

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 low density residential land with a minimum subdivision area.
- Mixed Use Zone to land in or adjoining activity centres to allow for a range of complementary residential, commercial, industrial and other uses.
- Township Zone to urban areas of rural townships within Greater Bendigo where no detailed structure planning has been undertaken.
- Residential Growth Zone to identified key development sites within Bendigo.
- General Residential Zone to residential land within proximity to services and transport.
- Neighbourhood Residential Zone to residential land where there is no anticipated change to the predominantly single and double storey character.
- Industrial 1 Zone to the main industrial areas containing manufacturing industry, the storage and distribution of goods and associated uses and land comprising the Bendigo Regional Employment Precinct.
- Industrial 3 Zone to industrial areas in order to provide a buffer between the Industrial 1 Zone and residential zones.
- Commercial 1 Zone to existing and proposed activity centres including the Bendigo City Centre, Bendigo Marketplace, Strath Village, Lansell Square and the centres of Eaglehawk, Golden Square, Kangaroo Flat, Strathfieldsaye and Heathcote to create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses and for residential uses at densities complementary to the role and scale of the commercial centre.
- Commercial 2 Zone to areas containing offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services including areas along the Midland Highway at Epsom, areas along Harpin and Murphy Streets in East Bendigo, and land within the Deborah Triangle in Golden Square.
- Rural Living Zone to rural areas primarily containing residential uses including the area to the south east of Bendigo and in other locations surrounding the rural townships.
- Rural Conservation Zone to all land in the Lake Eppalock catchment and in areas of Heathcote, Junortoun, North Harcourt, Strathfieldsaye and Axe Creek and inliers to land abutting national parks.
- Farming Zone to rural areas to protect and support agricultural activities within the municipality.
- Public Use Zone to land used for public utilities and community services and facilities.
- Public Park and Recreation Zone to urban open space areas managed by the council.
- Public Conservation and Resource Zone to Crown land river frontages and national and regional parks, state forests and nature conservation reserves.
- Transport Zone to significant transport connections controlled and managed by the roads corporation including the Calder Highway, Calder Alternative Highway, McIvor Highway, Northern Highway, Loddon Valley Highway and Murray Valley Highway.

GREATER BENDIGO PLANNING SCHEME

- Special Use Zone to land where a combination of the other available zones, overlays and local policies cannot give effect to the desired objectives or requirements including private education and religious establishments, hospitals, television or radio stations, private sport and recreation facilities, racing facilities, tourism facilities, the Bendigo Showgrounds, bus depots, electricity terminal stations and the Bendigo Airport, including the Bendigo Airport Business Park.
- Comprehensive Development Zone to Fortuna Villa, Atisha Centre and Marong Business Park to facilitate the development in accordance with a comprehensive development plan.
- Urban Floodway Zone to urban environments where there is an extreme potential for flood risk and only low intensity uses and development are suitable.
- Urban Growth Zone to areas transitioning from non-urban land into urban land in accordance with a precinct structure plan, or before a precinct structure plan is applied, to ensure the use and development of land does not prejudice the future urban use and development of the land.
- Environment Significance Overlay to areas for watercourse protection, groundwater recharge protection areas, the Eppalock Proclaimed Catchment and protection of remnant vegetation.
- Vegetation Protection Overlay to wildlife corridors and areas of significant vegetation including roadside remnant vegetation.
- Significant Landscape Overlay to residential areas on the fringe of Bendigo and Heathcote with identified landscape characteristics and the Campaspe River Valley environs.
- Heritage Overlay to buildings, areas, places and sites of heritage significance.
- Design and Development Overlay to areas requiring specific design and built form.
- Development Plan Overlay to areas requiring detailed planning prior to development commencing.
- Neighbourhood Character Overlay to areas where development is required to achieve local neighbourhood character objectives.
- Erosion Management Overlay to areas subject to high risk of erosion.
- Salinity Management Overlay to areas subject to saline ground water discharge or high ground water recharge.
- Floodway Overlay to urban and rural waterways, major floodpaths, drainage depressions and high hazard areas that have the greatest risk and frequency of being affected by flooding.
- Land Subject to Inundation Overlay to areas affected by the 1 in 100 year flood.
- Special Building Overlay to urban areas affected by flooding from the urban drainage system.
- Bushfire Management Overlay to areas where the bushfire hazard warrants bushfire protection measures.
- Buffer Area Overlay to identify areas where there is potential for off-site impacts on safety or human health, or significant off-site impacts on amenity, from industry, warehouse, infrastructure or other uses.
- Public Acquisition Overlay to land which is proposed to be acquired by a Minister, public authority or municipal council.
- Airport Environs Overlay to the Bendigo Airport and surrounds to identify areas that are subject to high levels of aircraft noise, consistent with the Bendigo Airport Australian Noise Exposure Forecast 2032.
- Environmental Audit Overlay to potentially contaminated land to ensure any potential future uses are not significantly adversely affected by contamination.
- Restructure Overlay to old and inappropriate subdivisions to be restructured at Kamarooka, Ravenswood and Neilborough.

GREATER BENDIGO PLANNING SCHEME

- Development Contributions Plan Overlay to the Marong Business Park to collect developer contributions for infrastructure.
- Parking Overlay to the Bendigo City Centre and Bridge Street Activity Area and Health Precinct to manage parking effectively.
- Specific Controls Overlay to Bendigo Health and Academic Precinct, Bendigo Airport Redevelopment and the Hospital Emergency Medical Services – Helicopter Flight Path Protection Areas which are planned in accordance with an incorporated document.