdivisions have regard to its context and provide more than one point of access-egress.
- Improve the network of footpaths in and around the settlement and ensure new subdivision layouts factor in the existing network.
- Ensure that Corryong will be a well-connected and mobile community for all modes of transport;
- Will deliver additional pedestrian connectivity in the vicinity of the town centre;
- Provide connectivity between residential areas to open space and walking/cycling networks

CRITICAL INFRASTRUCTURE AND UTILITIES

PRINCIPAL

The Structure Plan should take into consideration existing limitations of available services and infrastructure while looking to highlight areas for future improvement.

OBJECTIVE

In Corryong, it will be important to ensure that the emerging options that will inform the preparation of the Structure Plan are assessed in terms of the extent to which they:

- Highlight potential areas for future growth with feedback from North East Water.
- Ensure there are appropriate setbacks to the EPA buffer area surrounding the wastewater treatment plant and pivot arm irrigation.
- Consider areas to be set aside for stormwater detention and treatment for new residential areas.
- Consider resilience

CHARACTER, CULTURE AND IDENTITY

PRINCIPAL

The Structure Plan should incorporate the feedback provided as part of the Placemaking project and the community engagement sessions.

OBJECTIVE

In Corryong, it will be important to ensure that the emerging options that will inform preparation of the Structure Plan are assessed in terms of the extent to which they:

- Preserve the existing character and feel of the township while not prejudicing future growth and diversity of the township.
- Ensure built form is captured as part of the Towong Planning Scheme to protect neighbourhood character.
- Ensure new subdivisions provide a range of lot sizes to allow for a broad range of ages and household sizes to live within the community and age-in-place.

ENVIRONMENT

PRINCIPAL

The Structure Plan should consider the local environment and the broader environmental trends when delivering on future land use and development within the township and surrounding areas.

OBJECTIVE

In Corryong, it will be important to ensure that the emerging options that will inform preparation of the Structure Plan are assessed in terms of the extent to which they:

- Consider existing native vegetation and the need to retain local flora where possible.

- Ensure future land use and development do not have any unreasonable detrimental effects on the local environment.
- Ensure new residential development appropriately considers stormwater detention and treatment.

RECREATION AND OPEN SPACE

PRINCIPAL

Ensure that the Structure Plan considers the need for recreation and open space for any future expansion of the township.

OBJECTIVE

In Corryong, it will be important to ensure that the emerging options that will inform the preparation of the Structure Plan are assessed in terms of the extent to which they:

- Consider any new areas for open space carefully given the existing open space area.



COMMUNITY INFRASTRUCTURE, LOCAL SERVICES AND EDUCATION



PRINCIPAL

The Structure Plan will need to consider appropriate levels of community infrastructure provision balanced against the future growth of the township.

OBJECTIVE

In Corryong, it will be important to ensure that the emerging options that will inform preparation of the Structure Plan are assessed in terms of the extent to which they:

- Ensure there are appropriate areas set aside for the provision of community infrastructure in the Structure Plan.



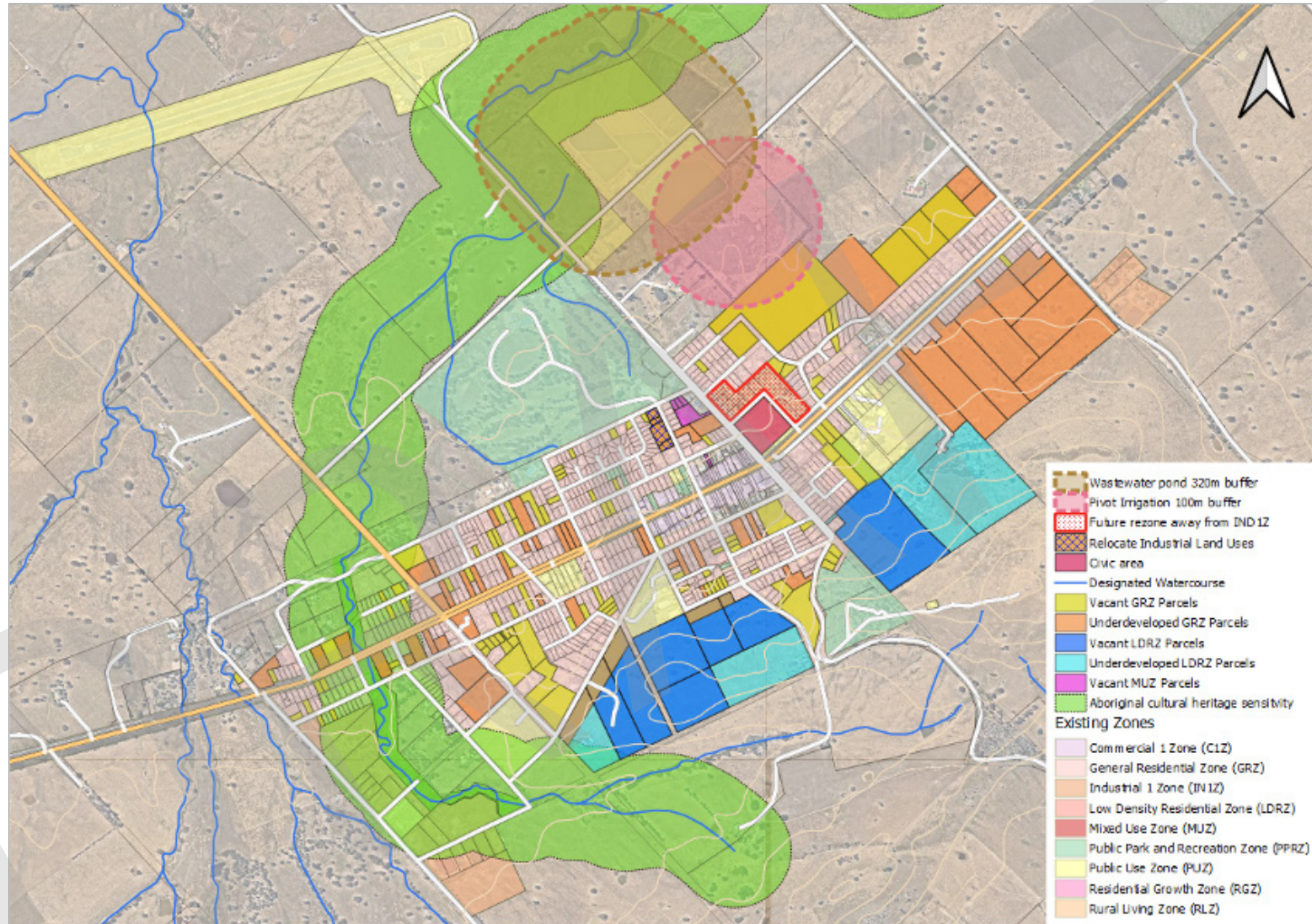


Figure 9: Corryong Opportunities and Constraints Map. Tomkinson 2024.

04 - KEY QUESTIONS

The Corryong Opportunities and Constraints Plan (see Figure 9 above) utilises the Pillars derived from the Placemaking Project and distils them into key areas that can facilitate change across the township.

It highlights the areas that could accommodate growth and change over the next 20 years.

The plan visually represents the ideas, discussion and principles outlined in Parts 1 and 2 of the Emerging Options Paper.

The emerging themes are listed below with a series of questions that may assist in provoking thought on key issues and assist stakeholders across the local region in providing feedback and suggestions to Council as they work towards a final Corryong Structure Plan

Questions for consideration and feedback:

4.1 VISION

What is your vision for the future of Corryong?

How do you see the township changing and taking shape over the next 20 years?

4.2 HOUSING

Are there dwelling types that are missing from the Corryong township?

Should Corryong build more dwellings to allow new residents to settle in the town?

Are there any particular design and siting features of the current residential areas that are important to the existing character of the town?



4.3 TOURISM & ECONOMY

Does the town provide for your needs currently?

Where do you do your higher-order shopping (i.e. clothing)?

Do you actively engage with the existing commercial core in Corryong?

Would you like to see more short-term accommodation options provided in Corryong to support tourism?



4.4 TRANSPORT & ACCESS

Are there any significant transportation issues that you experience in your daily life in and around Corryong?

would you like to see active transport infrastructure (footpaths and cycle ways) constructed as part of new residential development?

Are there any issues with the existing interface with Murray Valley Highway?

Are there sufficient bus services available to Albury and Wodonga?

How often do you use the bus service to Albury and Wodonga?

4.5 CRITICAL INFRASTRUCTURE & UTILITIES

Do you experience any issues relating to the wastewater treatment plant in town?

Do you have any feedback on the current stormwater and drainage infrastructure that services the township?

Are there any other critical services or infrastructure that causes issues or is missing from Corryong?

4.6 CHARACTER, CULTURE & IDENTITY

How would you describe the character of Corryong in terms of its people and the physical built form?

What, if any, parts of the local town identity, character and culture would you like to see retained and is there any aspect you think should be promoted within Corryong?

Are there any intangible cultural aspects of Corryong that may not have been accounted for that should be known and retained?

Are there any significant views of vistas that should be protected as part of the structure?

4.7 ENVIRONMENT

How do you perceive the quality and health of the local environment in and around Corryong?

4.8 RECREATION & OPEN SPACE

How often would you say you use the Golf Course?

Do you value the existing Golf Course?

Do you think the existing areas of open space are sufficient for the existing township?

4.9 COMMUNITY INFRASTRUCTURE, LOCAL SERVICES & EDUCATION

What would identify as essential or desirable community infrastructure that is needed in Corryong?

Are there any other educational services that Corryong requires to have within the township?



05 - MONITOR AND REVIEW

The Corryong Structure Plan has a 20 year timeframe which will require regular monitoring and review. A progress report on the implementation of the Structure Plan will be provided to Council every five years with an audit of the actions, commencing from when the Structure Plan is approved. Council can use the five yearly progress report to adjust the implementation program to ensure that the plan is achieving the vision.

The Structure Plan review cycle is every five years to ensure that it remains relevant and consistent with Council's strategic policies, Municipal Planning Strategy (MPS) and the Council Plan, and to identify any changes required to respond to new trends, policies, strategies or changing circumstances. A holistic review of the Plan should commence in 10-15 years from the approval of the Plan by Council.



06 - STRUCTURE PLAN

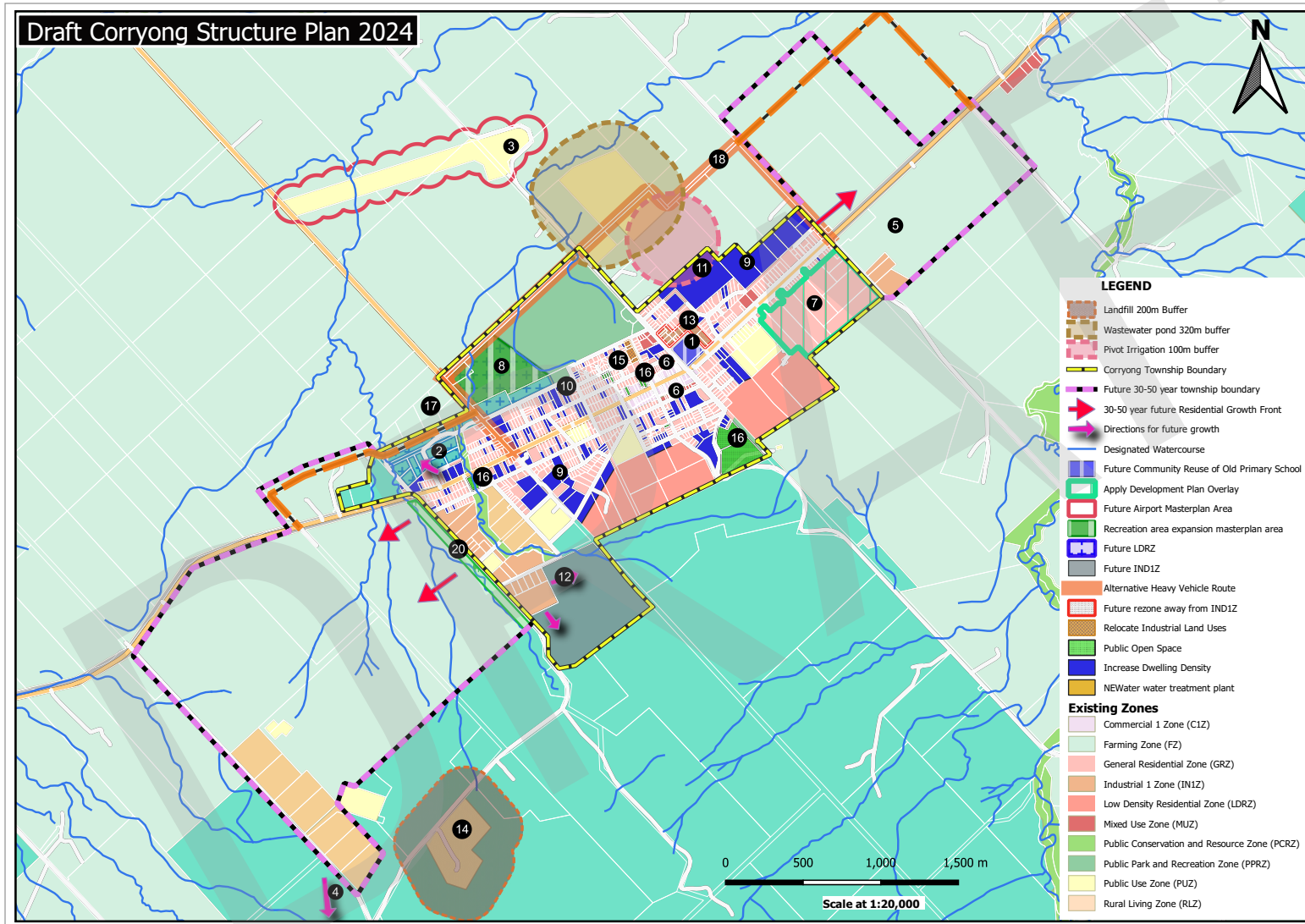
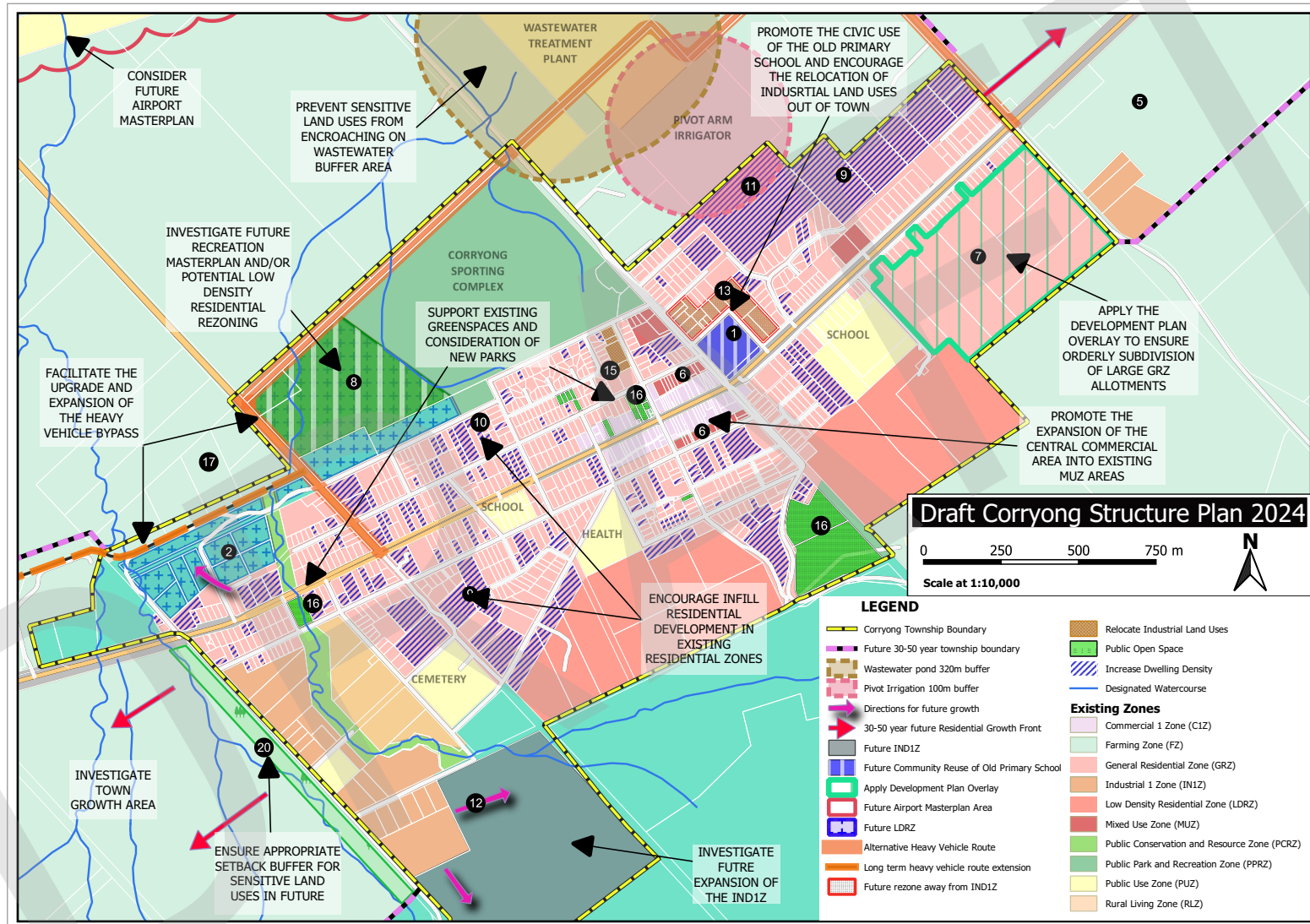


Figure 10: Draft Corryong Structure Plan, Tomkinson 2024.

The notations on the plan correlate to the emerging options listed in the tables in Chapter 7 of this report below.



07 - STATUTORY AND NON-STATUTORY EMERGING OPTIONS

NON-STATUTORY EMERGING OPTIONS							
Action #	Action	Timing/ commenced	Duration	Council role	Priority	Partners	Stakeholder engagement
A1	Redevelopment of the former junior campus	Year 1 (current)	12-24 months	Implement	High	Residents, Landowner	Yes
A3	Investigate Airport Masterplan	Year 1 and 2	12 months	Investigate	Medium	DTP, DEECA, Forest Fire Management Victoria	Yes
A5	Investigate Industrial land development options	Year 1	Ongoing	Investigate	Low	Landowners, Residents, and potential businesses	Yes
A8	Sporting and recreation Masterplan opportunity	Year 1 and 2	12 months	Investigate	Medium	Landowner, Residents, Council Parks Department.	Yes
A9 A10	Promote Infill Development	Year 1	Ongoing	Investigate	High	Residents, Landowners, DTP, DEECA, CFA	Yes
A11	Prevent land use conflict with pivot arm irrigation system and wastewater treatment buffer area	Year 1	Ongoing	Investigate	High	Landowners	No

NON-STATUTORY EMERGING OPTIONS							
Action #	Action	Timing/ commenced	Duration	Council role	Priority	Partners	Stakeholder engagement
A13 & 15	Promote the relocation of industry out of town	Year 1	Ongoing	Investigate	High	Landowners	No
A16	Support green spaces and the consideration of additional green spaces	Year 1 and 2	12 – 24 months	Investigate	Low	Residents, Landowners, Council Parks Department	Yes
A18	Support the upgrade and extension to the Stock Route for alternative heavy vehicle bypass	Year 1 (current)	12-24 months	Implement	High	Landowners, DTP, Council engineering department	No
A19	Introduce wayfinding	Year 1 and 2	12 months	Implement	Medium	Residents	Yes
A21	Consideration of location and viability of an Emergency Services hub	Year 1	12-24 months	Investigate	Medium	CFA, Ambulance Vic, Residents	Yes

STATUTORY EMERGING OPTIONS							
Action #	Action	Timing/ commenced	Duration	Council role	Priority	Partners	Stakeholder engagement
A2	Consider Low Density Residential Zoning	Year 5-10	24 months	Investigate	High	Residents, Landowner, DTP, CFA	Yes
A4	Consider Rural Living Zoning	Year 2-5	24 months	Investigate	Medium	Landowners, DTP, CFA	Yes
A6	Consider Commercial rezoning	Year 2-5	24 months	Investigate	Medium	Landowners, Residents, DTP and potential businesses	Yes
A7	Consider the Development Plan Overlay	Year 1 and 2	24 months	Investigate	High	Landowners, DTP	Yes
A11 A14	Consider implementing overlays to comply with EPA buffer requirements	Year 1	24 months	Investigate	High	Landowners, EPA, DTP	Yes
A12 A13	Consider the expansion of the Industrial 1 Zone	Year 2-5	24 months	Investigate	Medium	Landowner, Residents, DTP, CFA	Yes
A17	Consider the expansion of the Township Boundary	Year 1	12-24 months	Investigate	High	Landowners, Residents, DTP	Yes
A13 & 15	Ensure appropriate buffers to the existing Industrial 1 Zone for any future rezonings west of Sugarloaf Road	Year 5-10	12 months	Investigate	Low	Landowners	No
A20	Ensure separation distances to existing IND1Z and any future residential zones west of Sugarloaf Road	Year 20+	6 months	Investigate	Low	Landowners, DTP	No

APPENDIX 1 – CORRYONG ISSUE AND OPPORTUNITIES PAPER

DRAFT

APPENDIX 2 – MANAGING CULTURAL LANDSCAPES LITERATURE REVIEW

DRAFT



Tomkinson

TOWONG SHIRE COUNCIL MANAGING CULTURAL LANDSCAPES

LITERATURE REVIEW 2024



Acknowledgement of Country

omkinson celebrates the history, culture and achievements of Aboriginal and Torres Strait Islander peoples. We acknowledge the Traditional Owners throughout Australia, their rich culture and spiritual connection to the Country on which we work. We pay our respects to their Elders past and present.

A cultural landscape is a place with many layers of history that evolves through design and use over time. A cultural landscape embodies the associations and uses that evoke a sense of history for a specific place. Physical features of cultural landscapes can include trees, buildings, pathways, site furnishings, water bodies – basically any element that expresses cultural values and the history of a site.

Cultural landscapes also include intangible elements such as land uses and associations of people that influenced the development of a landscape. Cultural landscapes include neighbourhoods, parks and open spaces, farms and forests, sacred places, etc.

We acknowledge this project is a starting point of change. We acknowledge that there is tension between the aboriginal heritage cultural landscape values and the post-settlement cultural landscape values. Pre-settlement values were often subsumed by post-settlement values, and there are positives and negatives arising from both. For example, if there was no settlement, the environmental values of the area would be pristine, but on the other hand settlement is what has fostered growth and productivity for a large number of people.

This is a tension that we all live with and I like to think we can acknowledge this and still celebrate our rich and diverse history.



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4.0 Why are Cultural Landscapes important?	Pg 6
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The purpose of this report is to review the existing literature around cultural landscapes in Towong Shire and identify the knowledge gaps that are present regarding best practice planning policy. This report forms part of a wider investigation into the ongoing management of cultural landscapes within the municipality and will inform the Emerging Options Papers that will contribute to the Tallangatta, Corryong and Bellbridge Structure Plans (2024 – 2044).

This project acknowledges the current gap that exists in contemporary planning practice in Victoria around culturally sensitive landscapes. Through this body of work, we aim to identify and capture significant cultural landscapes within the structure plan areas and enshrine these in best practice planning policy and policy guidance, to be recognised now and into the future. The relationship between cultural and settler landscapes will also be considered.

We acknowledge that the information contained in this report may not be inclusive of all the local cultural values and does not reduce any legal requirements under the Heritage Act 2017, Aboriginal Heritage Act 2006 and / or other relevant legislation and policies. This report is intended as a starting point for recognition and will be built on over time.



2.0 Broad Thinking

Towong Shire's landscapes and values have long been recognised as integral to the area's distinguishing features and key strengths.

From spectacular natural backdrops of National Parks and other protected lands as well as the complex patchwork of agriculture, rural landscapes, bushland, rivers, towns and communities. Both settler culture and traditional owner culture can be seen and experienced across the Shire.

This document provides an analysis and mapping of the culturally valued landscapes used to inform the Emerging Options Papers associated with the Corryong, Tallangatta and Bellbridge Structure Plans.

Through a landscape lens, the document will consider:

- What makes the landscapes within Towong different or unique?
- Is a landscape of cultural value for contemporary reasons, settler heritage or aboriginal cultural value, or a combination?
- Are they worthy of protection? Is change acceptable?
- What are the emerging pressures and opportunities for scenic and cultural landscapes?
- What opportunities are there to protect and enhance culturally important landscapes through a structure planning process?



3.0 Cultural Landscapes

'Cultural landscapes' are defined as landscapes that have been transformed by human interaction as the result of ongoing development and land uses (The Victorian Traditional Owner Cultural Landscapes Strategy 2020).

Cultural heritage is not just a remnant of history. It is constantly changing and evolving – often expressed through cultural traditions that have been reclaimed and revitalised in a contemporary setting.

Cultural landscapes include tangible and intangible characteristics, including: natural systems and features, spatial organization, land use, cultural traditions, cluster arrangement, circulation, topography & vegetation.

This relationship is reciprocal; culture adapts to a particular place, and that place is changed by people. Cultural ecology refers to the types of landscapes created by the interaction of people and their physical environment.

“Traditional Owner cultural landscapes are both material and symbolic and include Traditional Owner societies' unique worldview, ontology, history, institutions, practices and the networks of relationships between human and non-human animals, plants, ancestors, song lines, physical structures, trade routes and other significant cultural connections to Country”

The Victorian Traditional Owner Cultural Landscapes Strategy 2020.

The VTOCLS suggests that Cultural landscapes are generally divided into three (3) categories:

Designed Landscapes	Organically Evolved Landscapes	Associative Landscapes
Designed landscapes are those that have a high degree of modification from the original natural landscape and are typically planned to be a certain way. These landscapes include parks, gardens, cemeteries, and Aboriginal burial grounds.	Organically evolved landscapes are those that have been influenced by interactions between land use and natural systems over time. These landscapes are generally not planned but rather moulded as a result of the ongoing land use in the area. They include productive and industrial landscapes such as goldfields, train lines and dams. Aboriginal-sensitive areas with evidence of scar trees and firestick farming are also included within these landscapes.	Associative landscapes are those that are important to people due to religious, artistic, or social associations and connections. The associations may be intangible and often contain a dominant landform such as a mountain, river or forest.

4.0 Why are cultural landscapes important?

Through this work, we aim to understand the scenic and cultural values of landscapes within areas identified for growth by way of the Structure Plans for Corryong, Tallangatta and Bellbridge and to provide recommendations for policies and programs to protect, maintain and enhance these landscapes now and into the future.

4.1 The document will be used by Council to:

- Inform the Emerging Options Papers for the Bellbridge, Tallangatta and Corryong Structure Plans.
- Provide recommendations to support amendment(s) to the Towong Planning Scheme by way of the Bellbridge, Tallangatta and Corryong Structure Plan(s)
- Identify important scenic landscapes, significant views / vista's and visually sensitive landscapes to be protected within the proposed town boundaries for Tallangatta, Corryong and Bellbridge.
- Understand the various characteristics of the landscapes identified for change and the potential risks to these landscapes
- Provide a management framework to conserve, maintain, enhance and manage these landscapes

4.2 The scope of the study is:

- To identify the broad landscape values of proposed change areas relating to the Bellbridge, Tallangatta and Corryong Structure Plans.

- For Council, Traditional Owner, Heritage groups and relevant stakeholders to work together to discuss the ways in which cultural values are identified and Cultural Heritage Management is addressed in planning within planning
- To ensure that interested Aboriginal parties and/or elders have opportunity to be included within the planning process for Bellbridge, Corryong and Tallangatta that affect and impact Country
- To present cultural values that present in and around the identified study areas with a particular focus on the identified change areas
- To recognise the importance of planned township expansion both as a way of ensuring that development meets demand and importantly, ensuring that existing local values are minimally impacted by such growth
- To examine and include information and data not traditionally included in cultural heritage surveys, such as important travel routes, identification of Food and Fibre resources, lookouts / peaks etc.
- To identify, conserve and enhance landscape characteristics and values for chosen growth areas
- To protect and manage highly sensitive landscapes
- To protect important vista and view corridors
- To enhance views and provide additional opportunities for the enjoyment of the views by the public
- To consider bushfire hazards and/or risks within the context of the proposed changes areas and town boundaries

5.0 Geographic Context

Towong Shire is located within the eastern part of the Hume Region and includes a large amount of the region's environmental and cultural heritage assets. The region is rich with a diverse range of environmental and cultural heritage assets. These include snow-covered mountains, alpine areas, lush river valleys, forests and woodlands, granite outcrops, floodplains and a myriad of cultural heritage, including both Aboriginal and historic places and objects.

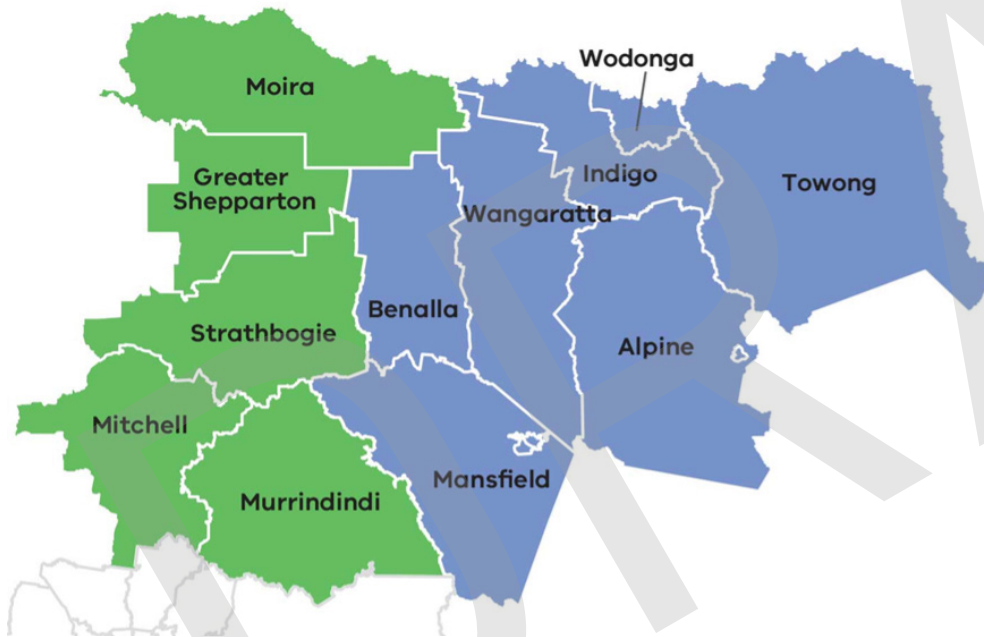


Figure 1: Hume Region – Regional Development Victoria 2024

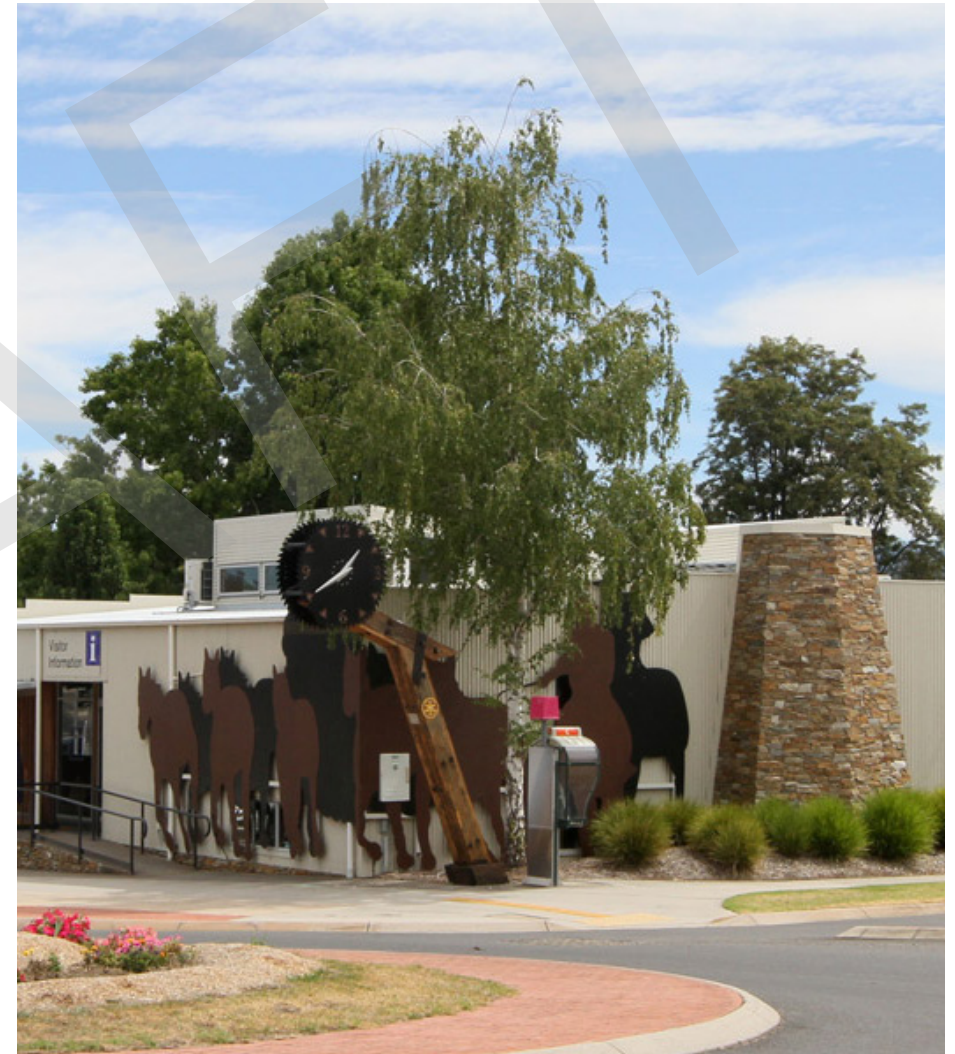
6.0 Aboriginal Cultural Landscapes

Victoria contains a diverse range of Aboriginal Cultural Heritage Places and Landscapes. This includes areas where Aboriginal people lived, ate, expressed themselves artistically, passed on creation stories and cultural values, engaged in conflict, established alliances and social networks, traded goods, celebrated rites of passage and committed the departed to their final resting places.

Places and objects of Aboriginal Cultural Heritage significance are usually found around food sources such as rivers, swamps, lakes and the coast. Some examples of the types of Aboriginal Cultural Heritage that shape the landscape include:

- Aboriginal Scar Trees
- Aboriginal mounds
- Aboriginal freshwater middens
- Aboriginal flaked stone tools
- Aboriginal burials
- Aboriginal surface scatters
- Aboriginal quarries
- Aboriginal ground-edge axes
- Aboriginal grinding stones
- Aboriginal stone arrangements
- Aboriginal axe-grinding grooves
- Aboriginal coastal shell middens
- Aboriginal rock art
- Aboriginal historical places
- Aboriginal places on private property

In the context of Towong Shire, there is evidence of such places and objects located throughout the municipality.



7.0 Local Planning Context

The Towong Planning Scheme provides some reference to the protection of significant landscapes. The policies look to protect and enhance significant landscapes and areas of cultural heritage. The Planning Scheme does not define what makes a landscape 'significant' or identify specific areas, apart from those classified in the National Trust, and rather looks to provide more broad-ranging protection measures by way of local planning policy and planning controls.

These are summarized below:

7.1 Clause 02.03-2 Environmental and Landscape Values

Towong Shire is located in the upper Murray River Catchment and contains significant areas of environmental biodiversity and landscape value including four (4) landscapes within the Towong Shire that are classified by the National Trust:

- Bethanga Lookout
- Burrowa-Pine Mountain National Park
- Mitta Mitta Valley
- Former Wodonga-Tallangatta-Cudgewa Railway Line

Additional significant protected areas include the Alpine National Park, Burrowa-Pine Mountain National Park, Wabba Wilderness Park, Mount Lawson State Park and Mount Granya State Park. The eastern part of the municipality is of landscape significance as it interfaces along the NSW border with the Kosciuszko National Park.

Lake Hume, the Murray River and Mitta Mitta River environs are of significant landscape value, particularly in the eastern part of the Shire, and at other specific locations including Tintaldra Station, Towong Hill Station and Tom Groggin Station.

Significant rural landscapes are also considered a key component of the Shire's attractiveness as a visitor destination. Apart from extensive views across pastoral landscapes to the treed slopes and hilltops beyond, there are also many views of significance from scenic lookouts and vantage points including Bethanga Lookout, Farran's Lookout, Mt. Alfred Lookout and Towong Gap.

7.1.1 Strategic directions

- Protect and enhance areas of identified landscape and environmental value.
- Assist the protection and conservation of biodiversity, particularly remnant vegetation.
- Protect and enhance river and wetland health.
- Site and design development so it does not detract from the natural and aesthetic values of significant landscapes.

7.2 Clause 02.03-5 Built Environment and Heritage

The overall cultural heritage of the Shire is evident in buildings, archaeological sites, trees, and other significant places that have scientific, aesthetic, architectural, cultural, historical, or social significance.

Being one of the earliest areas to be settled in Victoria it contains many surviving heritage places. These include those associated with its early post-contact occupation (such as homesteads of early pastoralists and selectors), its agricultural heritage (such as the Eskdale Butter Factory and Old Tallangatta Butter Factory), and its extant mining heritage.

7.2.1 Proposed Strategic directions

- Protect places of identified natural or cultural heritage significance, including pre-settlement heritage.
- Conserve and enhance elements that contribute to the significance of heritage places.
- Support development that does not adversely affect the significance of heritage places.

7.3 Clause 11.03-5S Distinctive areas and landscapes

7.3.1 Objective

To recognise the importance of distinctive areas and landscapes to the people of Victoria and protect and enhance the valued attributes of identified or declared distinctive areas and landscapes.

7.3.2 Strategies

- Recognise the unique features and special characteristics of these areas and landscapes.
- Implement the strategic directions of approved Localised Planning Statements and Statements of Planning Policy.
- Integrate policy development, implementation and decision-making for declared areas under Statements of Planning policy.
- Recognise the important role these areas play in the state as tourist destinations.
- Protect the identified key values and activities of these areas.
- Enhance conservation of the environment, including the unique habitats, ecosystems and biodiversity of these areas.
- Support use and development where it enhances the valued characteristics of these areas.
- Avoid use and development that could undermine the long-term natural or non-urban use of land in these areas.
- Protect areas that are important for food production.

7.4 Clause 12.05-1S Landscapes

7.4.1 Objective

To protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.

7.4.2 Strategies

- Ensure significant landscape areas such as forests, the bays and coastlines are protected.
- Ensure development does not detract from the natural qualities of significant landscape areas.
- Improve the landscape qualities, open space linkages and environmental performance in significant landscapes and open spaces, including green wedges, conservation areas and non-urban areas.
- Recognise the natural landscape for its aesthetic value and as a fully functioning system.
- Ensure important natural features are protected and enhanced.

7.5 Clause 15.03-2S Aboriginal Cultural Heritage

7.5.1 Objective

To ensure the protection and conservation of places of Aboriginal cultural heritage significance.

7.5.2 Strategies

- Identify, assess and document places of Aboriginal cultural heritage significance, in consultation with relevant Registered Aboriginal Parties, as a basis for their inclusion in the planning scheme.

- Provide for the protection and conservation of pre-contact and post-contact Aboriginal cultural heritage places.
- Ensure that permit approvals align with the recommendations of any relevant Cultural Heritage Management Plan approved under the Aboriginal Heritage Act 2006.
- The Towong Shire Council does not have a specific local policy on Aboriginal Cultural Heritage, instead relying on the State policy found in Clause 15-03-2S.



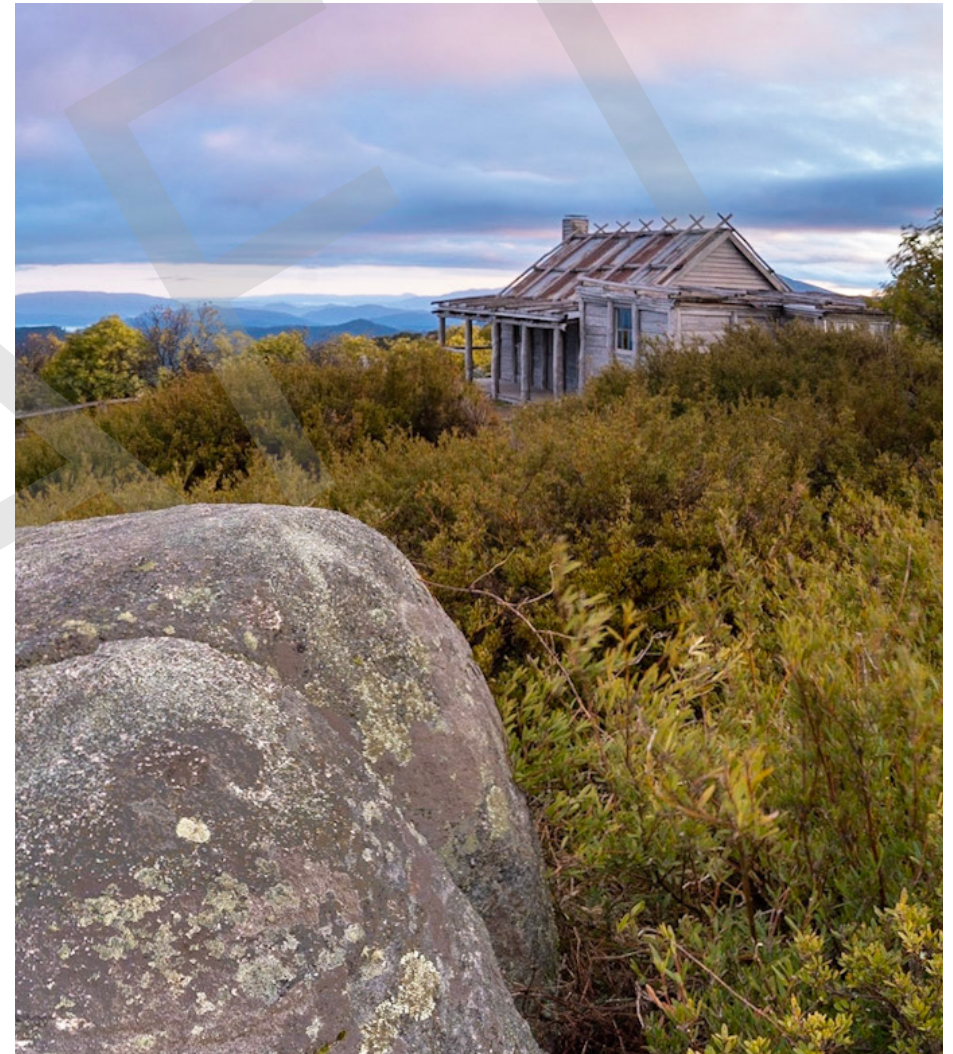
8.0 Planning Overlays

8.1 Schedule 1 To Clause 42.03 Significant Landscape Overlay

The Towong Shire Planning Scheme contains one Schedule to the Significant Landscape Overlay. The Schedule predominately applies to the west of the Shire along Lake Hume and its foreshore. Other parts of the shire to the west do not include any landscape-specific planning overlay controls.

8.1.2 Landscape character objectives to be achieved

- To ensure that development is sited and designed so as to minimise the visual impact from an aesthetic and landscape impact perspective.
- To protect the Lake and the surrounding landscapes from visual intrusion from obtrusive development that may spoil the landscape attributes.
- To maintain, protect and enhance the character and diversity of Lake Hume landscapes including sites of remnant vegetation and sites of environmental significance.
- To encourage land development that does not degrade environmental values.
- To prevent land use and development from degrading water quality and polluting Lake Hume.



The Hume Regional Growth Plan 2014 (the Plan) identifies both Aboriginal and post-contact colonial heritage as important aspects of expressing, strengthening, and maintaining relationships with these places. The Plan states that when planning for growth and land use changes, cultural heritage is considered to be a community, economic and social asset. The Hume Regions' cultural assets, both Aboriginal and post-contact, are important to contemporary communities and heritage is integral to creating a sense of place.

The background report details that some mechanisms are in place to manage visual amenity and heritage values on public land, but a consistent, whole-of-region view of landscapes, across public and private land, has not been developed. It was identified that landscapes need to be identified, described and classified in a consistent way so that those with significant values (including aesthetic or heritage values) can be protected and maintained.

The Hume Regional Growth Plan 2014 formally identifies and recommends that an integrated and comprehensive regional landscape study is needed to identify landscapes of value within the region, including consideration of both the scenic quality and heritage values of landscapes, and to identify suitable planning mechanisms for their protection.

Lake Hume Land and On-Water Management Plan

Given the prominence of Lake Hume within the region, the Lake Hume Land and On-Water Management Plan (The Management Plan) aims to identify and protect important values associated with our waterways by outlining priority issues and identifying key actions to be implemented over the next five years.

The foreshore of Lake Hume is identified as a valuable asset to the surrounding area due to the scenic landscape values it presents in terms of recreation and tourism for the area. The Management Plan outlines the need for landscape plans or foreshore master plans for priority areas around the foreshore to preserve the values of the lake and foreshore and enhance the recreational use and facilities of the land surrounding Lake Hume.

The plan identifies strategies specifically relating to both the Aboriginal cultural heritage around Lake Hume, as well as the post-settlement cultural heritage.

- Develop a program to increase community appreciation of Aboriginal heritage at Lake Hume and implement recommendations of the Lake Hume Aboriginal Heritage Study.
- Identify, preserve and protect significant post-settlement cultural heritage at Lake Hume.



10.0 Significant Views and Landscape Character

Together with elements of the natural environment such as vegetation and wildlife, views are one of the key elements that Towong Shire is most valued for by the community and visitors and that contribute to making the Shire a special place. Views:

- Are integral to the scenic character and the experience of the landscape in Towong Shire
- Add significant tourism value
- Are essential to the sense of place and in establishing connections with surrounding areas

Visual connections are mirrored by historic and ongoing social and cultural connections between communities across the municipality. Examples of these include deliberately planned vistas between early homesteads and churches and towns that enforced social and cultural order of the 19th century.

Due to scenic and cultural importance of regional and district views, both are highly sensitive to unsympathetic development. Recommendations for the protection of views within Council's planning and policy framework are provided further in the Emerging Options Papers as relevant.

Landscape character is the result of a combination of natural, built and cultural elements that create a distinct and consistent pattern within a part of the larger landscape.

The landscape character of an area is more than a 'snap shot' from a single view point – it is experienced through the interaction of natural and cultural elements as one moves through the landscape. Views and scenery or scenic values contribute strongly to landscape character, especially when they convey a distinct sense of place. It is important to note that landscape character differs from scenic quality – a landscape can have a unique character and be of low scenic quality.



11.0 Summary

Towong Shire is comprised of traditional lands of the Jaitmatang, Yaithmathang, Duduroa Dhargal, Waveroo, Way-Wurru, Wiradjuri and Ngarigo people whose culture has for thousands of years practised environmental stewardship and shaped the landscape. This body of work is the start of Towong Shire acknowledging and continuing the traditional owners landscape values, stories and connections.

Despite widespread recognition of landscape and scenic values, the extent to which scenic and cultural landscapes have been defined, mapped or described to date remains limited. This presents challenges for the planning system in determining what is valuable and how to protect scenic or cultural landscape values from unsympathetic development.

The preparation of this work has been identified as a high priority action by Council in order to address this information gap and enable the planning system to integrate appropriate mechanisms for scenic and cultural landscape protection.

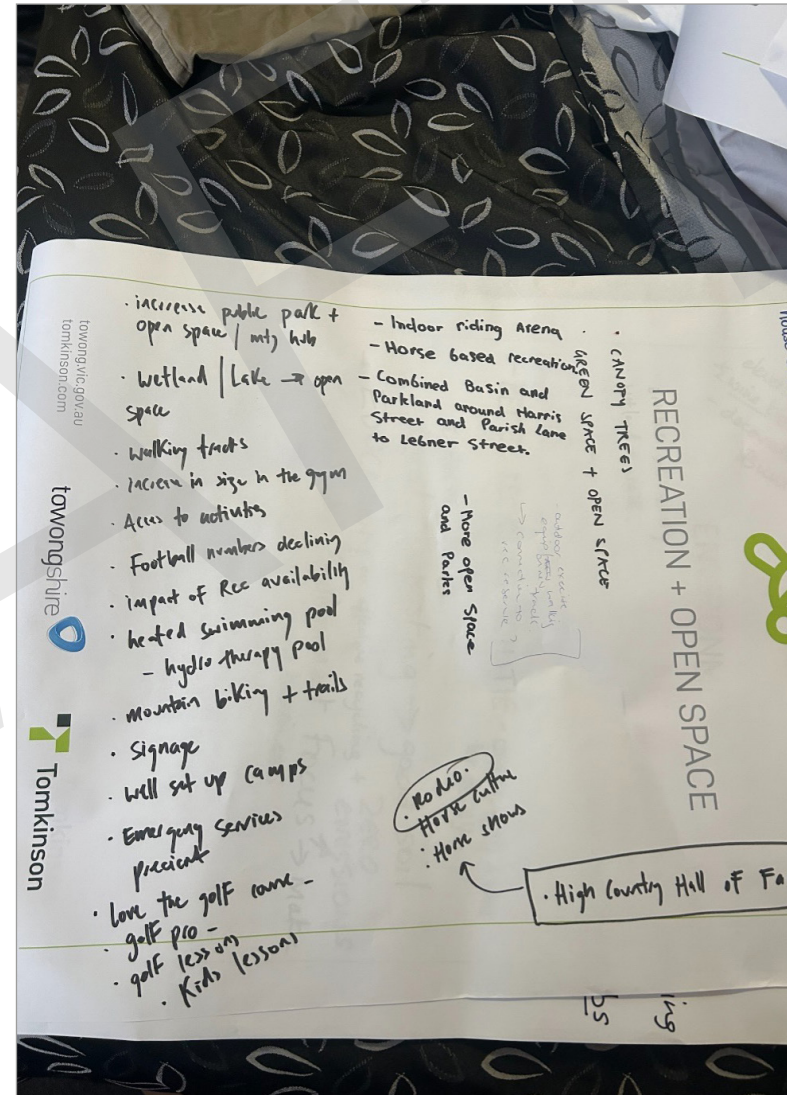
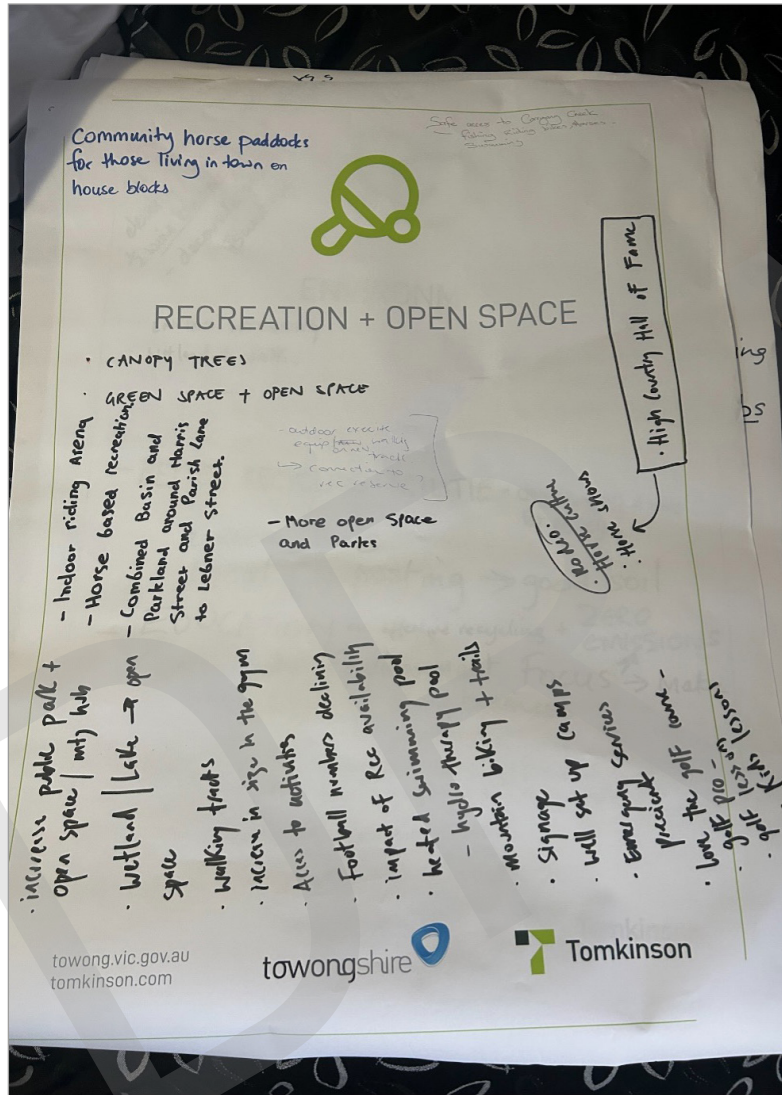


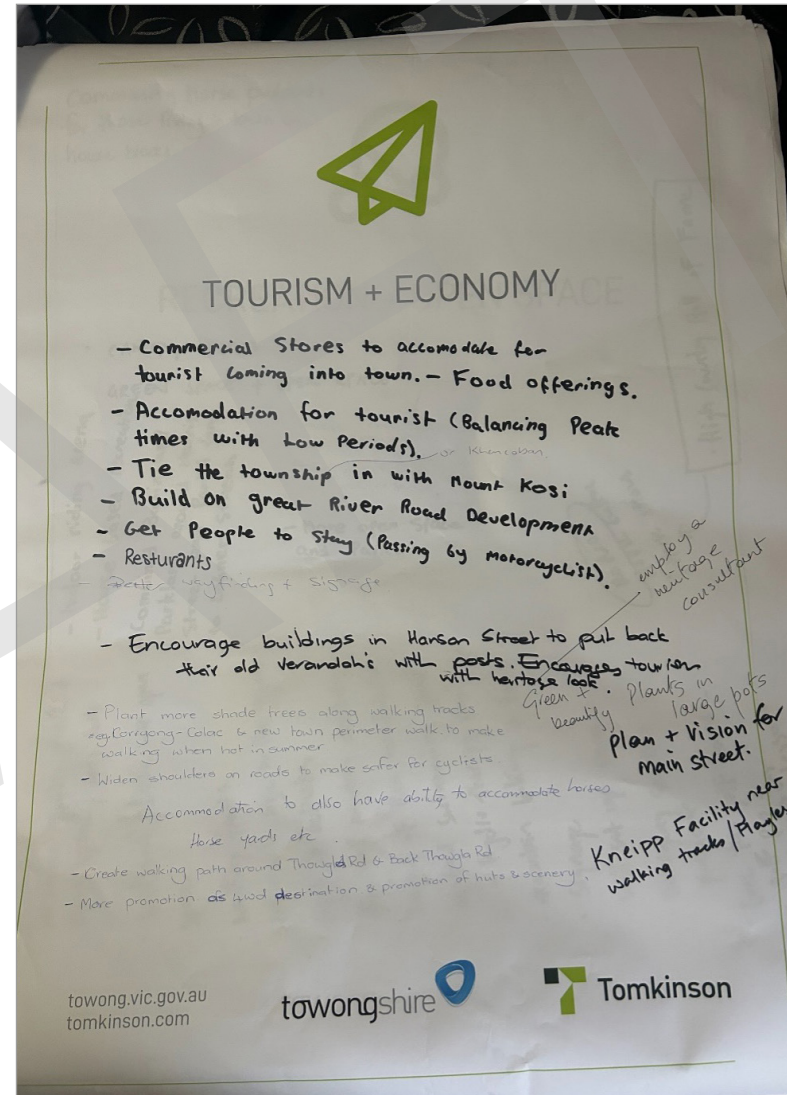
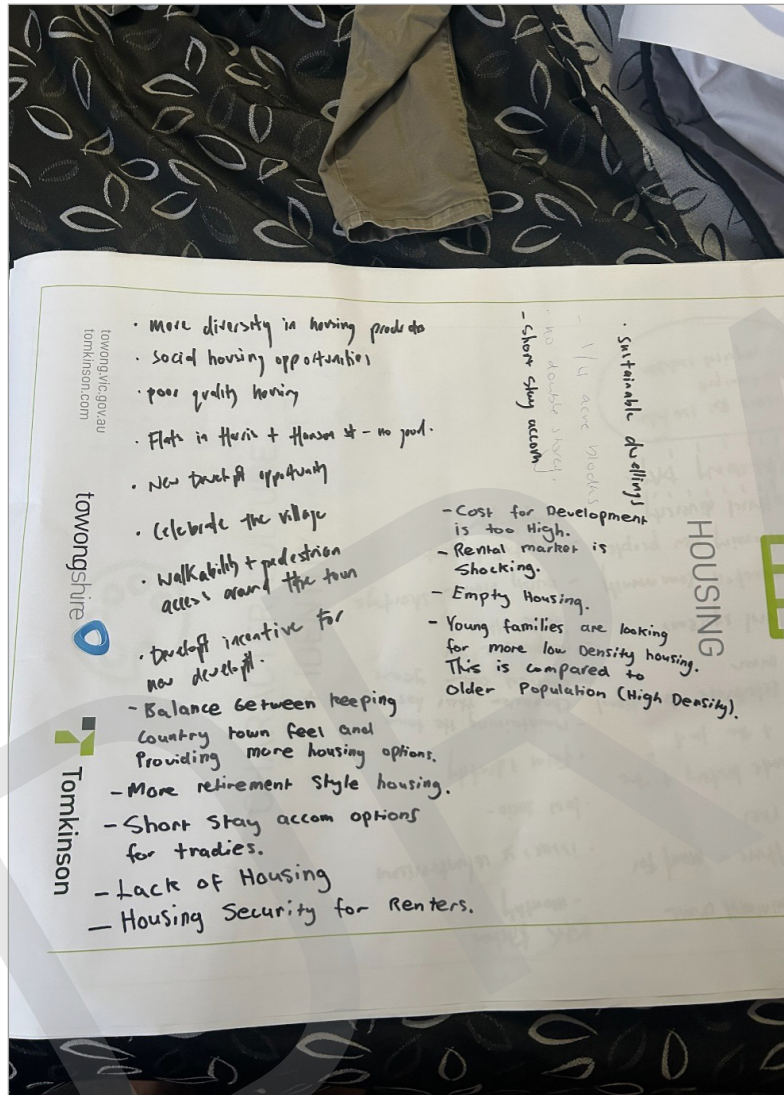



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APPENDIX 4 – COMMUNITY FEEDBACK RECORDS



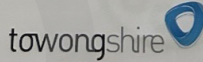
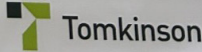





HOUSING

- Sustainable dwellings
 - 1/4 acre blocks
 - no double storey,
 - short stay accom
- Cost for development is too high.
 - Rental market is shocking.
 - Empty housing.
 - Young families are looking for more low density housing. This is compared to Older Population (High Density).
- More diversity in housing products
- Social housing opportunities
- poor quality housing
- Flats in Heron + Heaver st - no pod.
- New tenant fit opportunity
- Celebrate the village
- Walkability + pedestrian access around the town
- Incentive for new dwellings.
- Balance between keeping Country town feel and providing more housing options.
- More retirement style housing.
- Short stay accom options for tradies.
- Lack of Housing Security for Renters.
- Housing Security for Renters.

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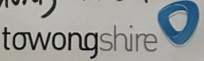
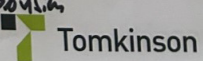
- Follow Primary school
- Ag.
- Lack of Food places
- Caravan Dump Point and Infrastructure.




COMMUNITY INFRASTRUCTURE, LOCAL SERVICES + EDUCATION

- stay local
- Local accommodation
 - Need a Senior Ate centre
 - Abolish ??
 - Ag College ??
 - ↳ relationship to a TAFE or Uni
- shortage of children + after school care +++
- Community services to support pop'n.
- Dentist / OT / Aged care assessments
- Community Uni Centre
- Eco - DW
- Community Dev.
- post covid changes + \$f
- smaller community housing for elderly.
- attracting + retain nurses + teachers + Doctors
- Mental Health services
- nursing home + associated health position

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Green up the main street
clarity (maybe trees in
2 wire baskets) huge baskets
- decorate posts
- Bushing



" - Vegetation Planting along the Stock Route for Bush fire Suppression. "

Thin trees planted from Clear John Road
within the zone
Remain! all - brown street

ENVIRONMENT

- ENVIRO INTEGRITY
- Wetland + walk.
- MORE TREES IN PUBLIC SPACES — neighbourhood greening project
- BETTER ACCESS & SINGAGE TO CAMPING SPACES & HOTS. — green nature strips
- BETTER RECYCLING FACILITIES — deposit, bottles & cans for money

GREEN BINS
Local Composting → good soil.

- EDUCATION on effective recycling + ZERO EMISSIONS
- Community Environment Focus → make
- recycling part of every business

Water tanks - water awareness.
incentives to increase urban catchments.

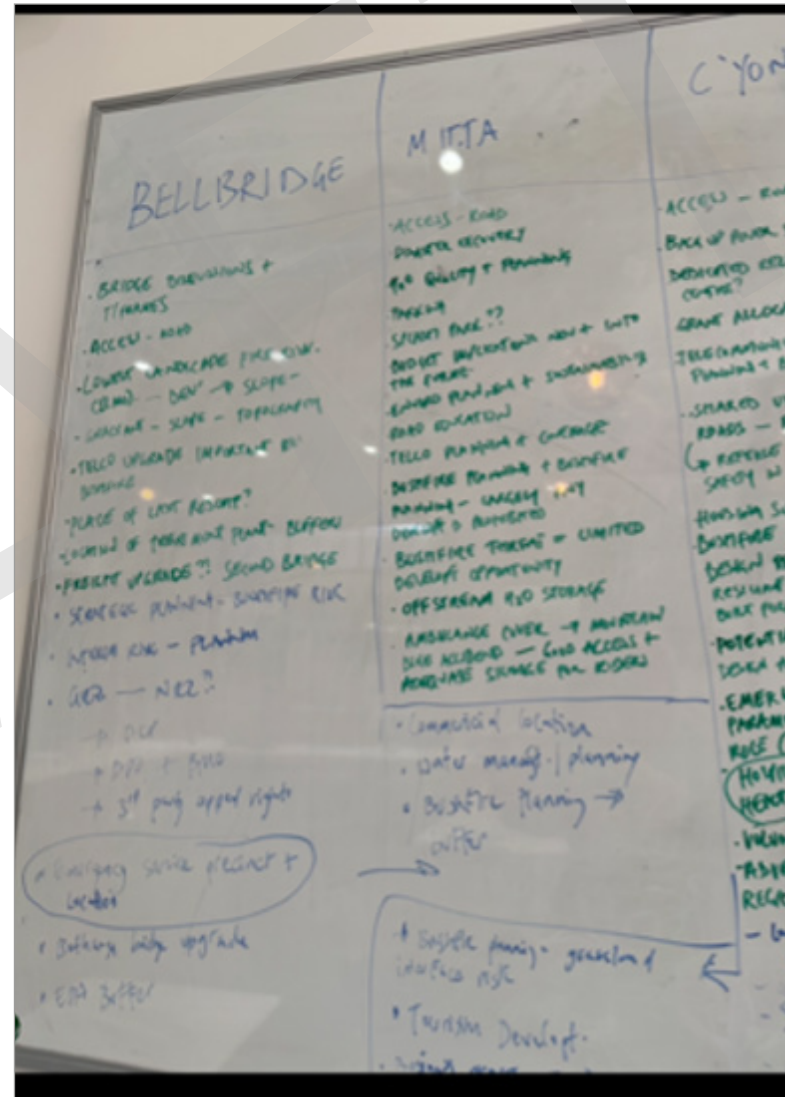
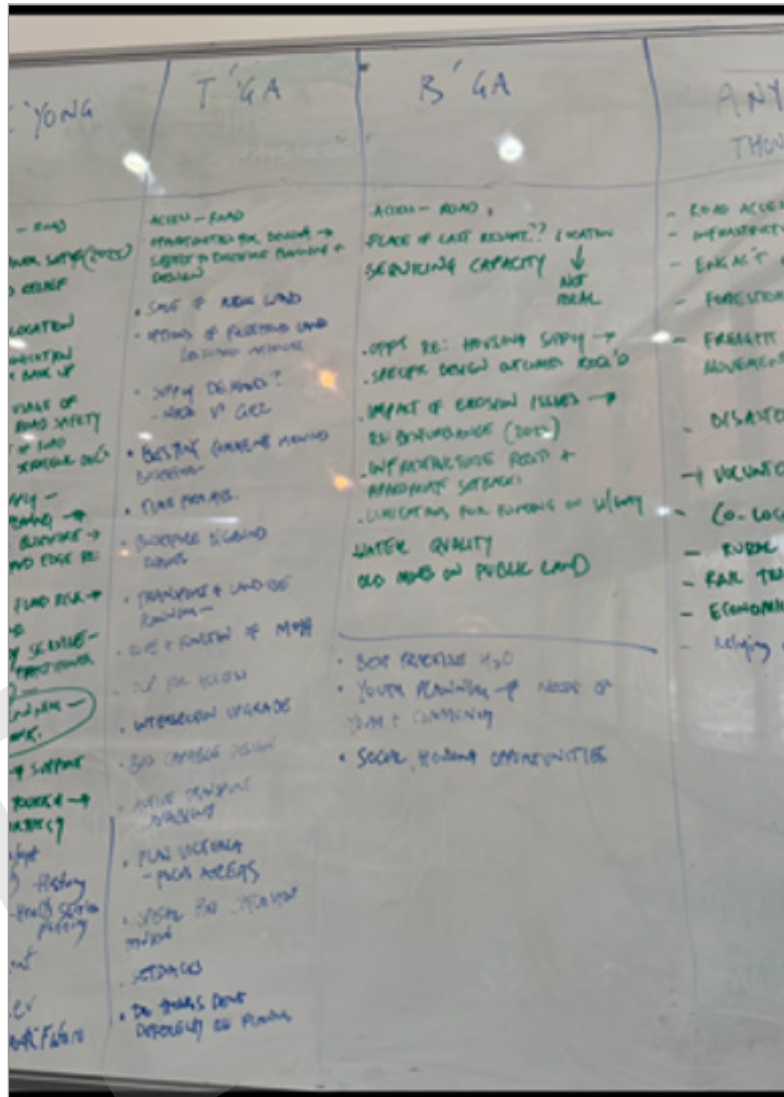
* Schools don't even recycle PAPER

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APPENDIX 5 – AGENCY ENGAGEMENT RECORDS





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