

21.09-6 Learmonth

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Proposed
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Learmonth is a small rural settlement located 15 kilometres north-west from the Ballarat Central Business District with a total population of just under 400 people. The Learmonth Community identify themselves as a strong and resilient rural community. The township sits amongst an extensive agricultural area with standout conical hills creating an exceptional feature in the otherwise low-lying landscape. There are sweeping and distant views in all directions to the surrounding hills, lake and ranges. The area in and around Learmonth is traversed by a gridded network of tracks and minor roads reflecting the area's early subdivision pattern. Lake Learmonth and the historic township form a special feature and add considerably to the landscape character of the area. The historic township includes 19th century buildings and established exotic trees, parks and gardens which are highly valued by the Learmonth community and visitors alike.

The rural atmosphere of the Learmonth township is enhanced due to the large residential lots, an abundance of significant trees and green open spaces. It is essential future change adds value by helping support the community while responding to Learmonth's valued character and distinct identity.

Objective 1

To maintain and protect the rural atmosphere and lifestyle of Learmonth into the future.

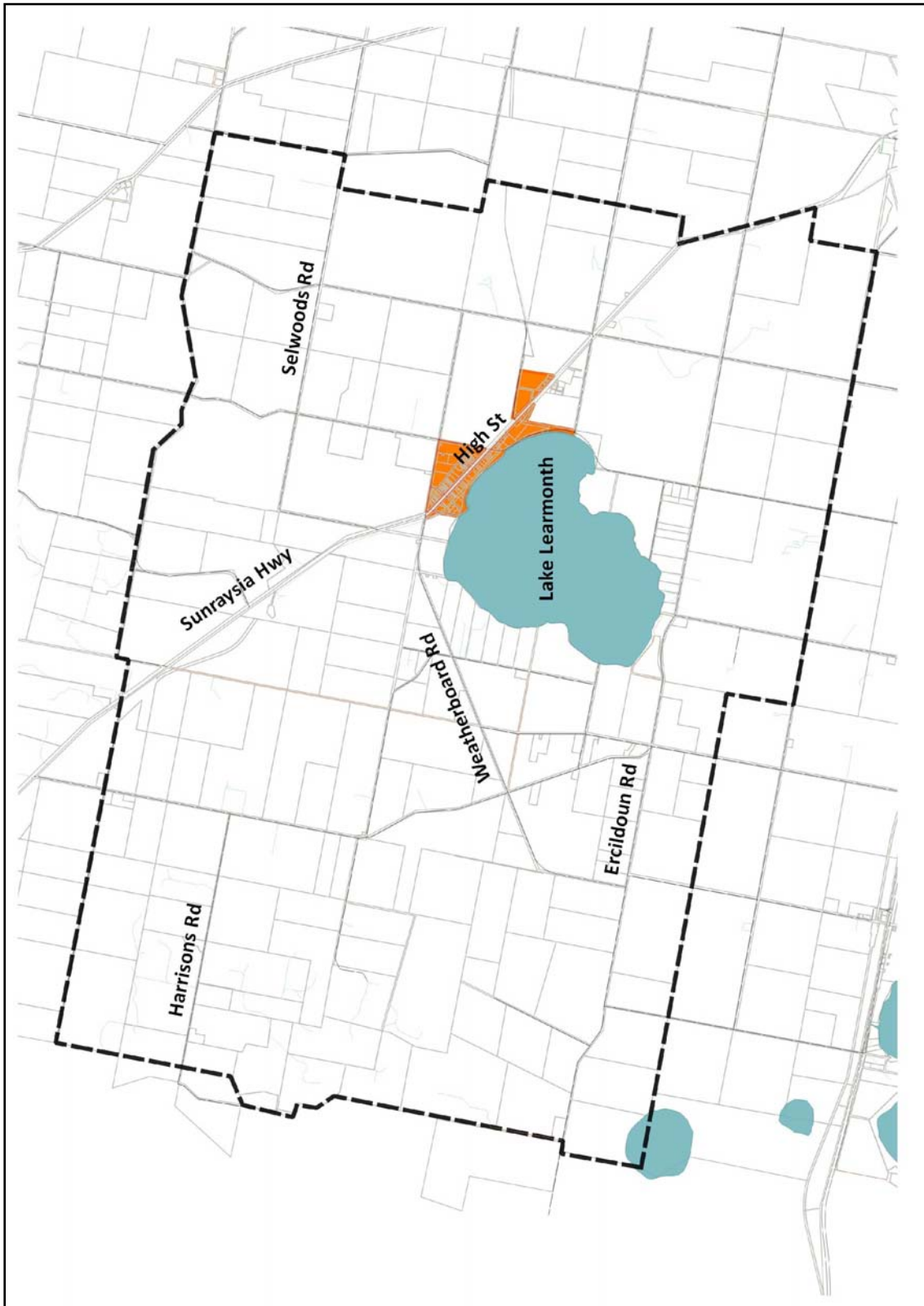
Strategies

Strategy 1.1	Ensure the character of the town, its streets and landscapes are a considered component of new development.
Strategy 1.2	Protect and maintain the prominence of the Learmonth Avenue of Honour as a unique landscape feature and gateway to the town.
Strategy 1.3	Maintain and protect the green open spaces whether they are for active uses or more passive recreation.
Strategy 1.4	Protect agricultural land by ensuring residential development remains within the Township Zone, avoiding inappropriate rural dwelling development.
Strategy 1.5	Limit the township area to within the boundary as shown on the Framework Plan below.

Specific Implementation

- Investigate the application of a Significant Landscape Overlay (SLO) to protect the rural views of Mount Bolton, Mount Beckworth and Weatherboard.

Extent of the broader Learmonth area



Learmonth Framework Plan

