

**SCHEDULE TO CLAUSE 74.01 APPLICATION OF ZONES, OVERLAYS AND PROVISIONS****1.0 Application of zones, overlays and provisions**21/11/2024  
C234whse

Proposed C255whse 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:

- Applying a Significant Landscape Overlay to Bush Environment character precincts.
- Applying a Significant Landscape Overlay to all remaining residential areas in the municipality.
- Applying a Neighbourhood Character Overlay to areas adjoining Blackburn Shopping Centre.
- ~~Applying a Neighbourhood Character Overlay to an area around Box Hill.~~
- Applying a Vegetation Protection Overlay to identified significant vegetation.
- Applying an Environmental Significance Overlay to land at 131-173 Central Road, Nunawading.
- Applying an Environmental Significance Overlay to the land at 15 Virgillia Street, Blackburn North.
- Applying a Heritage Overlay to the buildings and structures listed on the Victorian Heritage Register and identified in City of Whitehorse heritage reviews.
- Applying an Urban Floodway Zone where appropriate to ensure that development and use along the City's waterways is of a nature that does not negatively impact on water quality.
- Applying a Special Building Overlay to areas identified by Melbourne Water as being subject to inundation during a one in one hundred year flood to ensure that development along overland flow paths does not adversely affect the movement of floodwater and water quality.
- Applying a Design and Development Overlay to parts of the Tally Ho Activity Centre to manage future built form.
- Zone residential areas identified for Limited Change to Neighbourhood Residential Zone.
- Zone residential areas identified for Natural Change to General Residential Zone.
- Zone residential areas identified for Substantial Change to General Residential or Residential Growth Zone as appropriate.
- Apply a Significant Landscape Overlay or Neighbourhood Character Overlay to areas of significant neighbourhood character or landscape.
- Apply a Development Plan Overlay or Design and Development Overlay to guide the design and built form of new development as appropriate.
- Applying a Commercial 1 Zone to all shopping centres ~~including the core of the Box Hill Activity Centre~~ excluding the Box Hill and Burwood Suburban Rail Loop East Structure Plan Areas, to facilitate the development of retailing and other complementary commercial, entertainment and community uses.
- Applying a Commercial 1 Zone to areas where Council wishes to encourage offices and associated commercial uses including around the Prospect Street area, Rutland Road, Oxford Street and parts of the area to the north of Whitehorse Road, Box Hill.
- Applying a Commercial 2 Zone to part of the area to the north of Whitehorse Road, Box Hill in recognition of the mixture of office and light industrial activity.
- Applying a Commercial 2 Zone exclusively to the Whitehorse Road 'MegaMile' area to encourage a mix of bulky goods retailing and their associated business services.
- Applying a Commercial 1 Zone, Residential Growth Zone and General Residential Zone to the Strategic Redevelopment site at 78 Middleborough Road, Burwood East to encourage an appropriate mixed use development of the property.

- Applying the Mixed Use Zone to those shopping centres requiring renewal.
- Applying a Heritage Overlay to buildings, structures and places with historical significance.
- Applying an Industrial 1 Zone to most industrial areas.
- Applying an Industrial 3 Zone to industrial areas surrounded by residential land use.
- Applying an Environmental Audit Overlay to redevelopment sites, as appropriate, to ensure that any contamination is identified and treated before use and development occurs.
- Applying a Public Use Zone 2 to the Box Hill Institute, Deakin University and State Schools to recognise their role as key educational facilities.
- Applying a Public Use Zone 3 to the Box Hill Hospital as a major health facility.
- Applying a Development Plan or Design and Development Overlay to all strategic redevelopment sites and private schools to ensure all necessary plans are in place prior to redevelopment.
- Applying a Design and Development Overlay schedule, to ensure that new development is compatible with the character and future role of the Mitcham Neighbourhood Activity Centre.
- Applying a Design and Development Overlay to Blackburn Neighbourhood Activity Centre and MegaMile (west) Activity Centre to guide the design and built form of new development.
- Applying a Design and Development Overlay to parts of the Tally Ho Activity Centre to manage future built form.
- Applying a Transport Zone Category 2 to major arterial roads to recognise their function and control the impact that new development and use may have on them via generation of parking and location of accessways.
- Applying a Public Acquisition Overlay on arterial road reservations and land where land required for road widening has been identified.
- Applying a Parking Overlay and Schedule to the Box Hill ~~Activity Centre~~ and Burwood Suburban Rail Loop East Structure Plan Areas which prescribes reduced rates of car parking provision for specified development types.-
- Precinct Zone to the Box Hill and Burwood Suburban Rail Loop East Structure Plan Areas 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.
- Built Form Overlay to the Box Hill and Burwood Suburban Rail Loop East Structure Plan Areas to guide the built form of development in the area.