



Napoleons Structure Plan

Table of Contents

1. Introduction	4
2. The Structure Plan	5
2.1 Function	5
2.2 Objectives	6
2.3 Implementation	6
3. Napoleons Regional Context	5
4. Napoleons Local Context	8
4.1 Community and Stakeholder Consultation	8
4.2 Community Profile	8
4.3 Population	10
4.4 Heritage	11
4.5 Environment & Landscape	12
4.6 Land Use & Development	13
4.7 Open Space	15
4.8 Civic Cultural and Education Facilities	15
4.9 Health & Well-being Facilities	15
4.10 Movement & Transport	16
4.11 Infrastructure	17
4.12 Enterprise & Business Activity	18
4.13 Urban & Built Form	18
4.14 Open Space	18
5. Vision	19
5.1 Planning for Napoleons Future	19
6. Plans	20
6.1 Implementation Plan	24
7. Monitoring & Review	25

Table of Contents cont.

Figures

Figure 1 Structure Plan Study Area	4
Figure 2 Napoleons Regional Context	8
Figure 3 Napoleons Local Context.....	8
Figure 4 ABS 2011 Census—Greater Napoleons Area	11
Figure 5 Napoleons Township Zone.....	15
Figure 6 Dwellings and Lot sizes.....	15
Figure 7 Kilometres of Graded Roads	18
Figure 8 Napoleons Structure Plan Framework	22
Figure 9 Napoleons Streetscape Concept	23
Figure 10 Implementation Plan	25

Images

Fire Brigade— Napoleons Cricket Match courtesy of the Ballarat Courier.	7
Napoleons Cricket Match courtesy of the Ballarat Courier.	17

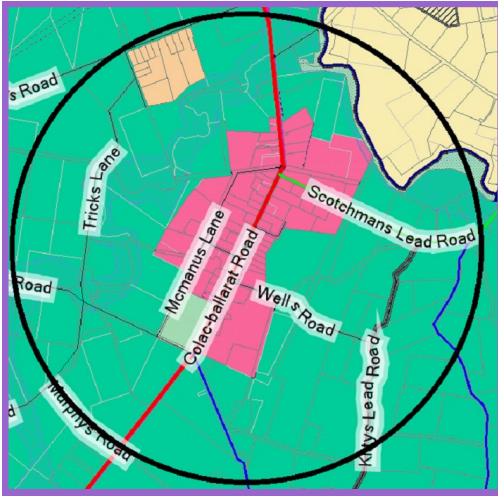


Figure 1
Structure Plan Study Area - 1.5km
circumference from the town centre

*"A tranquil town set amongst the
backdrop of golden plains and
significant natural beauty."*



1. Introduction

This Structure Plan has been prepared by the Golden Plains Shire Council with input from the local community, key stakeholders, government agencies and service providers. The Napoleons Structure Plan sets out the vision to guide future development to 2029.

The township of Napoleons is situated in a pleasant rural setting surrounded by undulating land mostly used for grazing. Napoleons offers a country lifestyle and environment close to services and facilities of the regional City of Ballarat. The community has a strong sense of connectivity between population and healthy lifestyle activities. Napoleons is particularly attractive for residents seeking properties with views and a quiet, rural atmosphere.

Napoleons is located approximately 15 kilometres south of Ballarat and within 6 kilometres of Sebastopol and Buninyong, which are significant residential areas forming part of Ballarat's suburbs. The town is bisected by the Colac-Ballarat Road, a transport route connecting the Princes, Hamilton and Midland Highways.

The Structure Plan responds to residential land supply and provides strategic planning direction for the future. The majority of residential development is directly adjacent to the Colac Ballarat Road. Additional zoned land with capacity for subdivision is also available.

Napoleons is not serviced with reticulated sewerage and therefore lots sizes must be of a sufficient size to treat and retain wastewater on site. There were 28 new dwellings constructed for the period 2003 – 2013 in the greater Napoleons area.



*"A small country town
that has been slowly
evolving from a farming
community to rural
residential area"*



2. The Structure Plan

2.1 Function

The purpose and function of the Napoleons Structure Plan is to provide a strategic framework and establish a basis for future land use planning decisions. The Structure Plan indicates a preferred layout of residential, commercial and other land uses based on a 10-15 year outlook. Council has prepared the Napoleons Structure Plan with input and assistance from the community, key stakeholders and government. A steering committee has overseen the development of the plan.

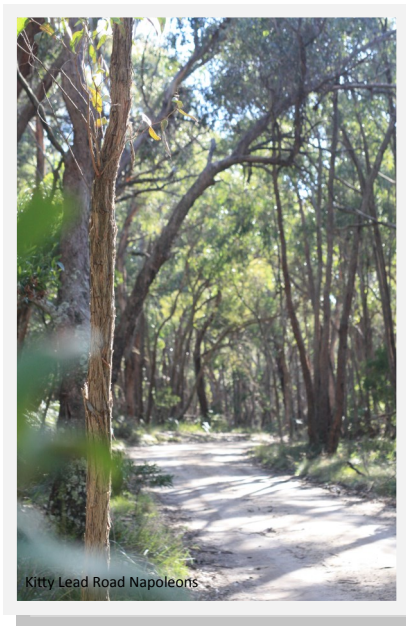
The Structure Plan considers the objectives of the Central Highland Regional Growth Plan, 1997 Napoleons Structure Plan and the Golden Plains Planning Scheme.

Key outputs of the plan include:

- A physical vision for the Napoleons township to 2029,
- Strategies to guide change that reflect community values and aspirations for the growth of Napoleons,
- A set of actions to deliver the strategies,
- Integration of the town's assets and unique qualities into a vision to enhance the appearance, useability and liveability of Napoleons.

2.2 Objectives

The Plan defines the specific policy and objectives for the future of Napoleons. It identifies opportunities and strategies to realise those objectives. The Plan will focus on providing for cohesive town development with improved amenity.



*"Rural, tranquil, unspoilt
convenient and historical"*



2.3 Implementation

The implementation program outlines the priorities, actions and processes required to deliver the objectives of the Structure Plan. The action include amendments to the local planning policy framework and zoning controls within the township.

A major consideration in the completion of the plan has been the need to recognise the existing capability of Napoleons and the key influences on growth and development. The projected growth within Ballarat and surrounding rural towns will substantially determine the growth rate of Napoleons.

The Structure Plan is informed by comprehensive research drawn from the following documents:

State Planning Policy Framework	Golden Plains Recreation Strategy 2008-2012
Council's Municipal Strategic Statement	Golden Plains Municipal Public Health Strategy
Napoleons Structure Plan 1997	Golden Plains Early Years Infrastructure Plan 2011- 15
Napoleons Community Plan 2011	ABS Census Data
Golden Plains Environment Strategy	DPTLI 'Towns in time' and 'Know your place'
Golden Plains Recreation Strategy	Central Highlands Regional Growth Plan 2013
Golden Plains Paths and Trails Strategy	Golden Plains Shire Council Plan 2012-2016
Golden Plains Shire Economic Development Plan 2013	Golden Plains Strategic Planning Framework

Copies of these studies and information are available upon request. Most are available on Council's website.

Napoleons Regional Context

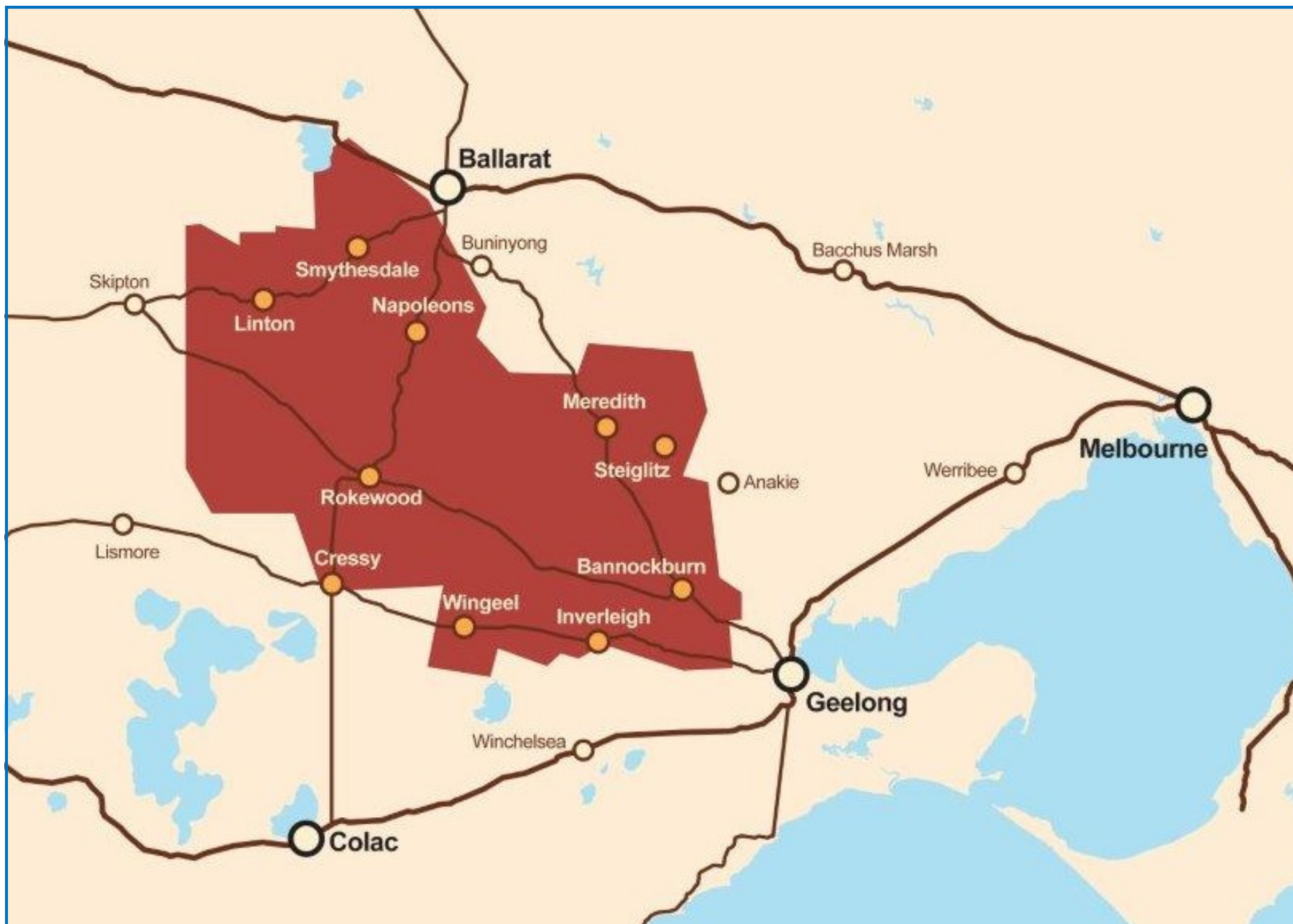


Figure 2



*"Great country living with
a huge safety net next door
and an even bigger one a bit
over an hour down the
road"*



3. Napoleons Regional Context

There are a number of key trends influencing growth in the Shire which have been considered as part of this Structure Plan.

These are as follows:

- Linkages to regional cities,
- Transport and Infrastructure,
- Network settlement clusters,
- Growth and development.

Napoleons is part of a network of small-to-medium sized settlements located along an 88 kilometre stretch of the Colac-Ballarat road linking the Princes and Hamilton Highways to the City of Ballarat.

A key strength of Napoleons is its excellent access and linkages to services and infrastructure in the regional City of Ballarat (population - 93,501, ABS Census 2011). Napoleons provides a range of lifestyle residential properties in an attractive semi-rural location approximately 8 kilometres from the regional City of Ballarat. It is anticipated that settlements and rural areas such as Napoleons will experience increased growth as larger cities expand and provide greater employment opportunities.

Growth is expected to occur south-west of Ballarat over the next 30 years. The expansion of the Ballarat University Technology Park and the Ballarat West Employment Area will provide a significant number of jobs for the region.

Anticipated growth will require a coordinated approach to planning, development of services, transport and infrastructure. Settlement planning will aim to strike a balance between growth and the objective of creating sustainable communities. Local planning will be required to consider how clusters of settlements can work together to provide facilities and manage change.



"Vibrant small country town"



4. Napoleons Local Context

4.1 Community and Stakeholder Consultation

Consultation for the review of the Napoleons Structure Plan involved discussion with key stakeholders and community to identify strengths, opportunities and constraints. Outcomes from these discussions helped develop an overall vision for the area.

Consultation for the preparation of the Structure Plan was undertaken in the following manner:

- One-on-one meetings with Council Strategy Managers.
- Meeting with integrated infrastructure agencies and key government agencies.
- Consultation with Napoleons Community Coordinators.
- Community Survey sent to landholders and occupiers within the Napoleons area.
- Community Consultation Session held Wednesday 7 May 2014.
- Public exhibition of Draft Napoleons Structure 11 August — 12 September 2014.

Consultation outcomes:

Residential Growth :

The Napoleons community values the rural lifestyle feel and history of the town, further growth in the township should reflect this. In general the community support some growth in the township to ensure a sustainable and vibrant community. This should be encouraged through infill development in the Township Zone. The community values retaining the country character of Napoleons with larger lot sizes of 8000 sqm (.8 ha) and not becoming suburban by keeping the open spaces and the rural living aspect. The community expressed concern at the limitation to in-fill development on land where there was continued farming activity.

Connectivity:

The general store, school and recreation reserve are vital services valued by the community. Their success is important to the overall well-being of the town and growth in the town is necessary to ensure the ongoing success of these services. The community value the connectivity between these services and there is a strong desire for improved physical and social connections between them.

Napoleons Local Context

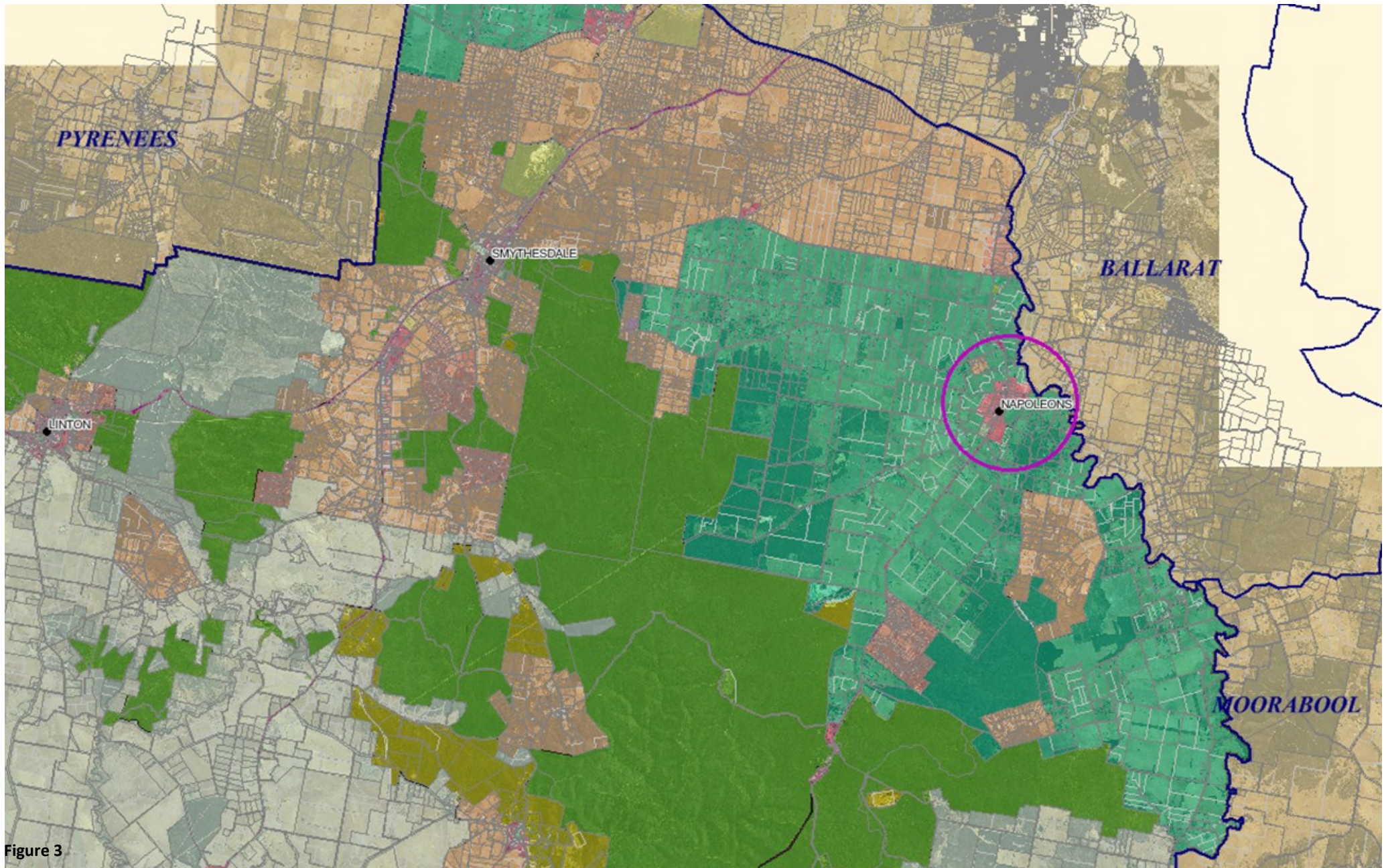
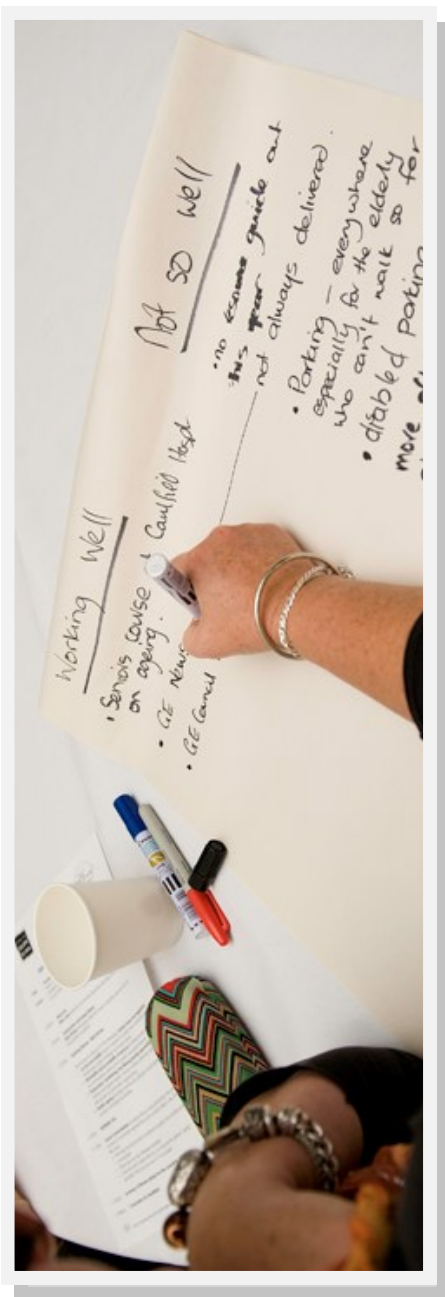


Figure 3



Road traffic, conditions and maintenance:

The Colac-Ballarat Road is an 88-kilometre State arterial road. The road links a number of small towns including Napoleons, to the Princes, Hamilton and Midland Highways and the regional cities of Ballarat, Geelong and Warrnambool. Non-compliance with the speed limit on the Colac-Ballarat Road as it bisects the Napoleons township is an ongoing concern for the community. The community has worked hard to lobby for a safer environment for pedestrians in the vicinity of the Napoleons Primary School, specifically to install 40km/h flashing speed limit signs. VicRoads maintains the most recent traffic data available indicates that the Colac-Ballarat Road in the vicinity of the Napoleons Primary School has less than 1,500 vehicles per day and therefore does not satisfy the warrants for the installation of electronic school speed zone signage. Council continues to lobby VicRoads on the community's behalf.

The community value the grading and maintenance of gravel roads and encourage Council to maintain a safe well-graded road network in the Napoleons area.

Amenity:

Over the next 5-10 years, the community would like to see streetscape enhancements that improve the social connectivity between the services. The General Store area provides an informal meeting place for the community and visitors to Napoleons. The community consider streetscape treatments would support traffic calming measures and encourage speed limit compliance in the township area.

Education Facilities:

The community expressed a desire to maintain a community vibrancy that supports educational facilities in Napoleons. The Golden Plains Shire Early Years Infrastructure Plan 2011 identifies that an early years facility is needed in Napoleons. Council is actively pursuing the facilitation of this initiative.

4.2 Community Profile

The Napoleons area was traditionally born of a gold mining and farming heritage. Mullock heaps are a visible reminder of a bygone era. Undulating landscapes provide a township boundary and scenic vistas that continue to be farmed today.





"A quiet and growing town with great facilities school and people"

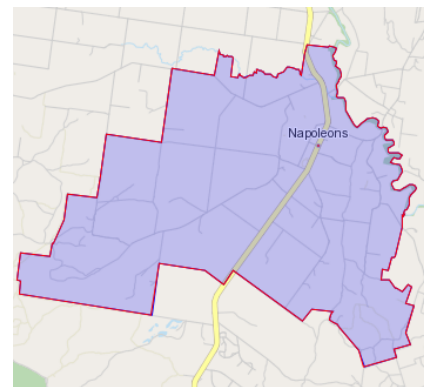


The township is located on a plateau bounded by Dog Trap Creek to the west and the Yarrowee River to the east. Geographic proximity to Ballarat has several impacts on service delivery and settlement patterns in the Napoleons area. Ballarat provides access to health, education, recreation and retail, employment, cultural and commercial services of a scale and complexity that are not available locally. In many respects the service and infrastructure provided by Ballarat is appealing to residents because it offers opportunity to enjoy the benefits of rural/semi-rural living and all the benefits of a city lifestyle close by.

4.3 Population

The greater Napoleons area as defined by the Australian Bureau of Statistics (ABS) 2011 Census (Figure 4) is comprised of 194 dwellings (181 occupied – 13 unoccupied) with total population of 535 people. The greater number of persons in the district are aged between 0-14 years of age (20.6%) closely followed by 65 years plus group (10.7%). These figures suggest a forecast shift in housing choices and increased demand for accessible aged care services and facilities outside the Napoleons area.

Of the families in the Napoleons area, 54.4% were couple families with children, 37.6% were couple families without children and 8.1% were one-parent families. The most common occupations in the Napoleons area are in the professional sectors (20.1%), closely followed by technicians and trades (18.4%) and clerical and administrative workers (12.7%). Of the 181 occupied dwellings 75.8% have broadband connection and 11.7% have no internet connection.



In Napoleons, 30.8% of people attend an education institution, 34.3% attend a primary school and 16.3% attend tertiary or technical institutions. Groups attending education institutions other than a primary school are likely to travel to and from secondary education institutions in Ballarat and seek social opportunities and accessible open spaces. Survey data indicates facilities and services for this demographic are accessed from Ballarat. Access to facilities is dependent on individual transport due to poor public transport services.

Figure 4

The Greater Napoleons area as defined by ABS 2011 Census Data

4.4 Heritage

The district covering the areas of Napoleons, Cambrian Hill, Black Lead, Scotchman's Lead and Enfield has had a long and colourful history. The area was one of the first in the Ballarat district to be settled by European men in 1837. There was a complete change of character in 1857 when gold was discovered, from the initial rush for alluvial gold when thousands of miners sought to make their fortunes by panning along the creeks to the establishment of deep lead mining which dominated the district until the early 1900s. Napoleons was first known as 'Napoleon's Lead' and later was called Napoleon and then eventually Napoleons.

In 1865 the Victorian Gazetteer described the settlement of Napoleons as a small mining and agricultural village comprising a population of 800 people, of which 150 were miners. Twenty-four mines operated in the Napoleons surrounding area. By the late 19th century Napoleons (whose name originated from a miner nicknamed because of the hat he wore) had developed into a thriving township comprising four hotels, a grocer, butcher, blacksmith, post office, three churches and two denominational schools (*Napoleons & District. The First 150 Years*).

While the majority of the early population were miners, others came as or became farmers, business owners, tradesmen, teachers, splitters, mill owners, timber workers and wood carters. As mining declined the district returned to a rural farming community. Remnants of Napoleons heritage are still visible today including Nelson's Water Hole where miners camped to water their horses, mullock heaps indicating the site of former mines and the heritage listed former police station and residence located on the Colac-Ballarat Road.

The former Napoleons Police Station and residence is of historical significance as an early police building established to provide a permanent police presence in the Napoleons district and southern Buninyong goldfields in the 1880s. It is also significant for serving as a teacher residence for the Napoleons State School from 1916 until the 1960s.



"Provincial rural and unsophisticated"





"Comfortable – safe and green"



4.5 Environment and Landscape

The Napoleons township is located on a plateau bounded by Dog Trap Creek to the west and the Yarrowee River to the east. These tributaries feed into the Leigh River and characterise a local landscape that is undulating and consists of farmland, bushland, numerous gullies and many water bodies. These streams flow through the rural landscape which presents differing threats to water quality and quantity and each of these environments require different solutions to reduce negative impacts on waterways.

The mean annual rainfall for Napoleons is 693 millimetres (*Australian Bureau of Metrology*). The area experiences heavy rainfall and flooding of the Yarrowee catchment occurs occasionally. Stormwater in the Napoleons area leaves each property via a discharge point into a drain that runs along the roadside. These vegetated drains provide some environmental benefits in that they slow water movement and filter silt and pollutants from stormwater prior to it entering Dog Trap Creek or the Yarrowee River.

Landscapes in the Napoleons area are dominated by the Central Victorian Uplands which consists of very old, loose, gravelly or sandy soils that are poor in nutrients. Areas of open eucalypt forests on the outskirts of the Napoleons township were once extensively mined for gold with much of the timber cut for firewood and mine supports, vegetation in this area has since regenerated. The issue of weeds features strongly as an environment issue and is a concern to residents in the Napoleons area. Gorse continues to be of greatest concern in the Napoleons region. Weed management in Victoria is legislated by the Catchment and Land Protection Act (CaLP Act 1994). For the most part, the CaLP Act identifies the owner or manager of land as the party responsible for managing declared weeds on that land. Subsequently, Council has a responsibility to control declared weeds on the land it owns or manages.



4.6 Land Use and Development

The north-west of Golden Plains Shire is where most of the Shire's rural living type land is located. The pattern of lots reflects historic subdivisions in the gold mining era or developments approved by former municipalities. Napoleons land use patterns indicate a spread of rural residential development contained on a range of lot sizes. Napoleons is a country town with a primary school, general store, CFA, sports facilities including an oval, cricket pitch, tennis courts and a public hall. Land in the study area (see Figure 1) is generally Township Zone surrounded by Rural Activity Zone. An area of Rural Living Zoned land exists to the north-west of the township.

Farming activities continue on undeveloped land in the township zone contributing to a rural atmosphere. Development in Napoleons is at the urban/rural interface of Napoleons and Ballarat where there is an increasing trend to act as a commuter base for people seeking to locate within travelling distance to Ballarat.

In the 5 year period 2008-2013 Golden Plains Shire received 49 planning permit applications from the wider Napoleons area. The largest number of applicants sought to develop the land for a dwelling and shed, followed by a lesser number of applications to construct a shed, subdivision and native vegetation removal. Council's building development data for the period 2003-2013 indicates 2.8 houses were constructed over this 10 year period. There are significant areas of undeveloped land in the Township Zone creating a vacant residential lot supply of approximately 26 years based on historical development rates. Additional land has been identified as the 'longer term growth area' for future residential development. This land should be made available once the zoned land has been taken up. Adding to this supply through further zoning of land to Township Zone would be inappropriate in the short term.

There is no minimum lot size stipulated within the provisions of the Township Zone. Napoleon is not serviced with reticulated sewerage and as a consequence land subdivision in the Township Zone is subject to environmental management through land capability assessment (LCA). To ensure residential lots are capable of treating wastewater to a satisfactory standard it is unlikely Council would support the creation of lots less than 4000 sqm. Properties located along the Colac-Ballarat Road, are generally connected to reticulated water supplied by Central Highland Water. The remaining properties in the Township Zone are generally not supplied by reticulated water and therefore rely on their own private water supply.



"Friendly, quiet great fun place on a city's doorstep"



Lot Size	Dwellings
>0.1 ha	4
0.1-0.2ha	7
0.3-0.5 ha	12
0.6-0.9	8
1 ha	15
2 ha	5
4-11 ha	0

Napoleons Township Zone Lot Configuration

*"Would like to keep the larger
lifestyle type properties.
Ballarat has plenty of high
density living"*



Fifty-one dwellings are located within the Napoleons Township Zone. This figure is based on Council's garbage collection data. This figure provides an estimated population of 126 persons (based on 2.47 people per household) within the Township Zoned area. Housing in Napoleons is characterised by classic heritage cottages, weatherboard and brick veneer homes.

Figure 5 details lot configuration and identifies the range of lot sizes. Lot sizes vary within the residential area from those less than 0.1ha to properties between 4-11ha. The majority of dwellings are located on lots between 0.3-0.5ha to 1ha. Many of the smaller parcels of land cannot be developed individually due to the lack of reticulated sewerage.

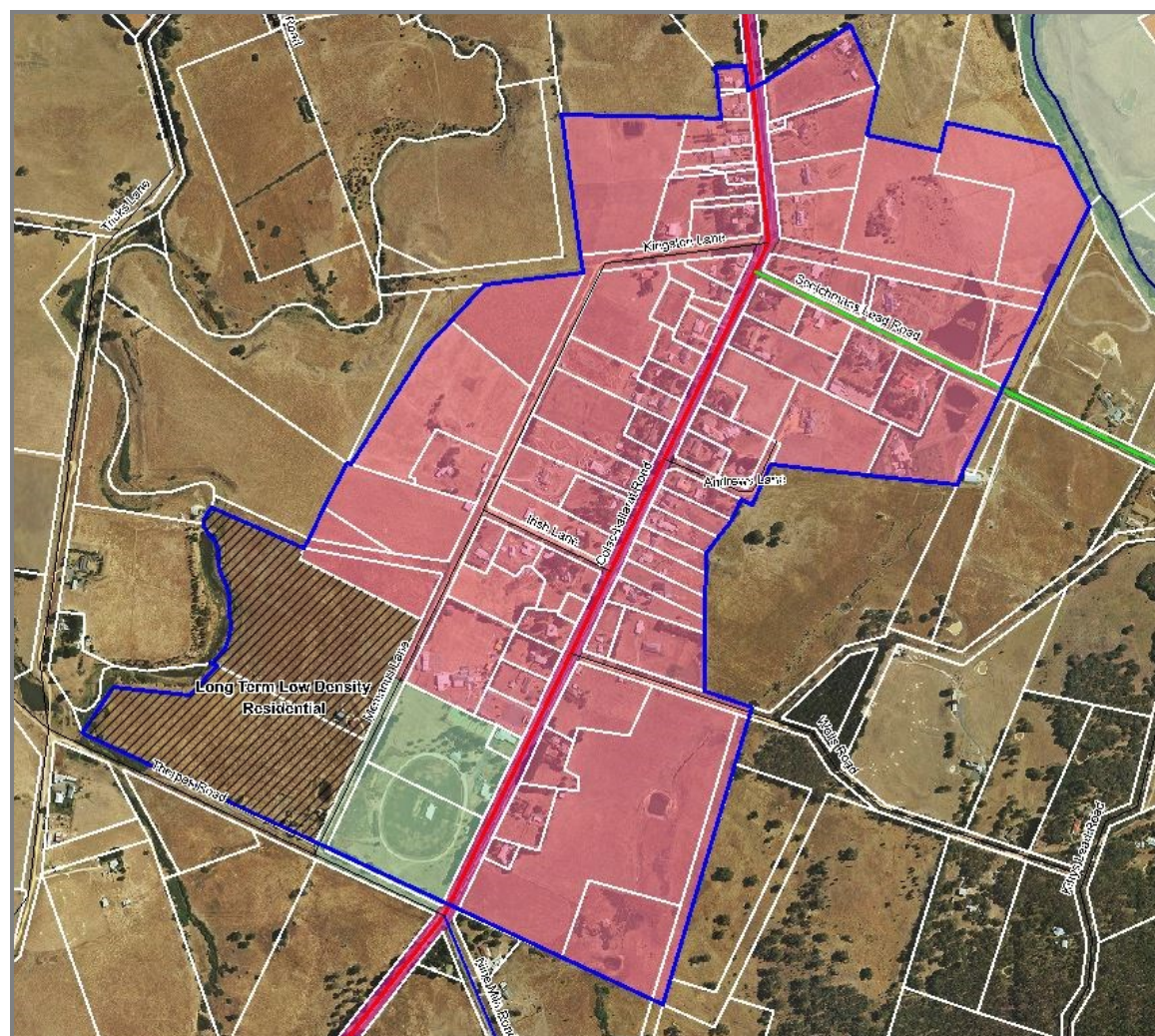


Figure 6



"Quintessentially Australian"



4.7 Open Space

Napoleons has two key areas of open space being the Napoleons Recreation Reserve and the area at Nelson's Water Hole. Nelson's Water Hole is an informal recreation space with no facilities. The Recreation Reserve had an original area of 10 acres of land which was proclaimed as a site for Public Recreation on the 18th May 1874. The Reserve forms a more formal open space area with an oval (turf pitch) and cricket nets and club rooms used extensively by cricket clubs in the greater Napoleons/Ballarat area. Part of the land has now been developed to include other services including the CFA facilities. The Reserve includes tennis courts, playground, public hall and toilets. The Golden Plains Shire Paths and Trails Strategy 2013-17 identifies a number of initiatives to enhance open space and amenity values in Napoleons including restoration of the path between Wells Road and nine Mile Road and development of a path along the west side of Colac-Ballarat Road.

Community sport and recreation is an important aspect of the Napoleons community. The continuous development of recreation both formal and informal is vital in encouraging the health and wellbeing of the community. The recreation reserve hosts a high level of competitive teams throughout the cricket season. The clubroom was officially opened July 1984.

4.8 Civic, Cultural and Education Facilities

The Napoleons and District Memorial Hall was officially opened on 21st February 1958 and forms a vital part of the community hub. The Napoleons Primary School in 2013 had a total of 97 students (52 female and 45 male). In 2013 the School employed 10.2 equivalent full time staff and boasts high level facilities for a rural school. A bus service runs daily from Enfield to Napoleons and returns to Enfield in the afternoon. Children attend from the Napoleons immediate area, including Enfield, Dereel and also further afield from towns such as Rokewood, Corindhap, Buninyong, Sebastopol, Delacombe and Mt. Clear.



4.9 Health and Well-being Facilities

Community sport and recreation is an important aspect of the Napoleons community. The community values active sports including cricket and tennis and is strongly represented in an arts and culture program 'Golden Plains Shire Art Inc.' Environmental protection of land, water and biodiversity is promoted through the Enfield-Napoleons Landcare Group and the general community.

4.10 Movement and Transport

Walking and Cycling:

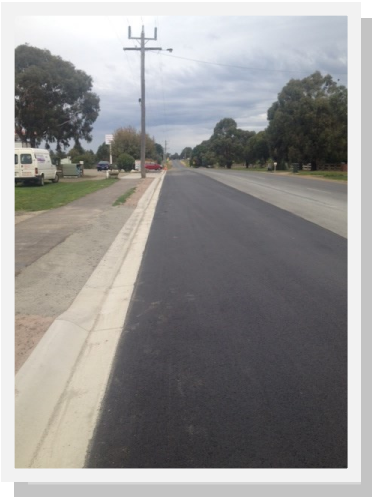
Council's Paths and Trails Strategy 2013-17 includes themes for the development of trails in Napoleons. The Plan includes the development of a path along the west side of Colac-Ballarat Road between the school and Scotchman's Lead Road and restoring the path between Wells Road and Nine Mile Road. Other future initiatives include exploring the feasibility of developing a trail along the Yarrowee River to connect to Ballarat and Grenville/Garibaldi, and a trail linking Enfield and Napoleons.

Public Transport:

Public transport options in Napoleons are limited to a V/Line bus service which operates from Ballarat to Rokewood stopping at Napoleons 3 days a week. The bus picks up at Napoleons at 10am and returns at 1.45pm from Ballarat, limiting activities to under 4 hours before returning to Napoleons. As there is no secondary school in Napoleons an extensive school bus network provides travel to eligible government and non-government students living in the Napoleons area.

Cars:

ABS census data suggests people in the greater Enfield-Napoleons District travel to work by car. In 2011 69.8% (395) of people travelled to work by car. This represents an increase of 8% since the 2006 ABS census which detailed 68.6% (387). Napoleons is bisected by the Colac-Ballarat Road which provides linkages to the Princes and Hamilton Highways and City of Ballarat. The Colac-Ballarat Road's status as an arterial road creates challenges in safety with speeding motorists and non-compliance with speed limits around the school zone. Speeding B-double trucks (semi trailers etc.), and smaller trucks are of particular concern to the community. The community has actively lobbied for the installation of 40k/hr flashing lights at the school crossing.



4.11 Infrastructure

Water:

Development intensification in the Napoleons townships is constrained by water provision. Reticulated water is supplied via a main feeder pipe along the Colac-Ballarat Road. Central Highlands Water have advised they may require development within reasonable proximity to the main feeder pipe to connect to the reticulated water system. Connection costs may be significant for properties away from the main feeder pipe. Development on out-lying land in Napoleons may require an alternative source of potable water supply.

Sewerage:

A sewerage line exists between Enfield and Ballarat. The line was designed to operate under pressure and is not able to be connected to by existing or future development in Napoleons without a wholly funded infrastructure upgrade external to the Central Highlands Water Authority.

Power:

Power infrastructure can meet existing and future domestic and industry requirements. A high voltage power line runs north-south of the Colac-Ballarat Road providing capacity for domestic and 3-phase power. The major feeder line runs from Sebastopol through to the Midland Highway and can be upgraded to meet growth in the area. Electricity is supplied to all areas, however there is no natural gas available.

Roads:

The road network within the Shire involves a hierarchy comprising declared Highways, Main Roads and Local Roads. Main roads including the Colac-Ballarat Road are fully managed (except in townships) by VicRoads. The Golden Plains Shire road network includes 712km of gravel roads. Local roads in Napoleons are the responsibility of Council for management and maintenance. Road maintenance is often raised as an issue due to the number of unsealed roads in Napoleons. Council conducts an annual grading program on gravel roads within the Shire.

The program provides for each gravel road to be graded on average twice per year. In practice, some of the lightly trafficked roads receive one grade per year while those that have higher traffic volumes may be graded up to four times per year. Weather conditions affect the delivery of this service and extended wet or dry periods may not allow gravel roads to be graded as often as required. The most common defects reported along unsealed roads include potholes, corrugations and general deterioration of road surfaces requiring grading. Maintenance of these defects is carried out by the Works Department. Figure (7) details the kilometres of gravel roads graded in Napoleons between 2008-2013.

Year	Kilometres of graded roads in Napoleons
2008	34.5 km
2009	62 km
2010	61.4 km
2011	32.9 km
2012	49.9 km
2013	31.5 km

Figure 7



The most common defects reported along unsealed roads include potholes, corrugations and general deterioration of road surfaces requiring grading. Maintenance of these defects is carried out by the Works Department. Figure (7) details the kilometres of gravel roads graded in Napoleons between 2008-2013.



Country Fire Authority:

The Napoleons Fire Station was opened in October 2010, replacing the 1982 building. The Napoleons-Enfield Fire Brigade was formed in 1932.

4.12 Enterprise and Business Activity

The main business enterprises in Napoleons in the commercial area, are the General Store and the Stockfeed and Hardware Store. The General Store is recognised as a landmark and provides integrated services including fuel, postal, newsagency, general convenience retail, takeaway food and limited casual dining. It is responsive to the needs of its customer base including tourists and other visitors. While predominantly residential, the Township Zone provides for a range of uses including the opportunity for local businesses to establish within the local community.

4.13 Urban and Built Form

The topography of the township is relatively flat. The township comprises two formal grid patterns, generally aligned to both sides of the Colac-Ballarat Road. Wide road reserves, established native trees and open drains are also contributory elements to the country town character. There are a number of weatherboard and timber cottages together with contemporary brick veneer dwellings. The Colac-Ballarat road bisects the town area creating wide road verges to give the town area an open rural feel. The visual amenity would benefit from landscaping to create a village atmosphere. The majority of the activity within the town, centres around the general store and the school/Recreation Reserve.

4.14 Open Space

Napoleons has two key areas of open space, being the Recreation Reserve and a small area at Nelson's Waterhole located off Thorpe's Road. *(Council managed land... could be low lying...check potential for picnic table and sign to take rubbish home—perhaps signage from the Colac Ballarat Road)* The Recreation Reserve is an informal recreation space with barbecue facilities and playground and is linked to the primary school, sports facilities and the Memorial Hall. Consideration should be given to open space development in the vicinity of the General Store. The community view this area as the central hub of the town.



5. VISION

A vision as to how Napoleons should be seen in 20 years time has been developed through the structure plan process. The vision reflects the aims and aspirations of the Council and the local community, and can be used as a basis to guide decisions for the township.

Napoleons will be a place where:

- The appearance of the town and its assets are a source of pride and contribute to the safe and welcoming country town character.
- Where residents can enjoy an alternative, affordable quiet and relaxed country lifestyle.
- Where the community is connected through participation in projects and events that build pride and enhance the liveability of the town.
- There are opportunities to start a business, value add and develop incomes locally.
- The heritage character is celebrated.
- The environmental landscape is valued and enhanced.

5.1 Planning for Napoleons Future

Strategic Response

The vision for Napoleons in the medium-to-long term should focus on the local context and role of the town and should include a clear physical boundary for the town to manage growth.

Activities and Land Use

Objective: To provide for population growth in a managed and sustainable manner that respects the character of Napoleons.

Strategies: The Structure Plan provides for further Low Density Development in the long term and encourages in-fill development where land capability assessment proves sites are suitable.

- Improve the general public realm by providing high amenity pedestrian links that connect key infrastructure including the Recreation Reserve, the school and the central commercial area.



- Apply landscaping treatment in the township to create a central hub for community and visitors.
- Protect residential amenity as well as the ongoing farming activities of the surrounding district.
- Ensure new development maintains the Napoleons country town character.

Action:

- Implement recommendations of the Napoleons Streetscape Plan.
- Incorporate the revised napoleons Structure Plan into the Golden Plains Planning Scheme.

6. Plans

6.1 Precincts Plan see Figure 8

The revision of the Napoleons Structure Plan has identified three (3) distinct precincts with the township. It is important that these precinct are recognised, and that planning and development can continue in the most appropriate manner.

Recreation Precinct

- Strengthen the links between the precincts and encourage high quality pedestrian networks between the precincts.
- Develop the precinct in consultation with the community and Council's Recreation Strategy.
- Retain the feel and character of the precinct.

Education Precinct

- Strengthen the links between the precincts and encourage high quality pedestrian networks between the precincts.

Commercial Precinct

- Encourage appropriate local businesses in Napoleons to develop within the Commercial Precinct.
- Retain the Township Zone to allow a mix of business and commercial retailing with residential development.

6.2 Framework Plan see Figure 9

6.3 Streetscape Plan see Figure 10

6.4 Implementation Plan see Figure 11






Napoleons Structure Plan

Framework

Key Objectives:

- Ensure new lots created are of sufficient size to be able to treat and retain waste water within their property boundaries.
- Discourage the creation of residential allotments below 4000 sqm in the absence of reticulated sewerage.
- Ensure subdivision respects and positively contributes to the lot configuration and character of the surrounding area.

Legend

-  Town Boundary
-  Recreation Precinct
-  Education Precinct
-  Commercial Precinct
-  Long Term Low Density Residential

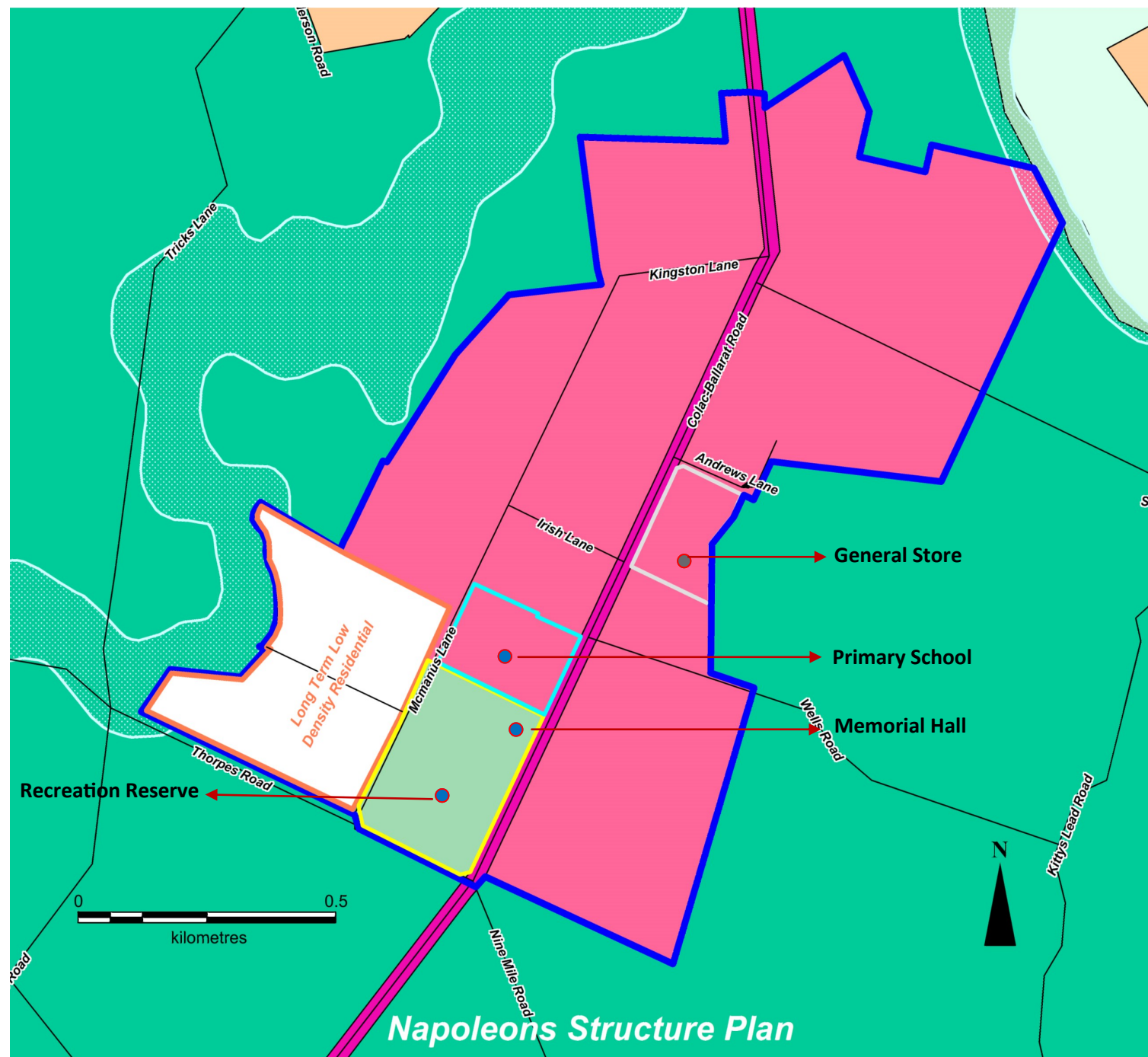


Figure 9

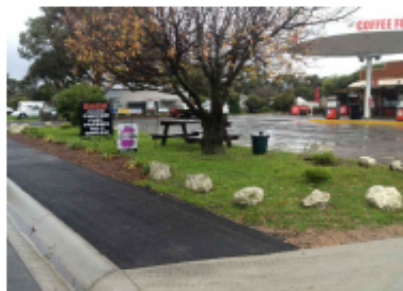
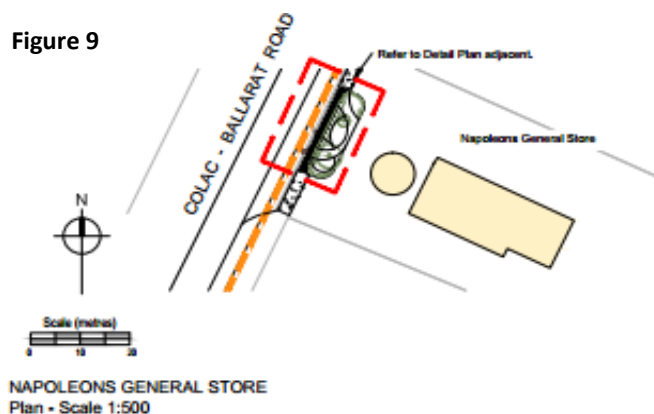
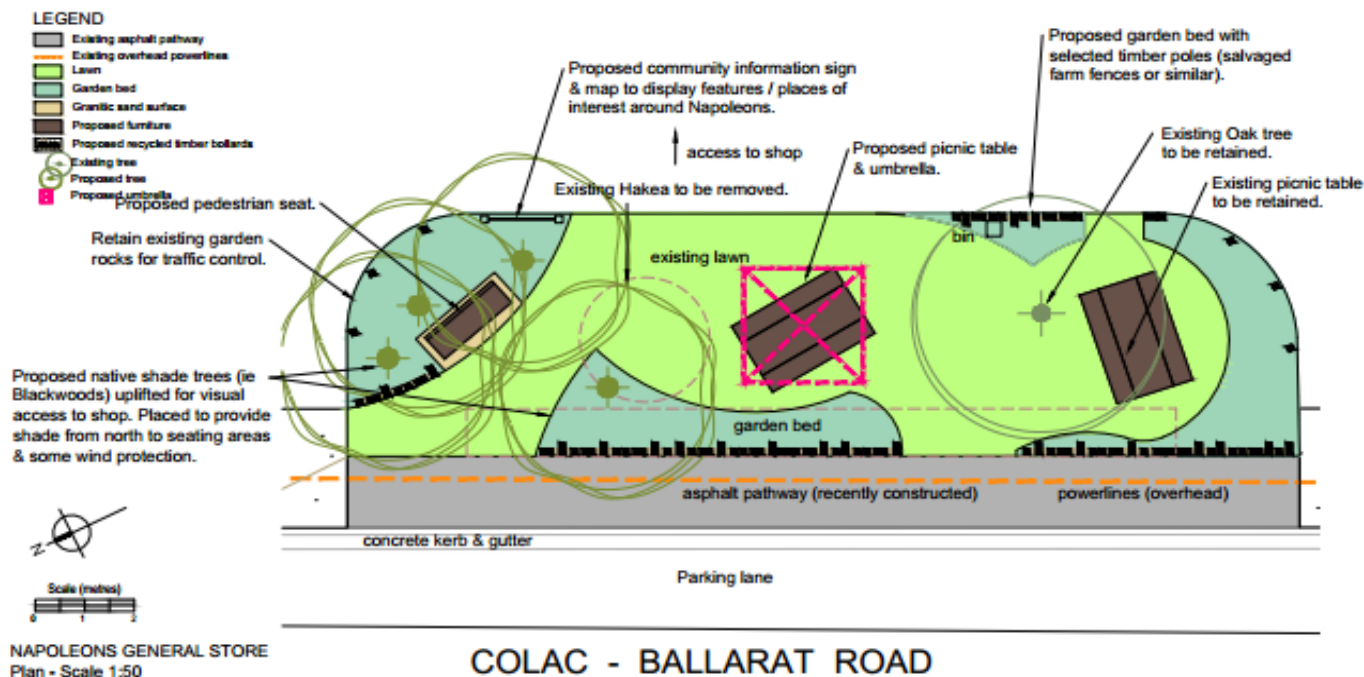


Photo 1 - looking north - existing conditions



Photo 2 - looking east towards shop



Cluster of Blackwoods
- reflecting native tree preference of town.
- seasonal colour & interest.



Source old farm posts / timber sleepers for art / protective fence.
- reflecting farming heritage of town.
- could be painted, as shown adjacent, by school children to bring colour & interest to streetscape.
- sizes ranging from 400 - 800mm high.



Picnic furniture / bright umbrellas
- reflecting sense of community within town.
- friendly space for visitors to encourage them to stop & explore or spend at the shop.
- seasonal colour & interest.



NOTE:
1:5 The level of public open space detail shown on this drawing is preliminary only. Further consultation with Council / user groups / consultants etc. and associated landscape documentation is required to finalise and confirm the layout, species, materials, colours, quantities etc.

Date: June 2014
Scale: As shown @ A1 sheet size
Drawn: CH / JK
Drawing No: 1415-P01

NAPOLEONS - COMMUNITY SPACE

GOLDEN PLAINS SHIRE COUNCIL

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6.4 Implementation Plan

The Structure Plan must include or be accompanied by an Implementation Program, which articulates the necessary actions and strategies required to implement the aims and objectives described in the Development Framework. The Implementation Program should be adopted by Council and be linked to Council's corporate plan.

A detailed Implementation Program defines the actions, timeframes, costs, priority, key stakeholders, community engagement processes and the parties responsible for implementing each action. The implementation Program identifies Council's budget requirements and other possible funding sources. The initiatives identified in the Structure Plan will be implemented by a range of key stakeholders, from both the public and private sectors. The Council and Government Agencies will use the agreed Structure Plan to set budgets and facilitate the timing and delivery of infrastructure and to establish development criteria in the activity centre. Private sector interest will use the Structure Plan to guide their actions and development.

The Golden Plains Shire has identified the following actions to be implemented:

	Action	Commence	Duration	Lead Agency & Responsible Project Manager	Involved	Stakeholder & Community Engagement	Cost	Priority
1	Amend the Golden Plains Planning Scheme to replace the Napoleons Structure Plan with the new Structure Plan as shown at Figure 9	2014	12 months	Golden Plains Shire	Council Officers & Dept. of Transport Planning and Local Infrastructure (DTPLI)	Formal Planning Scheme amendment process	\$10K	1
2	Streetscape Works	2014		Golden Plains Shire/Community			Grant Opportunities/ Private Sector	

Figure 10



6. Monitoring and Review

Council regularly undertakes a review of the residential land supply across the Shire to determine the timing for Structure Plan reviews.

The implementation program will be integrated into Council's budget, subject to adoption by Council. This will ensure progress of actions identified in the Napoleons Structure Plan.

"A quiet little hamlet"

