

**SCHEDULE TO CLAUSE 74.01 APPLICATION OF ZONES, OVERLAYS AND PROVISIONS****1.0 Application of zones, overlays and provisions**23/05/2024 --/--/----  
G466mona Proposed GC247

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:

**Zones**

Mixed Use Zone to areas of high accessibility to public transport and arterial road links to achieve preferred development outcomes.

Residential Growth Zone to nominated areas of higher residential development within activity centres to achieve preferred development outcomes.

General Residential Zone to the residential component of the residential and education area in the Brandon Park Activity Centre to achieve preferred development outcomes.

Neighbourhood Residential Zone to achieve preferred development outcomes to:

- Heritage precinct areas in Oakleigh and Hughesdale (Schedule 1) land abutting creeks (Schedule 2).
- The creek environs (Schedule 3).
- The Dandenong Creek Escarpment (Schedule 4).

Industrial 1 Zone to the industrial area within the Brandon Park Activity Centre.

Commercial 1 Zone to retail, office and office park areas within the Brandon Park Activity Centre.

Commercial 2 Zone to Springvale Road mixed use area within the Brandon Park Activity Centre.

Public Use Zone to:

- Public land used for education and health-related purposes, including Monash University and Monash Medical Centre.
- Council-owned land (excluding parks).

Public Park and Recreation Zone to the Monash Gallery of Art.

Special Use Zone to extractive industry site.

Special Use Zone to Monash Technology Precinct areas, excluding public land areas.

Urban Floodway Zone to urban floodway areas.

Precinct Zone to the Clayton Suburban Rail Loop East Structure Plan Area to provide opportunities for substantial growth in employment, housing supply and diversity, supported by the improved transport access delivered by the Suburban Rail Loop Project.

**Overlays**

Vegetation Protection Overlay to areas which possess a special leafy character valued by the community.

Heritage Overlay to protect and enhance identified heritage precincts, buildings and places.

Design and Development Overlay to:

- Define development guidelines for all sites within the Oakleigh Major Activity Centre.
- Areas of design and development of an area of particular interest that achieves the desired goals of Council.

## MONASH PLANNING SCHEME

- Parts of the City's industrial and business areas to ensure that design and development is complementary to the garden city character of the municipality, enhancing local streetscape and managing potential car parking problems.
- Retail, office, industrial and mixed use areas within the Brandon Park Activity Centre.

Development Plan Overlay to areas of design and development of an area of particular interest achieves the desired goals of Council.

Neighbourhood Character Overlay to Waverley Park residential area.

Land Subject to Inundation Overlay to:

- Land identified by Melbourne Water as being subject to flooding during 1 in 100 year flood events.
- Ensure that development does not impact the flow characteristics of a flood event and ensure that the risk to human life and property is within acceptable standards, while protecting environmental values of floodways.

Special Building Overlay to:

- Land affected by overland flows in storm events that exceed the capacity of the underground drainage systems.
- Ensure that development does not impact the flow characteristics of a flood event and ensure that the risk to human life and property is within acceptable standards, while protecting environmental values of floodways.

Environmental Audit Overlay to ensure that the condition of a development site is suitable for a residential or other sensitive use.

Built Form Overlay to Clayton Suburban Rail Loop East Structure Plan Area to guide the built form of development in the area.