

21.09 STRATFORD STRATEGIC FRAMEWORK

16/10/2014
C89

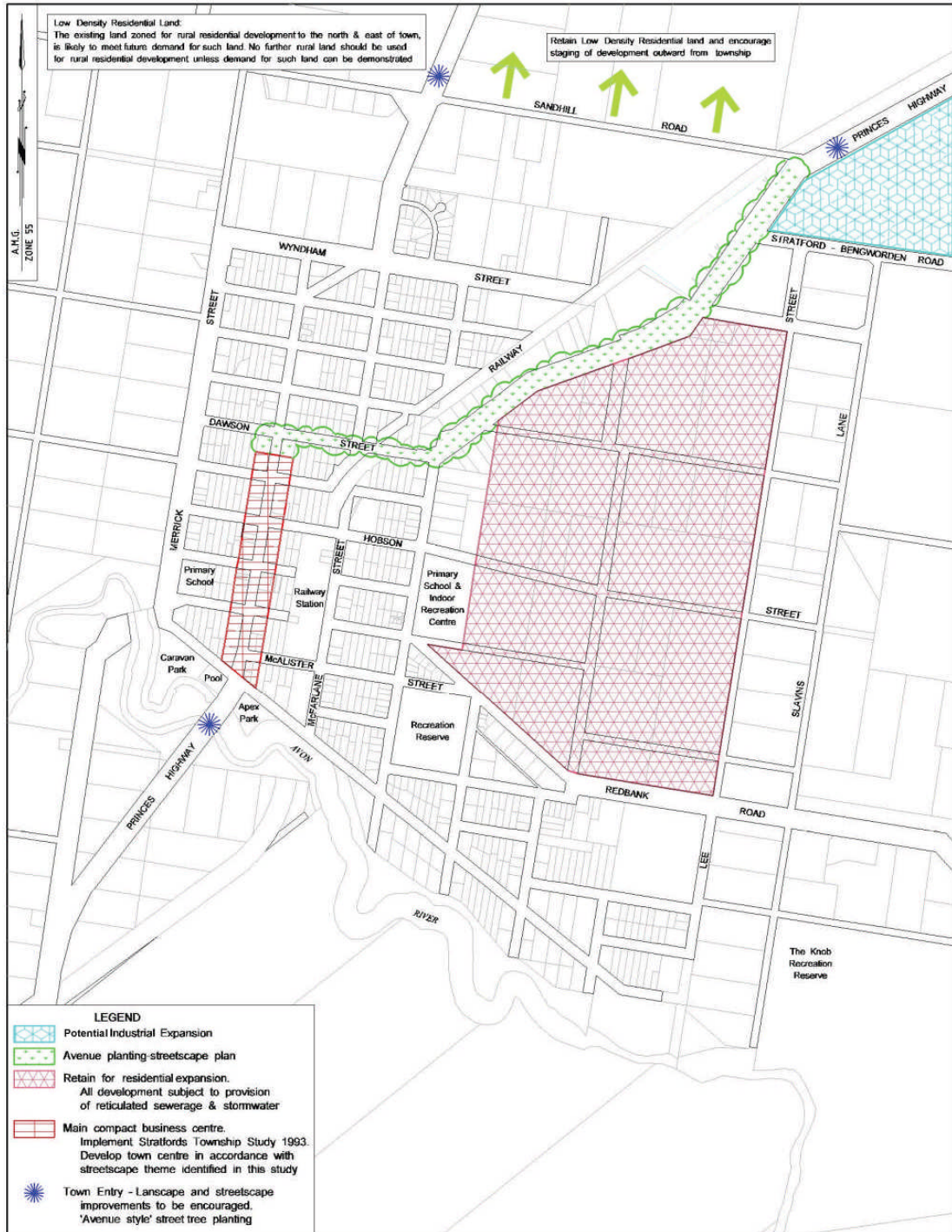
21.09-1 Objectives

16/10/2014
C89

To facilitate development in accordance with the Stratford Strategy Plan shown in this Clause.

Strategies

- Encourage development of existing industrial land as a priority
- Promote well designed industrial areas with frontage and visibility of buildings to the Princes Highway.
- Assess the suitability of the land north of Stratford – Bengworden Road for potential industrial use and rezone appropriately.
- Ensure that detailed outline development plans are prepared for all future industrial areas. This must include consideration of appropriate buffers to existing residential areas, a traffic study and drainage study resulting in an approach for Water Sensitive Urban Design (WSUD).
- Ensure that residential development to the immediate east of the existing urban area only occurs following the resolution of stormwater drainage problems in this area.



21.09-2 Implementation01/05/2014
C55(Part 1)

These Stratford strategies will be implemented by:

Using zones, overlays, policy and the exercise of discretion

- Applying appropriate zones and overlays.
- *Applying the Special Water Supply Catchment Areas policy at Clause 22.01*
- *Applying the Rural policy at Clause 22.02*
- *Applying the Heritage policy at Clause 22.03*
- *Applying the Car Parking policy at Clause 22.04*
- *Applying the Aerodrome and Environs policy at Clause 22.05*
- *Applying the Coal Resources policy at Clause 22.06*
- *Applying the Coal Buffers policy at Clause 22.07*
- Refer to the Country Fire Authority guidelines on subdivision, group accommodation and recreation accommodation when assessing whether a development proposal adequately addresses fire safety issues.
- *Refer to the Healthy by Design guidelines to ensure development facilitates healthy communities through well planned networks of walking and cycling routes, streets with direct, safe and convenient access to local destinations within the Shire's towns within easy walking distance from homes, public open space, public transport, shops and services.*
- Require that development plans are prepared prior to subdivision of green-field sites that show the proposed layout of lots and road reservations and include infrastructure schemes that show where power, water, and sewerage will be located. These development plans will identify site advantages and constraints, main road networks and associated movement patterns, and social and community facilities.

Other actions

- Support the relevant water authority with identification and installation of appropriate effluent disposal and/ or water supply systems for unsewered settlements, focusing on priority areas identified in the Municipal Domestic Wastewater Management Plan, following confirmation of the need (on environmental and health grounds).

Undertaking further strategic work

- Prepare outline development plans for the future development of residential and industrial areas that have regard to potential impacts on the natural environment and include these in a development plan overlay.
- Prepare a masterplan for the Stratford urban area.