**GOLDEN PLAINS PLANNING SCHEME**

**09/07/2020**

**C90gpla**

# SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK

**1.0**

**09/07/2020**

**Proposed C##gpla**

# Further strategic work

Prepare a local policy to protect farming land from inappropriate land uses and to guide dwellings and subdivision in the Farming Zone.

Investigate the possibility of providing sewered development within a designated area north of the railway line in Bannockburn which integrates with surrounding low density residential areas and the adjacent town centre.

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 a Traffic Impact Assessment Report and Overall Access Strategy for Inverleigh to determine road work contributions required to be funded by developers.

Determine the feasibility of providing a third road link from Common Road to the Hamilton Highway in Inverleigh and also for additional access for lots on the south east of the township, south of Hamilton Highway and east of the Leigh River, when substantial residential expansion is proposed.

Investigate upgrading the Teesdale Road at the twin bridges and the intersection of Peel and Common Road and the Hamilton Highway when residential rezoning is considered at the eastern end of Common Road in Inverleigh.

Prepare a development contributions plan for the provision of infrastructure within the Gheringhap precinct.

Develop design guidelines for the Gheringhap Structure Plan Area.

Apply the Development Plan Overlay in conjunction with rezoning land to the low density residential zone. The content of the overlay schedule is to address the characteristics, opportunities and constraints of the land proposed to be rezoned. A staging plan should be included as a requirement in the schedule to the overlay.

* 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.
* 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.
* 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 Bannockburn 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.

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