

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:

- Green Wedge Zone to existing agricultural and rural residential land within the Brimbank portion of the Sunbury Green Wedge.
- Public Conservation and Resource Zone to areas of environmental and habitat significance in public ownership.
- Rural Conservation Zone to sensitive escarpments, ridgelines and riparian areas along Maribyrnong River and Kororoit Creek within the Green Wedge.
- Public Park and Recreation Zone to public open space and recreation areas in public ownership.
- Neighbourhood Residential Zone to land designated for residential development of up to two storeys.
- General Residential Zone to land designated for residential development of up to three storeys.
- Residential Growth Zone to land designated for increased residential densities.
- Commercial 2 Zone to land within Employment Areas.
- Industrial 1 Zone to land designated for general industrial uses, including manufacturing and logistics industries.
- Industrial 2 Zone to land designated for industrial uses with potential for adverse amenity impacts.
- Industrial 3 Zone to land designated for industrial uses that have low amenity impacts on nearby residential communities and sensitive uses and to areas that require a buffer between industrial and sensitive uses.
- Road Zone Category 1 to arterial roads managed by VicRoads.
- Public Use Zone to publically owned community facilities.
- Environmental Audit Overlay to areas of potentially contaminated land.
- Environmental Significance Overlay to the areas adjacent to the Kororoit Creek, Maribyrnong River, areas of significant native vegetation, habitat corridors and environmental significance.
- Heritage Overlay to protect places of heritage significance.