

SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK

1.0

Further strategic work

Proposed
C107gpla
05/05/2025

- Prepare a local policy to protect farming land from inappropriate land uses and to guide dwellings and subdivision in the Farming Zone.
- Prepare a Design and Development Overlay as part of any future rezoning to rezone the area north of Heales Street and adjacent to the Brooke Street in Smythesdale from Township Zone to Commercial 1 Zone to provide for expansion of the commercial area.
- Prepare precinct structure plans in conjunction with rezoning land to facilitate urban development in the south east and south west precincts identified on the Bannockburn Growth Plan (Victorian Planning Authority, May 2021).
- Prepare a development plan in conjunction with rezoning land to facilitate urban development in the north west development plan area identified on the Bannockburn Growth Plan (Victorian Planning Authority, May 2021).
- ~~Plan and design a second east-west connector road for Bannockburn with the dual purpose of servicing the growth areas and re-routing through-freight vehicles out of the town centre prior to structure planning of long term growth precincts. Investigate a second east-west arterial road for Bannockburn with the dual purpose of servicing the growth area and re-routing through freight vehicles out of the town centre.~~
- Investigate additional crossing points over Bruce's Creek to facilitate east-west movement across Bannockburn.
- Investigate modifications to High Street through the town centre to create a streetscape that is responsive to pedestrian and cycling needs and which discourages through-freight vehicle movements.
- Investigate growth opportunities in Haddon and Cambrian Hill.
- Review the Smythesdale Urban Design Framework (Michael Smith and Associates, March 2006).
- Undertake the following assessment work within the Teesdale Future Growth Investigation Area prior to rezoning:
 - Land supply and demand analysis for the township and in the context of the wider municipality,
 - Biodiversity including native vegetation,
 - Bushfire risk,
 - Flooding impact,
 - Drainage infrastructure,
 - Sewer servicing,
 - Community and social infrastructure in the context of the broader region,
 - Landfill buffer requirements.

- ~~Prepare the Bannockburn South East Precinct Structure Plan.~~
- Prepare the Smythesdale Structure Plan.
- Prepare the Haddon Structure Plan.
- Implement a Development Community Contribution Policy.
- Implement further sustainable building and energy efficient design requirements.
- Prepare a Developer Contributions Policy.