Birregurra

Policy application
This policy applies to all land within the Birregurra settlement boundary as identified in the Birregurra Structure Plan.

Objective
To manage modest growth and development in Birregurra in a coordinated and sustainable manner that retains its rural character.

Strategies
Protect the town’s significant and contributory heritage places.
Preserve and enhance the Barwon River corridor and connected waterways.
Establish a connected network of accessible public open space and recreation facilities that provide a range of passive and active recreation opportunities.
Protect the landscape character and view lines of town entrances as defining elements of the north, east and west gateways.
Encourage infill development on vacant lots and support further subdivision of larger lots within the existing settlement boundary.
Encourage consolidation of commercial uses in the core town centre on Main Street.
Support commercial uses and the re-development of existing premises on both sides of Main Street between Roadknight Street and Austin Street to the west and the unnamed watercourse / Strachan Street to the east.
Encourage adaption and re-use of heritage buildings in Main Street.
Retain low building heights throughout the town and the single-storey built form of Main Street.
Consolidate civic, community and health facilities in a community node on the north-east edge of the town centre.
Support retirement/aged care living close to the community and health node, and Main Street.
Encourage petrol stations to locate in or close to the town centre, away from the heritage core and identified town gateways.
Encourage consolidation of industrial uses in the Industrial 1 Zone.
Support development in the Industrial 1 Zone that reflects the rural character and visual amenity.
Support road upgrades that retain and enhance the character and informal nature of road reserves.
Design built form in residential areas to maintain the dominance of the surrounding landscape.