

21.21

13/08/2020
C115sgip

21.21-1

IMPLEMENTATION**Application of Zones and Overlays**

The objectives, strategies and policy guidelines in the Planning Scheme are implemented through the application of appropriate zones and overlays as follows:

Zones

- Applying the General Residential Zone to the existing serviced residential areas and small additional areas to ensure that there is sufficient residential land (i.e. at least a 15 year supply), particularly around the larger towns in accordance with the settlement framework plans and structure plans.
- Applying the Township Zone in smaller settlements where land use flexibility is desirable and projected growth is limited.
- Applying the Low Density Residential Zone and Rural Living Zone to the existing and serviced low density residential and rural living areas to consolidate development and limit urban growth into rural areas.
- Applying the Mixed Use Zone to areas on the periphery of the commercial centres of Leongatha and Korumburra to encourage residential opportunities close to town centres.
- Applying the Commercial 1 Zone to the existing commercial areas of the major towns to concentrate office, retail and other commercial activities within the existing commercial centres.
- Applying the Township Zone to the existing commercial areas of the small towns to concentrate commercial and retail activities within and adjacent to the existing town centres.
- Applying the Farming Zone to areas outside the towns to protect land for primary production and to facilitate diversity in agricultural land uses.
- Applying the Rural Activity Zone to areas relatively close to settlements where tourism use and development can be associated and/or compatible with agricultural production and environmental values.
- Applying the Rural Conservation Zone to Estate 3 at Venus Bay to protect and enhance the area's environmental values.
- Applying the Industrial 1 and 3 Zones to existing and serviced industrial areas to accommodate existing and future industrial development.
- Applying the Road Zones – Category 1 and Category 2 according to the function of the road.
- Applying the Public Use Zone 6 – Local Government to municipal transfer stations and landfills.

Overlays

- Applying the Environmental Significance Overlay – Areas of Natural Significance to areas comprising significant flora and fauna.
- Applying the Environmental Significance Overlay – Giant Gippsland Earthworm and Habitat Protection to areas comprising suitable habitat and earthworms.
- Applying the Environmental Significance Overlay – Water Catchments to water supply catchments to protect water quality.
- Applying the Environmental Significance Overlay- Water Catchments to catchments used for provision of potable water supplies.
- Applying the Environmental Significance Overlay – Areas Susceptible to Erosion to protect land subject to erosion.
- Applying the Environmental Significance Overlay – Coastal Areas to the coastal areas to ensure that development is sensitive to the environmental values of the area.

SOUTH GIPPSLAND PLANNING SCHEME

- Applying the Environmental Significance Overlay, Schedule 4 – Sewerage Treatment Plant and Environs to land containing and surrounding sewerage treatment plants.
- Applying the Environmental Significance Overlay, Schedule 2 – Special Water Supply Catchment Areas to land within a water supply catchment to protect water quality.
- Applying the Significant Landscape Overlay to areas to protect landscape values by requiring a planning permit for specified development and stipulating objectives to be achieved.
- Applying the Land Subject to Inundation Overlay to areas known to be subject to flooding or on the flood fringe.
- Applying the Erosion Management Overlay to areas identified as being susceptible to landslip and erosion and to protect areas prone to erosion, landslip or other land degradation processes.
- Applying the Heritage Overlay to heritage places identified by the *South Gippsland Heritage Study* (2004) as being of national, State, or local historical significance, and to places or precincts added to the National Trust Register, Victorian Heritage Register, the Commonwealth Heritage List or the National Heritage List.
- Applying the Design and Development Overlay schedule to the settlements of Venus Bay, Waratah Bay, Sandy Point and Tarwin Lower in order to introduce design objectives to improve the quality of design and protect the coastal character of these settlements.
- Applying the Design and Development Overlay to the Leongatha town entrance to provide an attractive and distinctive town approach.
- Applying Development Plan Overlays and/or Design and Development Overlays to vacant land proposed to be subdivided and developed for urban residential purposes.
- Applying the Parking Overlay at Clause 45.09 to ensure sustainable car parking facilities in Leongatha Central Business District.
- Applying the Airport Environs Overlay in the vicinity of the Leongatha aerodrome to restrict land uses that are sensitive to aircraft noise and to require appropriate noise attenuation measures in noise sensitive buildings.
- Applying the Public Acquisition Overlay to land identified for future road infrastructure development.

21.21-2 Further strategic work

Council is committed to undertaking the following strategic work:

- Investigating the preparation of Gippsland Coalfields Area local policy including an overall framework plan for the resource.
- Commissioning the Geological Survey of Victoria to undertake a report on the Extractive Industry Interest Areas to identify stone resources and to contribute to their use and development in a manner consistent with State wide protection of stone resources.