

PLAN HARCOURT

FREQUENTLY ASKED QUESTIONS SHEET 2 - THE HARCOURT TOWN CENTRE

Why is some of the town centre being rezoned from Township Zone to Commercial 1 Zoning?

Feedback from the community has consistently highlighted the need to identify and create an appropriate commercial zone. Providing the Town Centre with its own commercial zoning facilitates this and over the long term will direct future commercial uses into the defined Town Centre area. In addition, by rezoning the land that surrounds the new Commercial Zone 1 from Township Zone to Neighbourhood Residential Zone, a clear land use signal is made that encourages and directs commercial uses to 'set up shop' within the defined Town Centre.

What is the Design and Development Overlay that is proposed for the town centre?

A 'design and development' overlay sets out guidelines for building and development on land within its boundaries. New buildings must comply with the objectives and requirements specified in a design and development overlay schedule.

We have applied the design and development overlay across the town centre because, currently, the town centre has poor legibility (lack of wayfinding) between key sites across Harcourt. This leads to car dependency and poor social cohesion. The design and development overlay will create a high quality pedestrian environment and public realm through encouraging active transport links within and around the town centre, and enhancing urban design outcomes to improve on the community's sense of social wellbeing.

By applying the design and development overlay, we will ensure future development within the town centre:

- Is appropriate to the context and prominence of the site and assists in the consolidation of the Harcourt town centre.
- Provides active and continuous street frontages.
- Creates a high quality pedestrian environment and public realm.
- Incorporates natural materials (such as timber and brick) and neutral colours that reflect the character and natural setting of Harcourt.
- Protects or provides views from within the town centre to the north and to the east towards Mount Alexander and to the north and west towards hillslopes.

Any other question not answered here?

Please see the other fact sheets specifically for existing residents, businesses and horticultural producers, visit www.mountalexander.vic.gov.au/PlanHarcourt or contact Strategic Planning by email info@mountalexander.vic.gov.au or phone (03) 5471 1700.