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:

- **Low Density Residential Zone** to land within Coragulac to facilitate rural residential development of land between the two areas zoned Township.

- **Industrial 1 Zone** to land east of Forest Street, Elliminyt and in J Barry’s Road, Elliminyt to provide for an adequate and diverse supply of industrial land.

- **Commercial 1 Zone** to the commercial core of Main Street, Birregurra to encourage a consolidated town centre.

- **Commercial 2 Zone** to land in Main Road, Colac to recognise existing commercial uses.

- **Rural Living Zone** to:
  - An area south of Colac with a minimum lot size of 1.2 hectares to reflect the existing settlement and development pattern.
  - Areas in Kawarren, Barongarook, Irrewarra, east of Birregurra, Cororooke, Warncoort and Forrest to reflect existing settlement and development patterns.

- **Farming Zone**:
  - To former industrial land in Colac west and north of the Treatment Works and Flaxmill Road, Colac.
  - Schedule with minimum setbacks to identified main roads.
  - Schedule with a 80 hectare minimum subdivision size in the north east and 40 hectare minimum subdivision to the balance of farming land to prevent the fragmentation of agricultural land and ensure that lots that are created are suited to broad scale agriculture.

- **Rural Activity Zone** to:
  - Land in north-east Colac.
  - An area of the Apollo Bay Hinterland with a 40 hectare minimum lot size.
  - An area east of Colac with a minimum lot size to reflect the existing settlement pattern.
  - Land north of Forrest with a 40 hectare minimum lot size to support tourist development.
  - Selected areas, which better provide for uses and development that are compatible with agriculture and the environmental and landscape characteristics of the area with a focus on areas with moderate to low agricultural capability and in close proximity to the coast or within the Otway Ranges to provide for tourism.

- **Special Use Zone** to:
  - The Apollo Bay Harbour.
  - The Bulla Murray Street site in Colac.
  - The Australian Lamb Company site in Colac.

- **Environmental Significance Overlay Schedule 6** to an area buffering the Colac Water Reclamation Plant.

- **Vegetation Protection Overlay Schedule 3** to the Roadknight Street entryway and an area south of the Main Street in Birregurra.
• Significant Landscape Overlay Schedules 1-5 as identified in the Great Ocean Road Region Landscape Assessment Study and the Apollo Bay Framework Plan.

• Design and Development Overlay
  - Schedule 1 to industrial land in Colac.
  - Schedule 3 to highway commercial land at the western entrance to Colac.
  - Schedule 5 to land within the Apollo Bay town centre.
  - Schedule 6 to land adjoining the town centre of Apollo Bay.
  - Schedule 7 to all other residentially zoned land within Apollo Bay and Marengo.
  - Schedule 8 to the Colac CBD.
  - Schedule 9 to undeveloped residential land at 413-479 Murray Street, Colac.
  - Schedules 11, 12, 13, 14, 15 and 16 to land within Birregurra.

• Development Plan Overlay
  - Schedule 2 to undeveloped land zoned General Residential Zone in Colac.
  - Schedule 3 to land zoned Industrial 1 Zone east of Forest Street, Colac.
  - Schedule 6 to land zoned Industrial 1 Zone at the Bulla Forest Street site in Colac.
  - Schedule 7 to land zoned Industrial 1 Zone in J Barrys Road, Colac.

• Restructure Overlay to “old and inappropriate” subdivisions at areas in Cressy, Gerangamete, Irrewillipe and Pirron Yallock.

• Parking Overlay
  - Schedule 1 to the Colac CBD.
  - Schedule 2 to the Apollo Bay CBD.