

SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK

1.0

Further strategic work

Undertake a settlement strategy to:

- Provide an assessment of residential and rural residential land supply.
- Review and define township boundaries.
- Identify areas and sites suitable for different forms of residential development and accommodation.
- Review land zoning and determine the most suitable locations for the Township Zone, General Residential Zone, Low Density Residential Zone and Rural Living Zone etc.
- Identify locations for medium density residential close to the Maryborough Central Business Area, supported by appropriate planning controls.
- Investigate placing a Restructure Overlay on old and inappropriate subdivisions outside of township boundaries to encourage consolidation of lots.

Undertake a housing facilitation strategy to develop Maryborough as a model centre for innovative and affordable housing.

Identify locations for future retirement and aged persons accommodation in the centres of Maryborough, Carisbrook and Dunolly.

Investigate measures to protect the amenity of residential and industrial areas in the Loch Street/Johnson Street area, Maryborough.

Implement planning controls to improve environmental management in the Central Goldfields Shire.

Undertake land capability studies for areas of the Shire that have not previously been studied.

Identify flood prone areas and implement adopted flood mitigation studies.

Investigate the use of a Design and Development Overlay to cover the Maryborough Central Business Area and the Maryborough Railway Station and environs.

Undertake strategic planning for Carisbrook, Talbot, Bealiba, Majorca, Moliagul and Timor to address issues and opportunities relating to urban design, heritage protection, retailing and tourism.

Complete and implement the Shire's heritage studies.

Investigate opportunities for new retail floorspace on the east side of the Maryborough Central Business Area (the street block bounded by Alma and Napier Streets, and Tuaggra and Nolan Streets).

Undertake an industrial development strategy to consider opportunities for industrial development in a range of industrial lot sizes and locations.

Prepare a development plan for the industrial estate at Carisbrook, (ex depot site).

Investigate the application of an appropriate zone for land associated with Carisbrook Trotting Track to reflect the ongoing use of this land for stables and similar enterprises.

Identify suitable industrial sites for the future location of new enterprises involved in the manufacture of new building products.

Implement the Shire's Tourism Strategy.

Implement, with Regional Roads Victoria, the most appropriate heavy vehicle road bypass of Maryborough.

Investigate the application of an Airport Environs Overlay covering Maryborough Airport.

Implement the Shire Recreation Plan.

CENTRAL GOLDFIELDS PLANNING SCHEME

Investigate the provision of reticulated sewerage to Talbot to enable potential growth to occur.