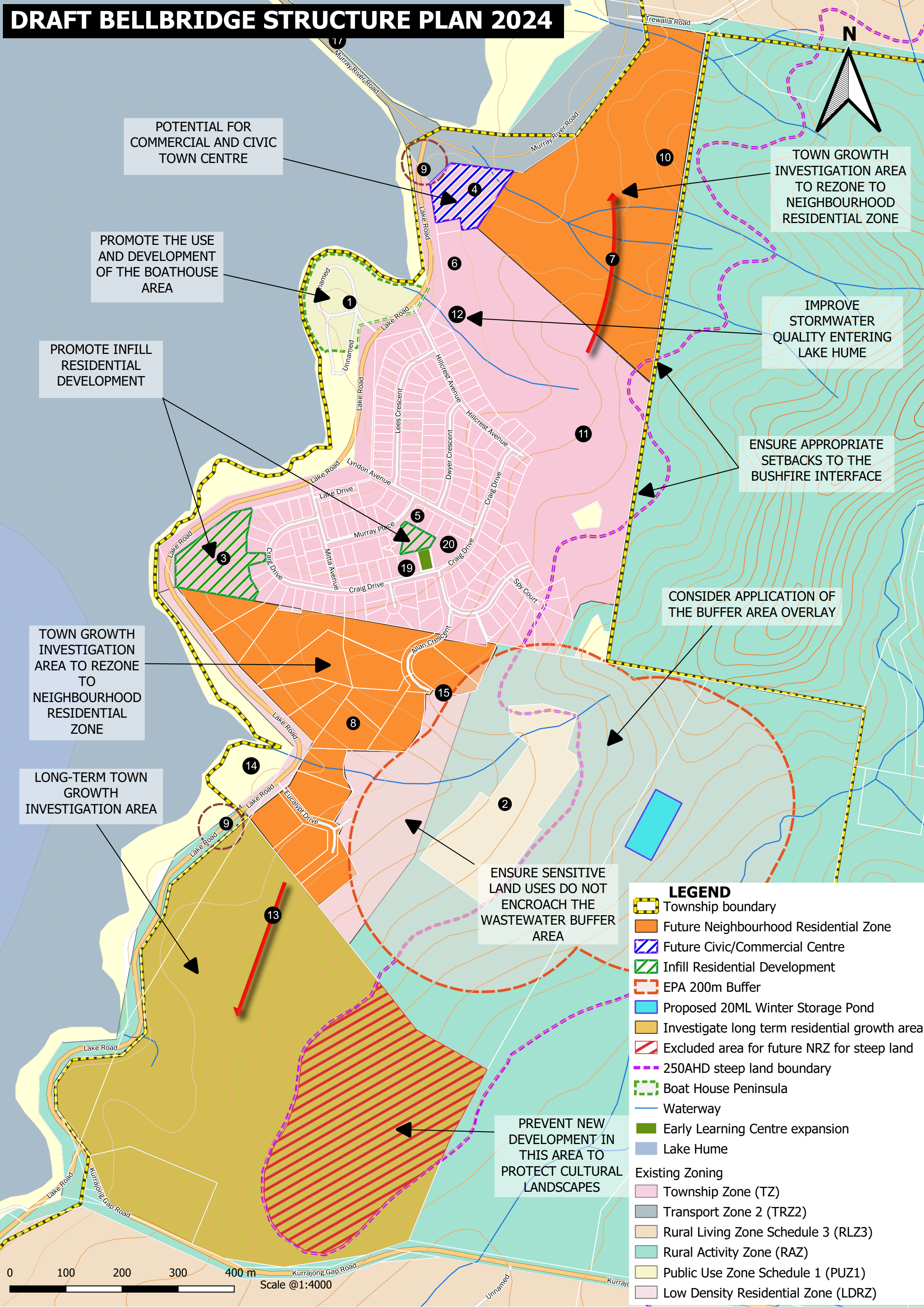


DRAFT BELLBRIDGE STRUCTURE PLAN 2024



POTENTIAL FOR COMMERCIAL AND CIVIC TOWN CENTRE

TOWN GROWTH INVESTIGATION AREA TO REZONE TO NEIGHBOURHOOD RESIDENTIAL ZONE

PROMOTE THE USE AND DEVELOPMENT OF THE BOATHOUSE AREA

IMPROVE STORMWATER QUALITY ENTERING LAKE HUME

PROMOTE INFILL RESIDENTIAL DEVELOPMENT

ENSURE APPROPRIATE SETBACKS TO THE BUSHFIRE INTERFACE

TOWN GROWTH INVESTIGATION AREA TO REZONE TO NEIGHBOURHOOD RESIDENTIAL ZONE

CONSIDER APPLICATION OF THE BUFFER AREA OVERLAY

LONG-TERM TOWN GROWTH INVESTIGATION AREA

ENSURE SENSITIVE LAND USES DO NOT ENCROACH THE WASTEWATER BUFFER AREA

PREVENT NEW DEVELOPMENT IN THIS AREA TO PROTECT CULTURAL LANDSCAPES

- LEGEND**
- Township boundary
 - Future Neighbourhood Residential Zone
 - Future Civic/Commercial Centre
 - Infill Residential Development
 - EPA 200m Buffer
 - Proposed 20ML Winter Storage Pond
 - Investigate long term residential growth area
 - Excluded area for future NRZ for steep land
 - 250AHD steep land boundary
 - Boat House Peninsula
 - Waterway
 - Early Learning Centre expansion
 - Lake Hume
 - Existing Zoning
 - Township Zone (TZ)
 - Transport Zone 2 (TRZ2)
 - Rural Living Zone Schedule 3 (RLZ3)
 - Rural Activity Zone (RAZ)
 - Public Use Zone Schedule 1 (PUZ1)
 - Low Density Residential Zone (LDRZ)

0 100 200 300 400 m
Scale @1:4000