

01 BELLBRIGE STATUTORY AND NON-STATUTORY EMERGING OPTIONS

Non-Statutory Emerging Options							
Action #	Action	Timing/com menced	Duration	Council role	Priority	Partners	Stakeholder engagement
A1	Promote future redevelopment of Hume Boat Club site taking account of site context, constraints and opportunities	Year 1 (current)	12-24 months	Implement	High	Residents, Landowners, Hume Boat Club	Yes
A6	Investigate potential community service centre options for land opposite Lake Road near the town entrance	Year 1	12-24 months	Investigate	Medium	Landowner, Residents, GMW	Yes
A9	Explore options for a more defined town entrance on Lake Road	Year 2-5	2-5 years	Implement	Medium	Landowner, Residents, Council's Engineering Department, DTP	Yes
A10	Undertake further investigation work to assess bushfire risk, flora and fauna assessments	Year 1	12 months	Implement	High	Residents, Landowners, DTP, DEECA, CFA	No
A12	Investigate options for a combined park and stormwater basin for new residential development near Lake Road	Year 1	Ongoing	Investigate/assess	Medium	Landowners and GMW	Yes

A14	Include wayfinding signage and new street furniture in the foreshore park areas. Create pedestrian linkages between main civic points	Year 1	12-24 months	Implement	High	Residents	Yes
A18	Undertake assessment of commercial needs and potential for rezoning of land fronting Lake Road to Commercial 1 Zone with Design and Development Overlay to promote low scale and fine grain uses	Year 1 -2	12-24 months	Investigate	Medium	Landowners, Residents, DTP and Council's Economic Development Department	Yes
A19	Develop masterplan for Roy Williams park including potential expansion of early years centre	Year 1 and 2	12-24 months	Implement	High	Landowners, Residents and Council's Economic Development Department	Yes
A20	Undertake pedestrian movement and wayfinding study	Year 2 and 3	12 months	Investigate	Medium	Landowners, Residents and Council's Engineering Department	Yes
A21	Undertake assessment of open space needs and options to enhance green space and place-making	Year 2 and 3	12 months	Investigate	Medium	Landowners, Residents and Council's Parks Department	Yes
A22	Undertake assessment of environmental values and native vegetation to inform strategic directions for management and related planning scheme changes	Year 1 and 2	24 months	Implement	Medium	Landowners, Victorian Aboriginal Heritage Council, RAP, Council's Parks Department	Yes
A23	Undertake cultural heritage (pre and post contact) assessment to inform local planning policies and related planning scheme changes	Year 2 and 3	12 – 24 months	Implement	High	DEECA, DTP, Victorian Aboriginal Heritage Council, RAP	Yes

A24	Investigate new site for fire station and potential to co-locate emergency services	Year 1-2	12 months	Investigate	Medium	CFA, DEECA, DTP	Yes
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Statutory Emerging Options							
Action #	Action	Timing/commenced	Duration	Council role	Priority	Partners	Stakeholder engagement
A2	Apply Buffer Area Overlay over the existing and proposed wastewater treatment ponds to ensure appropriate setbacks to sensitive land uses	Year 1	12 months	Implement	High	Residents, Landowners, North East Water.	Yes
A3	Investigate rezoning of 53 Craig Drive to Neighbourhood Residential Zone to provide for preferred neighbourhood character outcomes.	Year 1-2	12 months	Investigate	High	Landowners, DTP, Residents	Yes
A4	Remove Development Plan Overlay from developed land.	Year 1	12 months	Implement	High	Landowners, DTP	Yes
A7	Investigate future rezoning of land north of the township to Neighbourhood Residential Zone to allow for future growth. Consider application of the Development Plan Overlay to address site context, constraints and opportunities and an appropriate mechanism to collect development contributions	Year 2-5	24-36 months	Investigate	Medium	Landowners, Residents, DTP, CFA	Yes
A8	Investigate potential for rezoning of existing Low Density Residential Zone land subject to assessment of constraints including single dwelling covenants	Year 2 and 3	12 months	Investigate	Medium	Landowners, DTP, CFA, Residents	Yes

A11	Rezone undeveloped land zoned Township Zone to the Neighbourhood Residential Zone to provide for preferred neighbourhood character outcomes. Apply revised Development Plan Overlay Schedule to address site context, constraints and opportunities. Consider an appropriate mechanism to collect development contributions	Year 1 and 2	12-24 months	Implement	High	Landowners, DTP, CFA	Yes
A13	Investigate potential for rezoning of Rural Activity Zone land south of the existing township for long term growth	Year 10-15	24-36 months	Investigate	Medium	North East Water, Residents, Landowners	Yes
A15	Investigate most appropriate future zone for land zoned Township Zone within the wastewater treatment plan buffer area	Year 1-2	12-24 months	Investigate	Medium	North East Water, DTP, Landowners	Yes
A16	Investigate amending the Schedule to the Rural Living Zone areas to the north and south of the township to accommodate smaller lot sizes	Year 1 and 2	12-24 months	Investigate	High	Landowners, CFA, DTP, GMW	Yes