

**SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK****1.0****Further strategic work**07/12/2023 --/--/---  
G80wang Proposed C95wang**Moyhu Township Development Plan (medium- and long-term implementation):**

- Investigate the application of the Buffer Area Overlay around the Moyhu Wastewater Treatment Plant (once North East Water have finalised the extent required around this facility).
- Prepare a structure plan for Moyhu township to identify opportunities for growth.
- Rezone Lions Park, Moyhu to PPRZ following any subdivision at the site (to separate from the road reserve).
  - Rezone the Carl Schultz Reserve to PUZ6 and PPRZ following subdivision of the site.
  - Resolve legacy issues related zoning and potentially contaminated land at 3 and 5 Market Street, Moyhu.
- Investigate the application of the Low Density Residential and Rural living Zones across the municipality, including:
  - Identified future investigation areas.
  - Land bound by Reith Road Equine Precinct to the south, North West Growth Area to the north and west, and Three Mile Creek to the east.
  - In Precinct H (b) of Glenrowan subject to saturation of available residential land, further investigate rural living housing opportunities.
- Prepare a structure plan for Stage 2 of the North-Western Growth Area, west of Reith Road, to direct future development.
- Prepare an Urban Design Framework for the townships and rural townships of the municipality.
- Undertake further strategic assessments of the building heights and setback distances in the precincts set out in the Wangaratta Central Activities Area Urban Design Framework.
- Encourage the North East Catchment Management Authority to prepare a planning strategy and policy for Heritage Rivers and the protection, use and development of land adjacent to them.
- Review natural resource hazard mapping including flood studies area and flash flooding hazards throughout the urban area to inform future flood management plans for the Ovens Rural Flood Plain.
- Undertake a Rural Land Study to assess the agricultural, mixed farming, lifestyle farming and environmental conditions of rural land.
- Identify suitable areas for intensive animal industries, such as broiler farms, and consider land use planning measures to provide long term security for these industries.
- Undertake Heritage Review to finalise the implementation of the recommendations of the Rural City of Wangaratta Heritage Studies.
- Investigate rezoning Industrial 1 Zoning located south of Roy Street West and between Tone Road and the railway line for residential and mixed uses.
- Reserve land as appropriate to implement improvements to the municipal road network.
- Investigate the feasibility of developing an inter-modal freight handling centre in South Wangaratta.
- Prepare a development contributions plan for all existing and proposed residential, commercial and industrial areas of Wangaratta Regional City.

## WANGARATTA PLANNING SCHEME

- Prepare a Stormwater Management Plan for Wangaratta.
- Prepare a Masterplan for Precinct 3 – Transport Hub in the Wangaratta Central Activities Area.
- Undertake a Commercial Areas or Retail Strategy to assess the supply and demand for retail and office floor space in Wangaratta.
- Support the rezoning of surplus land at the Australian Textile Mill (ATM) Site in Sisely Avenue, following the preparation of a Development Plan for the entire site, which incorporates appropriate transitions into light industry development should be considered on the surplus ATM land.
- Further Investigate the potential for contamination of Industrial 1 Zoned land in Roy Street West, subject to these investigations rezone the land to an appropriate zone that is compatible with the surrounding area, taking into account the extent of any contamination and any remediation's works required.
- That Council and the North East Catchment Management Authority undertake additional modelling to project the possible climate change impacts on riverine flooding covered by the Wangaratta Urban Waterways Flood Study 2017 and include this as an addendum to the Study.
- Complete a heritage analysis in the Precinct C Core Heritage Precinct of Glenrowan to:
  - Develop exemption criteria for simple applications.
  - Create urban design and/or landscape guidelines.
  - Prepare development controls to guide appropriate built form in the Core Heritage Precinct.