

29/04/2019

SCHEDULE TO CLAUSE 74.01 APPLICATION OF ZONES, OVERLAYS AND PROVISIONS

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Application of zones, overlays and provisions

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This planning scheme applies the following zones, overlays and provisions to implement the Municipal Planning Strategy and the objectives and strategies in Clauses 11 to 19:

- Applying the Low Density Residential Zone to appropriate areas to provide a permanent pool of low-density and rural residential lots, supplemented by Design and Development Overlays to recognise landscape, environmental and infrastructure factors. [21.06]
- Applying the General Residential Zone and/or Neighbourhood Residential Zone to the major areas set aside for future residential development. [21.07-1]
- Applying the General Residential Zone and/or Neighbourhood Residential Zone in combination with Development Design Overlays to recognise areas of greater sensitivity where the design of new development must should respect particular locational, environmental, infrastructure or landscape factors and consider the limited capacity of these areas to absorb further development. [21.07-2]
- Applying the Commercial 1 Zone to areas, generally adjacent to the main retail precincts in activity centres, where non-retail commercial development is appropriate. [21.07-3]
- Applying the Commercial 1 Zone to identify retail areas in activity centres. The extent of the zoning reflects the role and function of individual activity centres within the hierarchy. [21.07-3]
- Applying the Commercial 1 and 2 Zone and Commercial 2 Zone to enable facilitate expansion of Major Activity Centres and Large Township Activity Centres to expand to meet the needs of the a growing population. [21.07-3]
- Applying the Commercial 1 Zone, the Development Plan Overlay and the Design and Development Overlay to give effect to land use, urban design and integrated transport outcomes envisaged in structure plans for activity centres. [21.07-3]
- Applying the Commercial 2 Zone to primarily provide for clusters of restricted retail premises on the edge of townships with Major Activity Centres. [21.07-3]
- Use Apply the Green Wedge Zone and/or Farming Zone to encourage an integrated approach to land management and the protection and enhancement of biodiversity. [21.09-1]
- Using Apply the Green Wedge Zone and/or Farming Zone to provide flexibility in the use of rural land for recreational purposes that are consistent with landscape character, environmental management and long-long-term agricultural use in the area. [21.09-3]
- Using Apply the Green Wedge Zone and/or Farming Zone to provide for the sustainable use of rural land, primarily for extensive animal husbandry and Crop crop raising. [21.09-2]
- Using Apply the Green Wedge Zone and/or Farming Zone to require planning approval of substantial timber production proposals that may adversely affect landscape values. [21.09-3]
- Using Apply the Green Wedge Zone and/or Farming Zone to specify a minimum subdivision requirement in different areas which that is consistent with an assessment of the ability of the landscape to absorb further development without detriment. [21.09-3]
- Using Apply the Green Wedge Zone and/or Farming Zone to specify a required minimum lot size, based on land unit analysis, that will facilitate maintaining the existing pattern of rural land use and that is compatible with the ability of the

environment and landscape to absorb use and development without detriment. [21.09-1]

- ~~Using~~ Apply the Green Wedge Zone, ~~and~~ Farming Zone, ~~or the~~ Low Density Residential Zone ~~and the Design and Development Overlay~~ to maintain a separation between townships and areas identified for future ~~port-port~~-related activity. [21.10]
- Applying ~~ing~~ the Public Use Zone to sites containing public facilities and infrastructure to ensure that land use is consistent with the intended public purpose and to protect public investment in major infrastructure. [21.06]
- Applying ~~ing~~ the Public Park and Recreation Zone to areas of Port Phillip Bay to assist in facilitating appropriate development. [21.08]
- ~~Utilising~~ Apply the Public Park and Recreation Zone ~~for the more to intensively intensively-~~ utilised ~~areas of~~ public land, ~~including such as~~ sections of the Port Phillip Bay foreshore. [21.06]
- ~~Using~~ Apply the Public Park and Recreation Zone to manage recreation areas capable of supporting greater numbers of visitors and providing facilities for active sport and recreational uses. [21.09-3]
- Applying ~~ing~~ the Public Conservation and Resource Zone to ~~the coastal~~ areas of ~~the~~ Western Port ~~Bay~~, Bass Strait and Port Phillip ~~Bay~~ ~~coastline~~ that form part of ~~the General Protection Zone or a National national Park park and or Conservation conservation Reserve reserve~~ under the Victorian Coastal Strategy. [21.08]
- Applying ~~ing~~ the Public Conservation and Resource Zone to manage the use of major public reserves of substantial conservation value, in conjunction with sustainable levels of recreational activity. [21.09-1]
- ~~Utilising~~ Apply the Public Conservation and Resource Zone to ~~indicate~~ protect coastal areas and other public land with high environmental value and limited capacity to absorb development. [21.06]
- ~~Utilising~~ Apply the Road Zone to identify major roads where ~~the~~ control over new access points is required. [21.07-1]
- Applying ~~ing~~ the Road Zone to major roads as a means of managing future access and protecting public investment in major infrastructure. [21.10]
- Applying ~~ing~~ ~~the~~ Special Use Zones to: [21.06]
 - ~~Areas areas~~ identified for ~~Port Rport-~~related ~~Development~~ development. [21.06]
 - ~~Land land~~ adjacent to ~~the~~ Tyabb Airfield. [21.06]
 - ~~areas with Site site-~~ specific recreational developments that combine housing with the ~~retention of large areas of~~ recreational ~~land~~ uses. [21.06]
 - ~~To a small number of private with~~ recreational ~~and or~~ institutional ~~sites uses (including golf courses and the Mornington Racecourse)~~ where no clear alternative zoning can be identified. [21.06]
 - ~~privately-owned Planned-planned~~ open spaces ~~areas~~ and thoroughways ~~that are privately owned with~~ in the Ranelagh Estate, Mount Eliza. [21.06]
- Applying ~~ing~~ the Special Use Zone Schedule 1 (SUZ 1—Port-Port-Related Uses) to identify land adjacent to Western Port ~~Bay~~ that may be utilised for ~~port-port-~~ related activity provided that high environmental standards are met. [21.08]
- ~~Using~~ Apply the Special Use Zone Schedule 1 (SUZ 1—Port-Port-Related Uses) to ~~ensure the~~ facilitate strategic development and sustainable use of land adjacent to Western Port Bay for ~~port-port-~~ related purposes. [21.10]
- ~~Using a local schedule to~~ Apply the Special Use Zone Schedule 1 (Port-Related Uses) to provide specific provisions for the strategic development and sustainable use of land for ~~port-port-~~ related purposes and to reinforce the

requirement for environmental assessment of use and development proposals. [21.10]

- ~~Using~~ Apply the Comprehensive Development Zone to incorporate integrated tourist developments, where there is an overriding recreation or tourist need of State significance. [21.09-3]
- ~~Applying~~ the Environmental Significance Overlay to coastal areas subject to erosion. [21.08]
- ~~Applying~~ ~~on the~~ Environmental Significance Overlay to Crown land on the foreshore reserves along Port Phillip ~~Foreshore reserve~~ Bay, extending 600 metres seaward, to facilitate appropriate coastal management and coordination. [21.08]
- ~~Using~~ Apply the Environmental Significance Overlay to give effect to land unit classifications and support integrated environmental management. [21.09-1]
- ~~Applying~~ the Environmental Significance Overlay to identify potential environmental constraints and to require land capability assessment of proposed development where appropriate. [21.09-2]
- ~~Utilising~~ Apply the Environmental Significance Overlay~~s~~ and ~~the~~ Vegetation Protection Overlay to identify significant features and maintain environmental values within township areas. [21.07-1]
- ~~Applying~~ the Environmental Significance Overlay, Vegetation Protection Overlay and Significant Landscape ~~Significance~~ Overlay~~s~~ to identify-protect areas of particular environmental and landscape value ~~and to encourage land capability and landscape impact assessment as part of development proposals.~~ [21.06]
- ~~Using~~ Apply the Environmental Significance Overlay, Vegetation Protection Overlay and Erosion Management Overlay to identify and implement management requirements in relation to specific environmental issues such as streamlines, wetlands, areas of native vegetation and erosion-prone areas. [21.09-1]
- Apply the Vegetation Protection Overlay to residential land adjacent to foreshore reserves ~~and~~ to support the retention of native vegetation. [21.08]
- ~~Applying~~ the Significant Landscape Overlay to identify areas of particular landscape sensitivity and to require landscape impact assessment as part of development applications. [21.09-3]
- ~~Applying~~ the Significant Landscape Overlay to protect coastal landscapes, including areas classified by the National Trust and scenic roads in coastal areas. [21.08]
- ~~Applying~~ the Design and Development Overlay~~s~~ to ~~recognise~~ areas where environmental, landscape and infrastructure factors require more detailed consideration, ~~including areas appropriate for lower density residential development and rural residential development, and to put in place a framework for equitable development while to~~ maintaining local area character. [21.06]
- ~~Utilising~~ Apply the Design and Development Overlay~~s~~ to identify-facilitate a density of development ~~which-that~~ is ~~considered to be~~ consistent with maintaining the character and environmental values of specific areas ~~-while~~ having regard to the ~~potential~~ cumulative impacts of higher-higher density infill and site redevelopment within established areas. [21.07-2]
- ~~Applying~~ ~~a the~~ Design and Development Overlay ~~and Vegetation Protection Overlay~~ to residential land adjacent to ~~the~~ foreshore reserves to ensure a consistent approach to building heights and setbacks on land near the coast. [21.08]
- ~~Applying~~ ~~a the~~ Development Plan Overlay to 1A & 1B Jetty Road, Rosebud to provide for a mixed use development comprising basement parking,

restaurant(s)/café(s) at ground level and ~~medium-medium~~-density residential development at upper level(s). [21.07-1]

- Applying ~~a the~~ Development Plan Overlay to 23 – 25 Rosebud Parade, Rosebud to provide for a retirement village. [21.07-1]
- ~~Using~~ Apply the Development Plan Overlay to require the approval of a development plan for the Mornington Industrial Area adjacent to ~~the~~ Nepean Highway. [21.07-4]
- Applying ~~a the~~ Development Plan Overlay to the Park Road area of Mount Martha to ~~provide for~~ ensure a more ~~site-site~~-responsive redesign of ~~an the~~ existing subdivision. [21.07-2]
- ~~Utilising~~ Apply the Erosion Management Overlay to identify areas of slope instability or land degradation within township areas. [21.07-1]
- Applying ~~ing~~ the Floodway Overlay and ~~the~~ Land Subject to Inundation Overlay to floodprone land along waterways within township areas. [21.07-1]
- Applying ~~ing~~ the Land Subject to Inundation Overlay and other relevant planning provisions to coastal areas and waterways identified as being vulnerable to hazards associated with coastal erosion, flooding, sea level rise and storm surge. [21.08]
- Applying ~~ing the restructure~~ Restructure ~~overlays~~ Overlay to ~~areas of~~ old and inappropriate subdivision, ~~including in areas such as~~ the ~~Wildecoast/ St Andrews area at~~ Bass Strait side of Rye, St Andrews Beach, Crib Point, – Bittern, Arthurs Seat and Merricks, to reduce the environmental impacts of dwellings and other development. [21.06]
- ~~Using~~ Apply the Restructure Overlay to ~~provide for the consolidation~~ consolidate ~~of~~ old and inappropriate subdivision in Crib Point for the purpose of ~~port-port~~-related development. [21.10]
- ~~Using~~ Apply the Restructure Overlay ~~at Crib Point~~ to provide for the consolidation of old and inappropriate subdivisions in Crib Point into appropriate lot sizes for new service industry. [21.07-4]