SCHEDULE TO CLAUSE 74.01 APPLICATION OF ZONES, OVERLAYS AND PROVISIONS

1.0

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:
    - Areas in Lower Plenty to maintain lower density development.
    - Require a 0.4 hectare minimum lot size for subdivision.

- Mixed Use Zone to:
    - Areas in the Ivanhoe Major Activity Centre to facilitate mixed use development.
    - Bellbardia Estate, Heidelberg West to facilitate renewal.

- Residential Growth Zone to identified residential areas offering good access to services and transport, including activity centres and urban renewal sites, to faciliate higher density residential development and housing diversity.

- General Residential Zone to residential areas that support moderate housing growth that respects the preferred neighbourhood character of the area.

- Neighbourhood Residential Zone to residential areas where there are limited opportunities for increased residential development, due to the valued existing neighbourhood character, heritage, environmental or landscape characteristics.

- Industrial 1 Zone to the industrial precincts in Heidelberg West and Bundoora.

- Industrial 2 Zone to provide a buffer between the industrial precincts in Heidelberg West and Bundoora and local communities, and to the industrial precinct in Briar Hill to allow for industries and associated uses compatible with the nearby community.

- Commercial 1 Zone to:
    - The retail core of the Ivanhoe Major Activity Centre and neighbourhood activity centres.
    - Facilitate large-scale office development on suitable land in the Ivanhoe Major Activity Centre.

- Commercial 2 Zone to land at Upper Heidelberg Road, Heidelberg, Ruthven Street, Macleod, Greensborough Road, Watsonia and at the eastern end of Sherbourne Road, Briar Hill to allow for appropriate industrial, restricted retail and other commercial uses.

- Rural Conservation Zone to land with high environmental values in Lower Plenty, near the Yarra and Plenty Rivers.

- Public Use Zone to public land used for public utility, and community services and facilities.

- Public Park and Recreation Zone to public open space predominantly used and managed for recreational purposes.

- Public Conservation and Resource Zone to publicly owned land predominantly used and managed for conservation purposes.

- Road Zone to declared main roads and other significant roads.

- Special Use Zone to:
    - Privately owned sportsgrounds, utility and service installations.

- Urban Floodway Zone to identified floodways and areas that have the greatest risk and frequency of being affected by flooding.

- Activity Centre Zone to the Greensborough and Heidelberg Major Activity Centres.
- Environmental Significance Overlay to:
  - Protect and manage specific sites and areas identified as having environmental significance, including the Yarra and Plenty Rivers, Darebin Creek, Macleod Gumnut Area and Streeton Views Estate.
  - Sites identified as being of botanical, zoological and habitat significance.
  - Significant trees and areas of vegetation that are listed on the Banyule Significant Tree Register.
- Vegetation Protection Overlay to:
  - Protect and manage significant vegetation, including native and introduced vegetation, in areas east of the Plenty River, and across Eaglemont, Ivanhoe East and Ivanhoe.
  - Protect and manage significant vegetation in the Loyola Seminary Precinct and the Elliston Estate.
  - Protect substantial trees in Banyule's Garden Suburban and Garden Court Neighbourhood Character Areas.
- Significant Landscape Overlay to areas with significant landscape value along the Yarra and Plenty River corridors.
- Heritage Overlay to heritage places, including heritage precincts, identified as being of local significance in Banyule.
- Design and Development Overlay to:
  - Darebin Parklands, Rockbeare Park Environs and Yarra River corridor.
  - Ivanhoe Major Activity Centre.
  - Land to the east of the Plenty River.
  - 250 Waterdale Road, Ivanhoe.
  - North East Link Project tunnel protection areas.
- Incorporated Plan Overlay to Cleveland Estate, Lower Plenty.
- Development Plan Overlay to:
  - Institutional uses, including private education, health and cultural facilities.
  - Bellbardia and Tarakan Estates, Heidelberg West to facilitate public housing renewal.
  - The strategic development site on the corner of Upper Heidelberg Road and Forster Street, Ivanhoe.
- Land Subject to Inundation Overlay to:
  - Areas subject to inundation from Salt Creek, Banyule Creek, Darebin Creek, and the Plenty and Yarra Rivers.
  - An area subject to inundation in Karringal Drive, Montmorency.
- Special Building Overlay to areas across Banyule impacted by overland flow paths caused by stormwater and to manage development in these locations.
- Bushfire Management Overlay to areas in Lower Plenty that have been identified as being subject to extreme bushfire hazard.
- Public Acquisition Overlay to:

- 2-4 Stubley Court, Greensborough for the purpose of car parking.

- Various areas across Banyule for the purpose of open space.

- Environmental Audit Overlay to land that is potentially contaminated to ensure that it is suitable for any sensitive use.

- Road Closure Overlay to identify a road that is closed by an amendment to this planning scheme.

- Developer Contributions Plan Overlay to land across Banyule that is developed for residential, commercial and industrial purposes to levy contributions for the provision of works, services and facilities before development can commence.

- Parking Overlay to:

  - Bell Street Mall Neighbourhood Activity Centre.

  - Heidelberg West Core Area.

  - Heidelberg Precinct Core Area.

  - Bellbardia and Tarakan Estates, Heidelberg West.

- Specific Controls Overlay to land impacted by the North East Link Project and Fitzsimons Lane Upgrade.