

SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK**1.0 Further strategic work**40/06/2024 --/--/----
C136surf Proposed C133surf

- Complete assessing the heritage significance of nominated heritage sites and undertake a further
- scoping study to determine any additional places of potential significance.
 - Review:
 - ~~The appropriateness of subdividing land in the Thompsons Creek catchment area to 40 hectares subject to meeting conditions specified in the Schedule to the Farming Zone.~~
 - Schedule 13 to the Design and Development Overlay Coastal Boulevards as it applies to land within Old Torquay in light of Old Torquay's role as an urban consolidation area to accommodate future growth.
 - Investigate:
 - The potential to increase lot densities within the Bells Boulevard East Low Density Residential Area.
 - The potential for increasing housing densities in the Low Density Residential area between Strathmore Drive, Great Ocean Road, Bells Boulevard and the upper tributary of Jan Juc Creek.
 - The potential for low density residential development or sustainable tourist accommodation on sites identified as investigation areas in Lorne, considering bushfire risks, access and the need to protect significant biodiversity assets on the site.
 - The potential to develop land north of Coombes Road, west of Messmate Road up to the northern ridge line, for rural residential development subject to a supply and demand analysis.
 - The potential for urban growth to the north-east of Torquay to facilitate growth beyond 2030.
 - The potential for increased densities at the Collins Street Low Density Residential Estate, Winchelsea if initiated by landowners.
 - The need for and feasibility of expanding the town centre along Hesse Street (west side), Winchelsea.
 - The feasibility of developing an employment precinct north of the railway line in the Cressy Road area, Winchelsea.
 - The location of a possible school precinct in Winchelsea.
 - Zone/overlay responses for low density residential development in the investigation areas that are contiguous with the urban edge of Lorne.
 - Establish the exact settlement boundary on the northern ridgeline of Torquay when specific development opportunities are investigated with the aim of avoiding any visual intrusion of development north of the ridgeline.
 - Prepare:
 - Updated urban design guidelines for the Princes Highway corridor and the Winchelsea Town Centre.
 - A precinct structure plan for the Winchelsea Town Centre (including all land in the Commercial 1 Zone east and west of the Barwon River and the intervening Crown Land).
 - A vegetation management plan to protect and enhance the avenue of oak trees along the Winchelsea/Deans Marsh Road.

SURF COAST PLANNING SCHEME

- A Winchelsea Development Contributions Plan for the provision of new community facilities and infrastructure.
- Design guidelines to guide future development of the Moriac Town Centre.
- Introduce planning controls to protect and enhance identified biodiversity sites and corridors in Moriac.