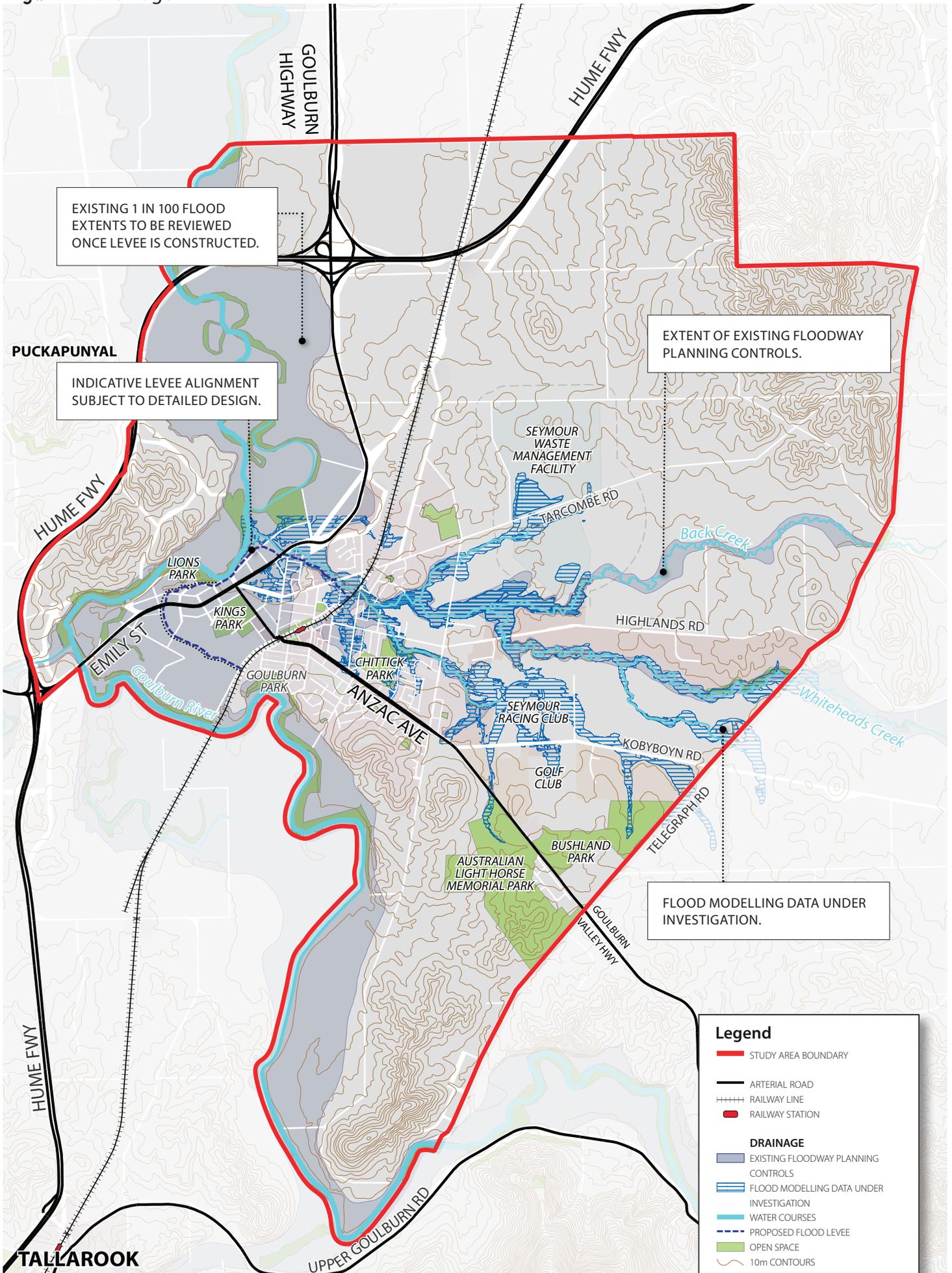


Figure 22 Drainage



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5.9 SERVICES AND UTILITIES

KEY PRINCIPLE 8

Ensure the orderly provision of services and drainage infrastructure to meet the existing and future needs of the community.

5.9.1 Overview

As part of the development of the Structure Plan, contact was made with all service authorities responsible for providing infrastructure to Seymour. All authorities are in agreement that the preparation and implementation of the Structure Plan will assist them by providing direction when periodically reviewing and updating their servicing strategy plans.

Many of the key servicing requirements will need to be closely coordinated with road network planning. Typical road reserve cross section profiles aim to provide adequate space to cater for the necessary services and drainage requirements when planning new and upgraded road projects.

5.9.2 Objectives

- 08.1** Support the development of the Seymour Flood Levee.
- 08.2** Ensure that the Seymour Flood Levee is able to link into a wider network of trails and can allow for improved recreational opportunities, enhanced environmental qualities and access to the Goulburn River at key points.
- 08.3** Provide for the co-ordinated provision of services and drainage infrastructure across Seymour.
- 08.4** Provide an integrated water management system that provides for the treatment and conservation of water and enhances the environmental and recreational qualities of Seymour.
- 08.5** Minimise the environmental, visual and amenity impacts of service infrastructure.

5.9.3 Drainage

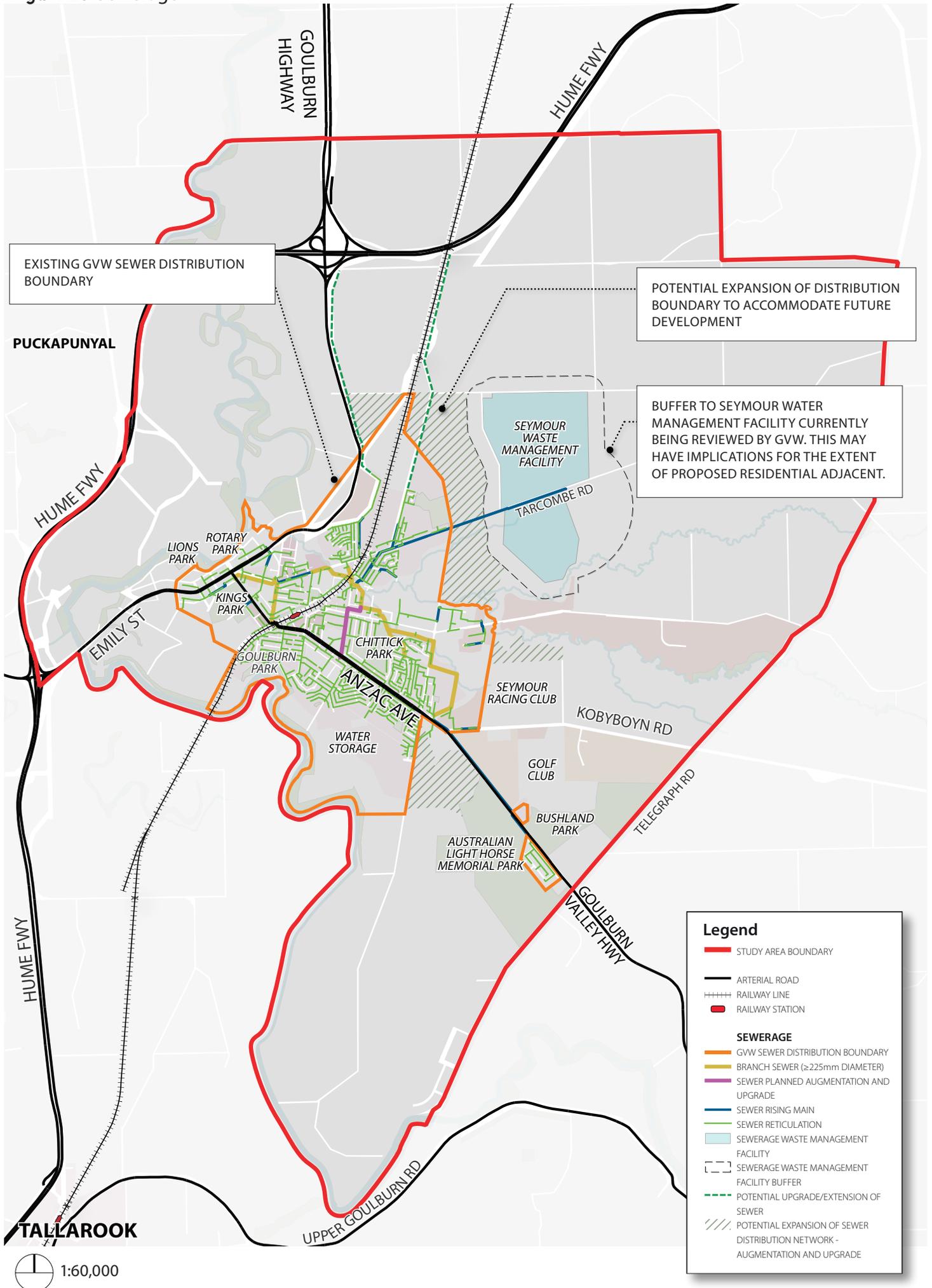
Mitchell Shire Council (MSC) is the responsible authority for the provision, ownership and maintenance of the minor and major stormwater drainage network within the urbanised part of the study area.

The minor drainage network is generally the underground piped system and the major drainage network is generally the overland flow paths along streets/reserves during large storm events.



The Seymour Flood Levee aims to reduce the flood risk associated with the Goulburn River.

Figure 23 Sewerage



EXISTING GVW SEWER DISTRIBUTION BOUNDARY

POTENTIAL EXPANSION OF DISTRIBUTION BOUNDARY TO ACCOMMODATE FUTURE DEVELOPMENT

BUFFER TO SEYMOUR WATER MANAGEMENT FACILITY CURRENTLY BEING REVIEWED BY GVW. THIS MAY HAVE IMPLICATIONS FOR THE EXTENT OF PROPOSED RESIDENTIAL ADJACENT.

Legend

- STUDY AREA BOUNDARY
- ARTERIAL ROAD
- ++++ RAILWAY LINE
- RAILWAY STATION

SEWERAGE

- GVW SEWER DISTRIBUTION BOUNDARY
- BRANCH SEWER (≥225mm DIAMETER)
- SEWER PLANNED AUGMENTATION AND UPGRADE
- SEWER RISING MAIN
- SEWER RETICULATION
- SEWERAGE WASTE MANAGEMENT FACILITY
- SEWERAGE WASTE MANAGEMENT FACILITY BUFFER
- - - POTENTIAL UPGRADE/EXTENSION OF SEWER
- /// POTENTIAL EXPANSION OF SEWER DISTRIBUTION NETWORK - AUGMENTATION AND UPGRADE

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The Seymour Flood Levee

In 2012, Council began preparation of the Seymour Levee Bank Flood Mitigation Study, which will have a key impact on the future land uses for the town. The levee project aims to reduce the flood risk to the town centre during flood events associated with the Goulburn River. The aim is to facilitate land acquisition for sites along the proposed levee bank alignment at the Goulburn River and construction of the levee bank, anticipated to be approximately 4.5km along the Goulburn River.

The levee project and related land acquisition program however cannot be seen simply as a flood protection device. It provides rare opportunities to unlock land surrounding the river which may be used for a range of purposes including new and enhanced parks, linear trails and environmental reserves, as well as the potential development of tourism destinations. It will act as the biggest single change factor within the town and has been a key consideration in the development of the Structure Plan.

Whilst the levee project is a separate project, the Structure Plan offers an opportunity to help shape and inform the final design of the levee to ensure the community's 'Vision for Seymour' is achieved by:

- Identifying opportunities to enhance Seymour's connection with the Goulburn River.
- Identifying principles to enhance the look and feel of the levee bank, with consideration of existing guidelines and without compromising the function or integrity of the levee.

Goulburn Broken Catchment Management Authority (GBCMA) has advised that any application for rezoning within the proposed levee will not be supported until such time as the levee has been constructed.

The Structure Plan supports and reinforces the cautious approach taken by GBCMA. As a general principle the Structure Plan only proposes to rezone existing urban zones to a higher and better zone, while existing open space and farmland areas (effectively undevelopable) within the proposed levee will be considered for rezoning only once the levee is constructed. Generally these areas will be maintained for open space uses, low impact tourist uses such as camping or a caravan park or rezoned based on existing adjacent land uses, where appropriate. Refer to Figure 26 - 28 for indicative and proposed land uses zones.

In addition to the levee, a drainage scheme should be developed for Seymour, so that the locations and sizes of the consolidated hydraulics and water quality treatment can be planned ahead to retard and treat the stormwater from the new developments prior to discharging to Goulburn River and Whitehead Creek.

5.9.4 Sewerage

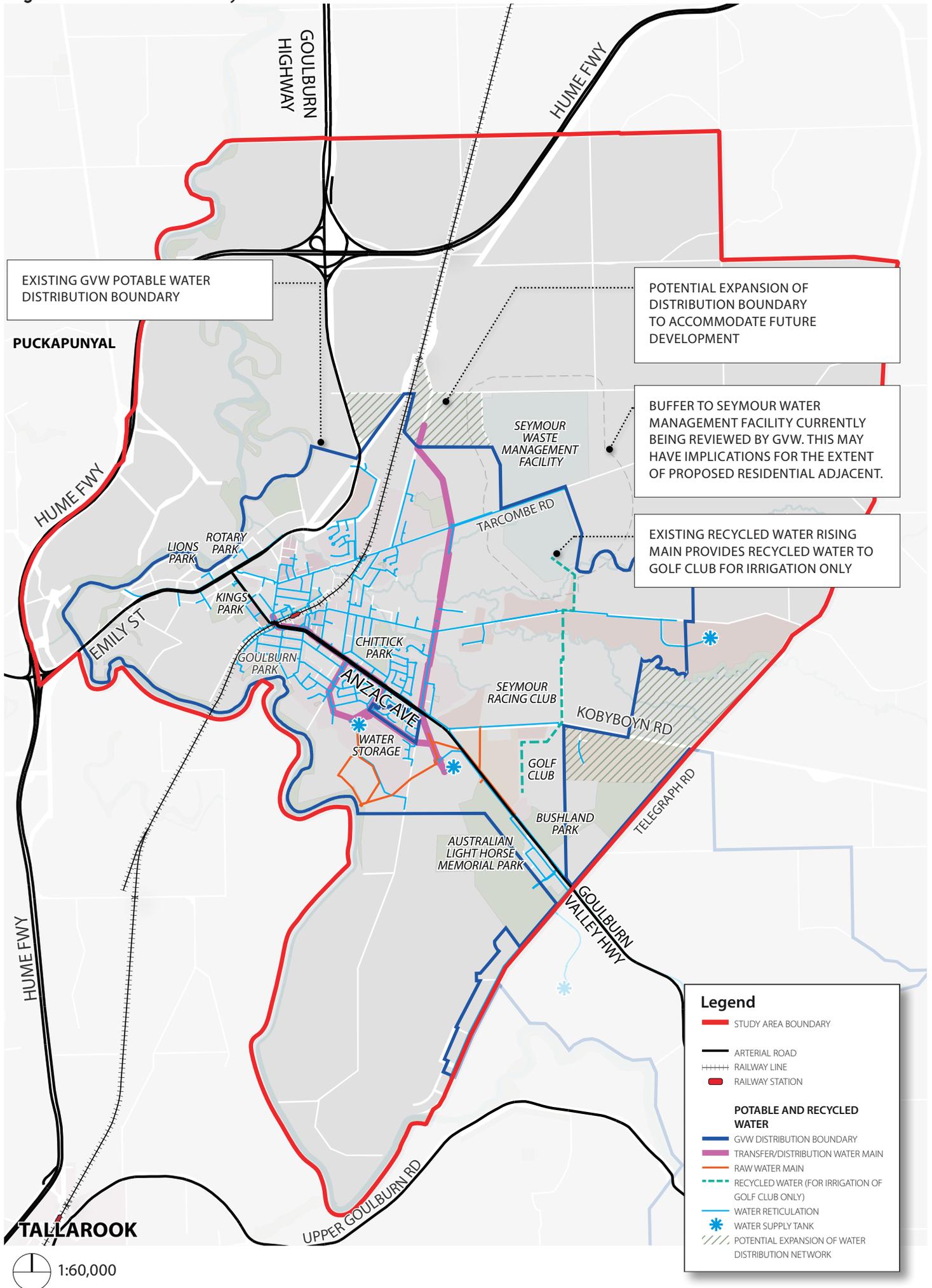
Goulburn Valley Water Corporation (GVW) is the responsible authority for provision of sewerage.

Based on current projected population forecasts, GVW have advised that the Seymour Wastewater Management Facility (SWMF) can accommodate projected population growth in Seymour until the year 2060. GVW also advised there is no arbitrary population limits for the Seymour Wastewater Treatment Facility.

GVW has also noted that they are reviewing the buffer to the Seymour Wastewater Treatment Facility. The review will look at providing a buffer that realistically reflects the influences of the facility. This review is currently underway, with initial advice expected February 2017. This may have implications for the extent of residential development along the western boundary of the SWMF.

GVW has a sewer network augmentation project planned which is occurring this financial year (2015/2016). However, there is no future sewer upgrade works planned to accommodate the projected population growth in Seymour. Some maintenance works, such as the replacement of existing sewer rising main, will occur for the next few years, but they are not scheduled as a result of the increased population growth. Further augmentation and upgrade of the existing sewerage network is required to expand the sewer district to accommodate future development areas. The other potential solution is to permit the use of septic tanks, which is not uncommon, particularly in the low density residential areas. The use of septic tanks may be considered in low density residential areas, where appropriate.

Figure 24 Potable and Recycled Water Plan



5.9.5 Potable Water

Goulburn Valley Water Corporation (GVW) is the responsible authority for provision of potable water reticulation.

GVW advised that the current potable water system can accommodate the projected population growth in Seymour until the year 2060, with the assumption of 0.75% population growth per annum until to 2060. GVW also advised that their infrastructure budget remains adaptive to the population needs.

Apart from several maintenance works, there is no planned potable water augmentation works for Seymour.

It is understood that existing water mains north of Tarcombe Road may restrict potential industrial opportunities here. Opportunities to upgrade water mains to allow for future industrial activities as outlined in Section 5.4 Employment and Economic Development, should be investigated.

A portion of the future development areas are located outside the GVW water district. In order to widen the water precinct, GVW will need to undertake review of the water district to cover this area. The existing water trunk services may also need to be upsized to cater for the increase of the population projected in these areas.

5.9.6 Recycled Water

Seymour Waste Management Facility currently only treats waste water to class C water quality, which is suitable for a range of uses, including irrigating food crops, sporting facilities, sporting grounds and golf courses. The only recycled water alignment (carrying class C water) runs from the SWMF to Seymour Golf Club where the water is used for irrigation purposes.

To provide recycled water reticulation to residential homes and businesses, the waste water would need to be treated to Class A quality to be suitable for gardening, toilet flushing and possibly washing clothes. While this is not an immediate consideration for the Structure Plan, it should be investigated to ensure this infrastructure is considered as part of future development.

5.9.7 Electricity

Ausnet Electricity Networks is the responsible authority for provision of electricity.

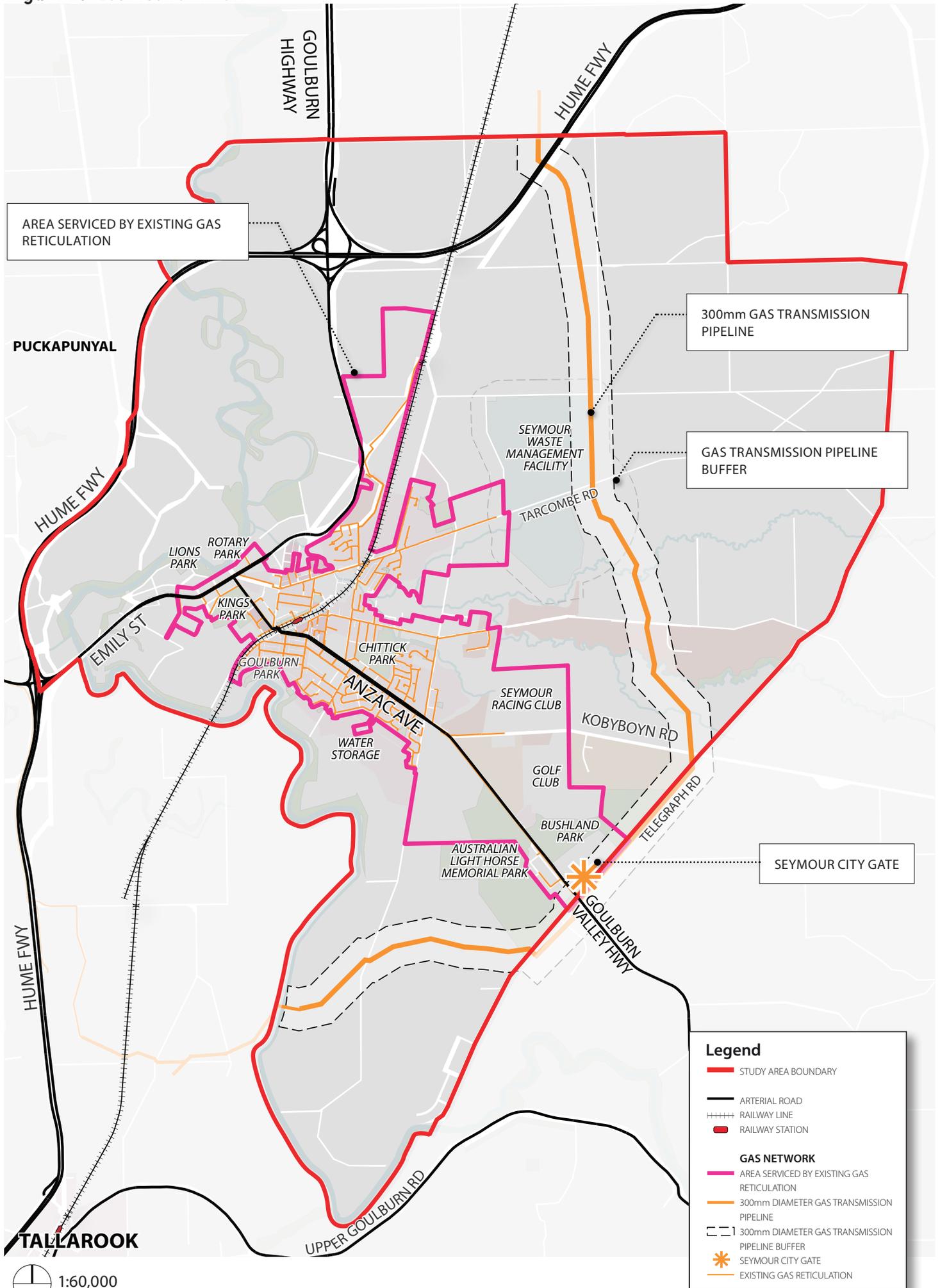
Seymour and surrounding areas are supplied by electricity from an AusNet Electricity Services Zone Substation in the township of Seymour.

A major substation upgrade to replace equipment installed at the station when it was built in the 1950's is being planned for the next five years. The AusNet Services electrical loading growth forecast of 100KVA per annum for Seymour & surrounds is based on the continued growth of the reticulated gas network and the sustained steady low level growth of the domestic and commercial sectors with very little growth in the industrial sector. As part of the planning scheme administered by the Mitchell Shire, AusNet services requires developers of large housing subdivisions and commercial/industrial developments of greater than 20KW to apply for power supply connection before commencing the development process.

Ausnet recommends that Council should either review their existing Public Street Lighting policy or develop a new policy if one does not exist. The policy should address the Council's requirements for the provision of street lighting by developers and take into consideration the advancements in technologies available including the compact fluorescents and LED street lights. Key to the policy should be providing a limited choice for non-standard lighting and poles to avoid having a variety of different models throughout the municipality.

While Ausnet Electricity Networks unable to provide their electrical network, it is understood that generally more electrical substations can be added with necessary network augmentation towards the direction of the potential growth areas.

Figure 25 Gas Network Plan



5.9.8 Telecommunications

Telecommunications infrastructure owned by Telstra exists in Seymour. Apart from Telstra, some sections of Seymour are serviced by another telecommunication company (Nextgen), which is able to provide services primarily to businesses, government agencies and other telecommunications service providers.

National Broadband Network (NBN) current service in Seymour is limited to areas outside the main township for fixed wireless services.

The established area of Seymour is planned to be serviced via Fibre to the Node (FTTN). This work is proposed to commence in the second half of 2017.

An agreement has been reached between NBN and Telstra to use Telstra's extensive existing pits and conduits network to feed NBN optic fibre where required to service new development and to facilitate the FTTN.

Once NBN network is available for the Seymour established area, new developments in the region should be able to be serviced by NBN, subject to formal approval from NBN. New developments may be subject to deployment charges and/or backhaul charges depending on the distance to nearest NBN network at the time of the development application.

5.9.9 Natural Gas

APA Group is the responsible authority for gas distribution and transmission networks in this region. The company is split into two distinct businesses responsible for the transmission network and the distribution network.

APA Group manages the gas assets on behalf of Australian Gas Networks.

Transmission Network

APA Group Transmission is the organisation responsible for the existing 300mm diameter gas transmission pipeline that exists south and east of Seymour township. The pipeline is located within a 35m wide easement.

APA has advised that development will be prohibited within the transmission easement. The easements need to be fully protected for upgrades.

There are currently no APA restrictions on development outside the easement however APA have recommended that potential risks be considered in land use planning. Land uses such as schools, hospitals, shopping centres and high density development should be sited outside of the buffer (260m offset from centre of the transmission pipeline) identified in Figure 25.

There are no difficulties for APA to provide adequate gas supply from the transmission main for future development within the Structure Plan boundary.

Distribution Network

APA Group Networks is the organisation responsible for the distribution of gas services to individual customers and into new development areas. Their network starts from the supply off-take known as the Seymour City-Gate facility located at the intersection of the Goulburn Valley Highway and Telegraph Road (refer to Figure 25 for location).

Non-developed areas within the central areas of Seymour are expected to be able to be supplied with reticulated gas as these become developed.

Extensions of gas to new areas for development outside the existing supply area or specific high gas users from industry are expected to be possible with potential for new feeder mains, if required.

All potential growth areas in the Structure Plan should be able to be serviced via existing infrastructure or via extension as generally these areas are located in the vicinity of the existing gas reticulation.

5.9.10 Strategies and Actions

- S8.1** Investigate the need to upgrade water mains to the north of Tarcombe Road to cater for specific types of industrial activities.
- S8.2** Support the planned sewer network augmentation project within existing areas of Seymour.
- S8.3** Support and adopt the planned review of the Seymour Wastewater Management Facility. If development buffers are reduced, consider the expansion of adjacent land use as identified on Figure 23.
- S8.4** Support future augmentation and upgrades to the sewer network to increase capacity within existing residential and industrial areas and allow for future residential development.
- S8.5** Ensure future drainage corridors are designed to support drainage, environmental and recreational functions.
- S8.6** Require Integrated Water Management Plans for developments of 60 lots or greater in accordance with Mitchell Shire Planning Scheme Requirements.
- S8.7** Develop an integrated drainage scheme for the Seymour township to treat and manage stormwater prior to discharging to Goulbourn River and Whitehead Creek and other creek corridors.
- S8.8** Support the development of a planning scheme amendment to introduce a Public Acquisition Overlay for land in private ownership that will be required for the development of the Seymour Flood Levee.



Support the planned development of the Seymour Flood Levee.

- S8.9** Upon completion of the Seymour Flood Levee and Whiteheads Creek investigations, review Land Subject to Inundation Overlay (LSIO) and Flood Zoning extents.
- S8.10** Support the design of roads and open space in new developments to incorporate water sensitive urban design measures.
- S8.11** Support the planned development of the Seymour Flood Levee. The future design of the levee should:
- Maintain and / or enhance environmental systems and ecological values across the landscape.
 - Consider both cut and fill outcomes. The volume of fill required to achieve the levee system is considerable. Excavating within selected floodplain areas could allow the development of a series of new wetlands that offset habitat loss associated with the levee development and add ecological and scenic values to specific locations.
 - Provide site specific design responses to meet the range of landscape, environmental, visual, cultural heritage, recreation, access and residential values that exist within Seymour.
 - Provide variation in the levee alignment and shape including curved, staggered, overlapping sections that help to minimise existing vegetation removal and integrate the form of the levee system with natural riverine landscape forms.
 - Maintain the quality of existing views and patterns of viewing that best represent the Seymour landscape to residents and visitors.
 - Maintain the quality and useability of public open space that is linked to the Goulburn River and major creek corridors.
 - Consider the potential of levee formations as design or art features that identify special locations such as town entries and park edges.
- S8.12** Investigate the feasibility of providing Class A recycled water to residential and businesses within Seymour in the future.
- S8.13** Investigate upgrades to telecommunications including the NBN.

06 IMPLEMENTATION

6.1 OVERVIEW

This chapter aims to provide a plan for the implementation of actions contained in the Structure Plan, an overview of who will be involved in the implementation and timing for delivery.

6.2 IMPLEMENTATION PROCESS

The Structure Plan will be issued to Council for formal adoption.

A structure plan once adopted can become a seriously entertained document giving it weight in planning decision making.

An adopted structure plan is a key strategic document used to provide certainty to residents, businesses and government agencies regarding the future development and infrastructure investment in an area.

The Structure Plan has identified 13 priority projects that will lead the implementation of the Structure Plan. Detail around these projects is provided in Section 6.3 Priority Projects.

A planning scheme amendment will be prepared to implement relevant parts of the Structure Plan into the Mitchell Planning Scheme. Additional consultation will occur as part of the planning scheme amendment process.

Mitchell Shire Council currently plays an active role in advocating to state and federal governments and other stakeholders, to help guide and contribute funding to projects across the shire. The Structure Plan contains a number of strategies and actions which will require ongoing advocacy to ensure the best outcomes are achieved in Seymour. A summary of the advocacy opportunities for the 13 priority projects is included in Section 6.3 Priority Projects.

6.3 PRIORITY PROJECTS

The Structure Plan identifies a significant number of strategies and actions that will guide the transformation of the town.

Please refer to Section 5 Elements for all other strategies and actions to be implemented as part of the Structure Plan.

The table below identifies 13 priority projects that are critical to the success of the Structure Plan. It includes an overview of the projects, key outcomes to be achieved, responsibility, priority and advocacy opportunities.

Table 5 Priority Projects

Ref. No	Project	Overview	Key Outcomes to be achieved	Lead Responsibility.	Key Stakeholders	Priority
1	Infrastructure Framework Plan	Preparation of an Infrastructure Framework Plan.	<ul style="list-style-type: none"> Identify relevant local infrastructure required to support planned future growth as outlined in the Structure Plan. Provide clear guidance around the provision and cost associated with the implementation of infrastructure projects. 	<ul style="list-style-type: none"> Council 	<ul style="list-style-type: none"> Landowners within study area Infrastructure authorities and service providers 	High
2	Business Prospectus	A business prospectus for Seymour that clearly outlines business initiatives that will be undertaken to improve business performance.	<ul style="list-style-type: none"> Develop a Business Prospectus for Seymour. Identify priority projects for business development with expected economic impacts. 	<ul style="list-style-type: none"> Council 	<ul style="list-style-type: none"> Landowners within study area Community 	High
3	Adoption	The adoption of the final Seymour Structure Plan by Council.	<ul style="list-style-type: none"> Council endorsement of the Structure Plan. Provide planning scheme changes that align with the Vision, Objectives and Strategies of the Structure Plan. 	<ul style="list-style-type: none"> Council 	<ul style="list-style-type: none"> Minister for Planning and State Government Community Infrastructure authorities and service providers 	High
4	Finalisation and construction of the levee	Finalisation and ultimate construction of the Seymour Flood Levee Project for Goulburn River and Whiteheads Creek.	<ul style="list-style-type: none"> Finalise the ultimate design for the levee ensuring it is consistent with the Structure Plan. Construction of the levee. Testing of levee to enable rezoning adjacent. 	<ul style="list-style-type: none"> Council 	<ul style="list-style-type: none"> Community VicRoads Local State and Federal Members of Parliament Goulburn Broken Catchment Management Authority 	High

Table 6 Priority Projects (continued)

Ref. No	Project	Overview	Key Outcomes to be achieved	Lead Responsibility.	Key Stakeholders	Priority
5	Riverfront / Emily Street Master Plan and Urban Design Framework	The Riverfront Master Plan and Urban Design Framework will examine the Emily Street precinct in closer detail and establish requirements for the design of buildings, movement and access as well as for public areas.	<ul style="list-style-type: none"> ■ Develop a shared vision for the revitalisation of the riverfront supported by businesses and the local community. ■ Provide certainty around future land use zoning and design guidance to support planning overlays. ■ Discuss options for Emily Street streetscape and intersection with VicRoads. ■ Community and business partnerships for implementing the plans. ■ Develop a heavy vehicle route around the town centre. 	<ul style="list-style-type: none"> ■ Council 	<ul style="list-style-type: none"> ■ Landowners within study area ■ Community ■ VicRoads ■ Local State and Federal Members of Parliament ■ Regional Development Victoria ■ Goulburn Broken Catchment Management Authority 	High
6	Trails Network	The Trails Network involves further development and the design of an alignment for a 3m wide shared path trail network, generally in accordance with Figure 16 of this Structure Plan.	<ul style="list-style-type: none"> ■ Design development for shared path network. 	<ul style="list-style-type: none"> ■ Council 	<ul style="list-style-type: none"> ■ Community ■ VicRoads ■ Goulburn Broken Catchment Management Authority 	Medium
7	Rail Trail Strategy	A feasibility study to investigate suitable alignment for the extension of the Great Victorian Rail Trail into Seymour.	<ul style="list-style-type: none"> ■ Identify a suitable alignment for the extension of the Great Victorian Rail Trail into Seymour, based on options outlined in this Structure Plan. 	<ul style="list-style-type: none"> ■ Council 	<ul style="list-style-type: none"> ■ Community ■ Regional Development Victoria 	Medium

Table 7 Priority Projects (continued)

Ref. No	Project	Overview	Key Outcomes to be achieved	Lead Responsibility.	Key Stakeholders	Priority
8	Community Hub Study	Study to identify a preferred location for a new community hub within Seymour and the services and facilities to be provided for.	<ul style="list-style-type: none"> Develop a shared vision for a community hub within Seymour. Identify a preferred location ensuring it meets the key principles identified in this Structure Plan. Identify services and facilities to be provided. Prepare cost estimate and identify potential sources for funding. 	<ul style="list-style-type: none"> Council 	<ul style="list-style-type: none"> Sporting clubs, community groups and organisations within Seymour Community 	Medium
9	Chittick Park Master Plan	A master plan for Chittick Park to facilitate its enhancement and protection into the future.	<ul style="list-style-type: none"> Develop a shared vision for Chittick Park that is consistent with the Structure Plan. Priority projects to improve Chittick Park in the short, medium and long term. 	<ul style="list-style-type: none"> Council 	<ul style="list-style-type: none"> Sporting clubs, community groups and organisations currently using the reserve Community Regional Development Victoria Sport and Recreation Victoria 	Medium
10	Preparation of an Urban Renewal Plan	The Urban Renewal Plan will examine the existing industrial precinct located along Delatite Road in closer detail and identify opportunities for renewal.	<ul style="list-style-type: none"> Development outcomes that significantly improve amenity and promote increased activity in the renewal area. Redevelopment of land that will enhance the public realm and contribute to physical improvements along Delatite Road and Wimble Street/ Highlands Road. 	<ul style="list-style-type: none"> State Gov. with Council 	<ul style="list-style-type: none"> Landowners within study area Community VicTrack Local State and Federal Members of Parliament Regional Development Victoria 	Medium

Table 8 Priority Projects (continued)

Ref. No	Project	Overview	Key Outcomes to be achieved	Lead Responsibility.	Key Stakeholders	Priority
11	Town Centre Master Plan and Urban Design Framework	The Master Plan and Urban Design Framework will examine the town centre in closer detail and establish requirements for the design of buildings as well as for public areas.	<ul style="list-style-type: none"> ■ Develop a shared vision for the revitalisation of the town centre supported by businesses and the local community. ■ Provide certainty around future land use zoning and design guidance to support planning overlays. ■ Community and business partnerships for implementing the plans. 	<ul style="list-style-type: none"> ■ Council 	<ul style="list-style-type: none"> ■ Landowners within study area ■ Community ■ VicRoads ■ VicTrack ■ Public Transport Victoria ■ Local State and Federal Members of Parliament ■ Regional Development Victoria 	Low
12	Train Station Master Plan	Council to actively advocate for the development of a Master Plan for the Seymour Railway Station.	<ul style="list-style-type: none"> ■ Develop a shared vision for the station that is consistent with the Structure Plan and supported by businesses and the local community. ■ Ensure Master Plan considers long term planning in the surrounding areas. 	<ul style="list-style-type: none"> ■ Council 	<ul style="list-style-type: none"> ■ Landowners within study area ■ Community ■ VicRoads ■ VicTrack ■ Public Transport Victoria ■ Local State and Federal Members of Parliament 	Low
13	Develop Strategic Redevelopment Sites	Council to actively advocate for the development of Strategic Redevelopment Sites as identified in this Structure Plan.	<ul style="list-style-type: none"> ■ Develop Strategic Redevelopment Sites to they positively contribute to the town centre and streetscape experience. 	<ul style="list-style-type: none"> ■ Council 	<ul style="list-style-type: none"> ■ Landowners within study area ■ Community ■ VicRoads ■ VicTrack ■ Public Transport Victoria ■ Local State and Federal Members of Parliament ■ Regional Development Victoria 	Low

6.4 STAKEHOLDER INPUT AND ADVOCACY

6.4.1 Key roles

Implementation of the Structure Plan will require collaboration and support from a number of stakeholders. While Council will generally lead and manage the implementation process, some input and management may be required from others including State Government agencies, the private sector and the community. These stakeholders may be referral agencies, own relevant sites or manage related infrastructure, or could potentially fund aspects of the projects.

6.4.2 Advocacy

Council is active in advocating to State and Federal government and other stakeholders for improvements across the shire, and ensuring adequate infrastructure is provided to cater for future population growth. Council has identified five priorities for advocacy through its framework: - 'Our Top Advocacy Priorities for the Mitchell Community 2014'. These priorities include:

- Planning for Growth
- Economic Development
- Transport Connectivity
- Community Infrastructure
- Emergency Management.

The Structure Plan includes a large number of recommendations that would fall under these categories. The 13 priority projects identified in Section 6.3 Priority Projects should be a focus for future advocacy in Seymour. There are opportunities for Council to seek funding for these projects, seek government expertise and advice, and influence government agency positions and policies.

6.5 STATUTORY IMPLEMENTATION

6.5.1 Overview

Key components of the Structure Plan must be implemented into the Mitchell Planning Scheme. This is to ensure that decisions by both Council and VCAT are guided by the key principles and elements of the plan, and that these elements are well known and understood by the community, landowners and service authorities.

This chapter discusses the options available to Council and the recommended approach.

6.5.2 Adoption

The first important step in the planning implementation of the Structure Plan is the adoption of the final report by Council and implementation into the Planning Scheme.

Further implementation into the Mitchell Planning Scheme is best achieved through the insertion of new sub clause at clause 21-11-Seymour. This should be spatially specific to Seymour, and restate the key objectives and principles of the Structure Plan. It should also include the full Structure Plan as a reference document. In this way, the Structure Plan can be given the appropriate level of weight in decisions.

Minor revisions to the remainder of clause 21-11 may be necessary at the same time to ensure consistency with the new clause.

6.5.3 Zoning

The Structure Plan suggests a number of land use changes that should be implemented in the Mitchell Planning Scheme through rezonings. Figures 26-28 and Tables 8-9 show generally a number of proposed rezonings as recommended through the Structure Plan.

It is noted that this is not an exhaustive list, and the boundaries of the rezonings should be refined with further investigation and once the Seymour Flood Levee has been constructed. This will provide greater clarity around the boundaries of zonings and the preferred zone and schedules required.

A key location identified for rezoning is along Anzac Avenue. The current 'Industrial 1 Zone' provides limited opportunities to encourage more active uses along Anzac Avenue and to complement the nearby retail clusters. The Structure Plan provides strategic support for this area to be rezoned to Commercial 2 Zone. Another key location is the Town Centre rezonings (refer to Figure 27). These rezonings should be initiated by Council. Other rezonings, such as greenfield development sites, could be developer led (refer to Figure 26).

Future rezonings should proceed through a normal planning scheme amendment process, allowing for community and authority input. Each process should address any site specific issues as flagged by this Structure Plan.

Figure 26 Potential Rezoning - Overall

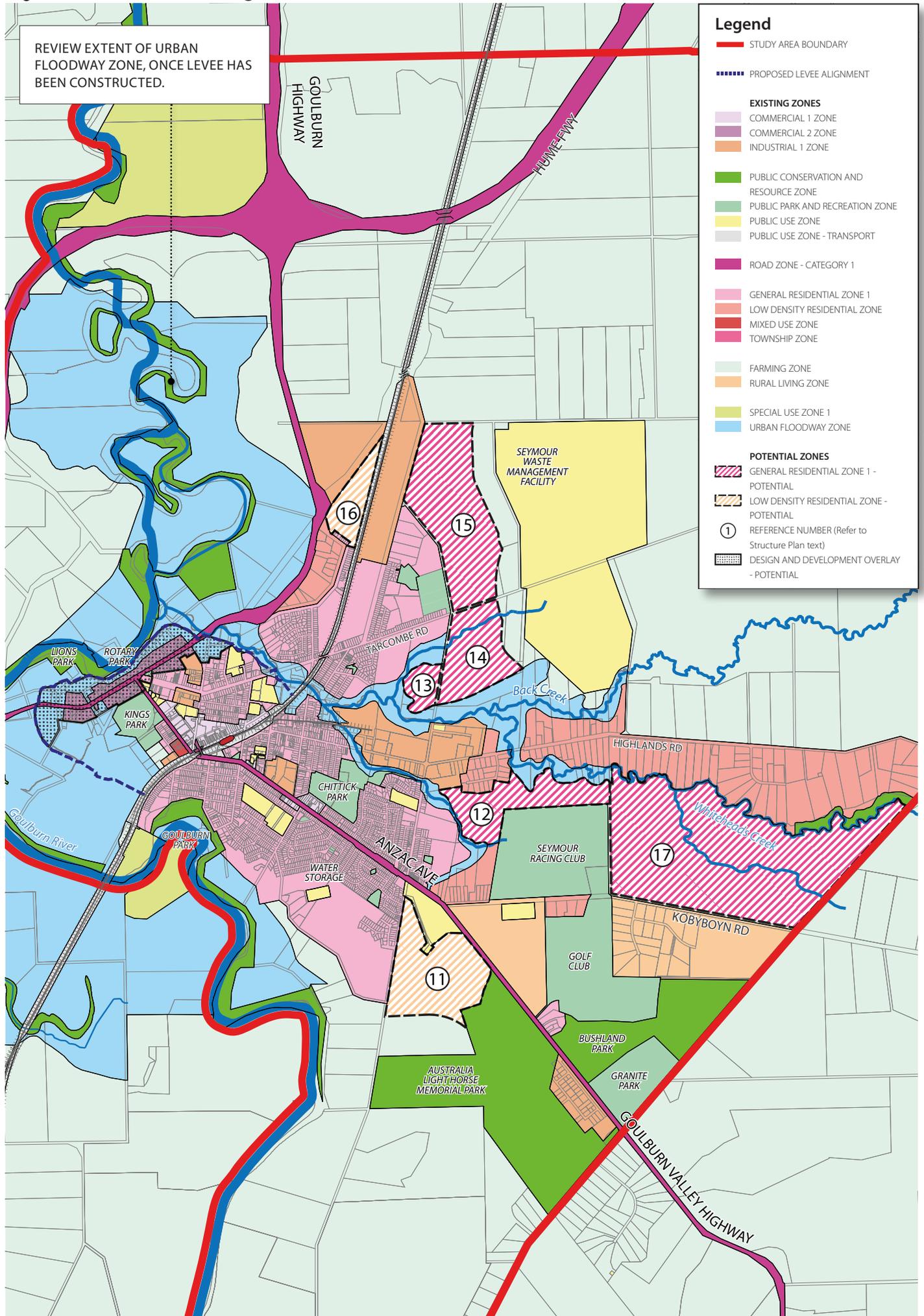


Table 9 Potential Rezoning

Ref. Number	Zones – Existing	Zones - Potential	Overlays - Existing	Overlays – Potential	Proponent Led or Council Led
11	Farming Zone	Low Density Residential Zone (part) and Rural Living Zone (part)	n/a	Development Plan Overlay	Proponent
12	Farming Zone	General Residential Zone 1	FO		Proponent
13	Farming Zone	General Residential Zone 1	FO		Proponent
14	Farming Zone	General Residential Zone 1	FO		Proponent
15	Farming Zone	General Residential Zone 1	VPO1		Proponent
16	Farming Zone	Low Density Residential Zone	VPO1	Development Plan Overlay	Proponent
17	Farming Zone	General Residential Zone 1	FO, SMO, VPO1	Development Plan Overlay	Proponent

The following outlines the general purpose of the potential residential zones:

General Residential Zone (GRZ): The General Residential Zone is applied to land in areas where growth and housing diversity is anticipated. It is expected that the type of housing provided will evolve over time to provide more diverse forms of housing, but not at the expense of existing open garden character.

Rural Living Zone (RLZ): The Rural Living Zone provides for residential use in a rural environment whilst also allowing for agricultural land uses which do not impact on the amenity of surrounding land.

Low Density Residential Zone (LDRZ): The Low Density Residential Zone is to provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.

Residential Growth Zone (RGZ): The Residential Growth Zone is applied to land identified as suitable for increased residential development, such as urban renewal sites, and locations offering good access to services and transport. These areas include activity centres and town centres.

Mixed Use Zone (MUZ): The Mixed Use Zone is to provide for a range of higher density residential, commercial, industrial and other uses which complement the mixed-use function of the locality.