

SCHEDULE TO CLAUSE 74.01 APPLICATION OF ZONES, OVERLAYS AND PROVISIONS

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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:

- The Public Conservation and Resource Zone to coastal Crown land in recognition of flora and fauna values.
- The Public Park and Recreation Zone to coastal Crown land in recognition of recreational values.
- The Environmental Significance Overlay over coastal reserves in recognition of habitat values.
- The Significant Landscape Overlay to land around Cape Bridgewater, Bridgewater Bay, the Bridgewater Lakes and Discovery Bay.
- The Urban Floodway Zone, Flood Overlay and Land Subject to Inundation Overlay to recognise and protect floodprone areas.
- The Environmental Audit Overlay or other suitable control over potentially contaminated land where sensitive land uses or other 'at risk' impacts may be proposed.
- The Rural Conservation Zone to land west of School Road, Portland to act as a buffer from future industrial development in the North Portland Industrial Precinct.
- The Industrial 3 Zone between Edgar Street and Hislop Street, Portland as a transitional area between the Port Zone to the east and the residential area to the west of the Madeira Packet Employment Precinct.
- The Design and Development Overlay Schedule 2 between Edgar Street and Hislop Street, Portland in the Madeira Packet Employment Precinct to protect the amenity of the adjacent residential area.
- The Design and Development Overlay to ensure the appropriate siting, setbacks, buffers and interface treatments are provided to protect sensitive land uses.
- Applying a 40 hectare minimum lot size for subdivision in the Farming Zone
- The Development Plan Overlay to ensure new urban development is coordinated with infrastructure.
- The Rural Living Zone to rural residential areas surrounding existing towns where appropriate.
- The Commercial 1 Zone to create vibrant mixed use commercial centres for retail, office, business, entertainment, community uses and residential uses.
- The Commercial 2 Zone to encourage areas for offices, service industries and bulky good retailing.
- The Design and Development Overlay to require development to enhance the public realm.
- The Industrial 1 and 3 Zones to areas of for industrial use.
- The Industrial 1 Zone east of Rhodes Street, Casterton and west of the Glenelg Highway, Casterton (south of the junction with Bartagunyah Road) to provide for large scale industrial uses.
- The Industrial 1 Zone south of Catons Flat Road, Heywood west of the Princes Highway.
- The Industrial 3 Zone between the Princes Highway, Heywood and the railway south of Heywood and on the south east corner of Danger Lane and Princes Highway where buffer requirements can be met.

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- The Development Plan Overlay to industrial zoned land where there is a need to ensure that development occurs in an orderly manner with appropriate buffer areas and adequate services.
- The Port Zone to the area declared as the Port of Portland and to lands required for port related infrastructure and activities.
- The Environmental Significance Overlay Schedule 5 – Port of Portland Environs to land within the designated port environs.
- The Design and Development Overlay at the Portland Airport and Casterton Airfield.
- The Airport Environs Overlay in the vicinity of the Portland Airport and Casterton Airfield.