SCHEDULE TO CLAUSE 74.01 APPLICATION OF ZONES, OVERLAYS AND PROVISIONS

Application of zones, overlays and provisions

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:

- General Residential Zone to:
  - sewered residential areas.
  - established and proposed residential areas.

- Low Density Residential Zone:
  - with minimum lot sizes to short, medium and longer term growth areas, as indicated on the Inverleigh Structure Plan.
  - to residential areas in and around the major towns.

- Rural Living Zone to existing rural residential areas on larger allotments.

- Commercial 1 Zone to:
  - commercial precincts.
  - commercial areas within the Bannockburn Town Centre.
  - commercial areas in larger townships.

- Commercial 2 Zone in Smythesdale.

- Township Zone:
  - to facilitate appropriate commercial development smaller townships.
  - for smaller townships where the separation of land uses is not critical to the function of the town.
  - within the Bannockburn Town Centre for mixed use development.

- Rural Activity Zone to designated areas in the Moorabool Valley.

- Farming Zone:
  - to the majority of broad acre agricultural land.
  - to all agricultural land developed for plantations.
  - schedule with a 100 hectare minimum subdivision size, to prevent the fragmentation of agricultural land and ensure that lots that are created are suited to broad scale agriculture.

- Rural Conservation Zone to areas with biodiversity values that should be protected.

- Industrial 1 Zone to existing industrial precincts.

- Bushfire Management Overlay to areas identified by the Country Fire Authority and the responsible authority as subject to fire hazard.

- Design and Development Overlay to:
  - land within the Willow Brae Development.
  - the Bannockburn Town Centre.
  - low density residential development.

- Development Plan Area Overlay:
  - for large undeveloped areas zoned for urban development.

- Environmental Significance Overlay to:
- areas of identified environmental importance.
- water catchment areas, watercourses, Enfield State Park, Mt Misery Creek, two areas at Dereel, Smythesdale, Yarrowee Creek.

- Floodway Overlay and Land Subject to Inundation Overlay to:
  - areas subject to inundation within Smythesdale.
  - floodplains and areas subject to inundation within Inverleigh as identified in the mapping undertaken by the Corangamite Catchment Management Authority.

- Floodway Overlay to areas subject to high velocity flooding.
- Heritage Overlay to buildings, places and precincts of identified heritage value as listed in the Schedule to the Heritage Overlay.
- Land Subject to Inundation Overlay to areas subject to inundation.
- Salinity Management Overlay to areas identified as being subject to the effects of salinity.
- Significant Landscape Overlay to various landscapes, avenues of honour and settings across the Golden Plains municipality that are of natural significance.
- Vegetation Protection Overlay to areas of identified flora and fauna importance.