30/06/2022
C200king

SCHEDULE TO CLAUSE 74.01 APPLICATION OF ZONES, OVERLAYS AND PROVISIONS

1.0 Application of zones, overlays and provisions

~~02/05/2024~~ --/--/----
~~C203king~~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:

- **Mixed Use Zone** to provide for residential and a range of complementary commercial, industrial and other uses suitable in areas with a mixed use character including:
  - Carrum Neighbourhood Activity Centre.
  - Chelsea Major Activity Centre.
  - Mordialloc Major Activity Centre.
  - Between Mcdonald Street and Cedric Street, Mordialloc adjacent to Woodlands Golf Club.
  - Parkdale Neighbourhood Activity Centre.
  - Mentone Junction Precinct.
  - Cheltenham-Southland Major Activity Centre.
  - Highett Neighbourhood Activity Centre.
  - Genoa Street Shoppping Centre, Moorabbin East.
  - ~~Part of Clayton South industrial precinct.~~
  - Adjacent to Heatherton restricted retail precinct.
- **Residential Growth Zone** to areas nominated for substantial change where they can make optimum use of available services and facilities.
- **General Residential Zone** to residential areas where there are minimal constraints to residential development and provide for increased change on the periphery of activity centres. Some established housing estates where the level of change anticipated is incremental, but existing built form is more intensive are included in the General Residential Zone.
- **Neighbourhood Residential Zone** to areas nominated for either limited or incremental change and are characterised by one and two storey development.
- **Industrial 1 Zone** to Kingston's industrial areas in Chelsea Heights, Mordialloc, Braeside, Moorabbin East and Clayton South.
- **Industrial 3 Zone** as a buffer between land in the Industrial 1 Zone and adjacent residential land in Moorabbin.
- **Commercial 1 Zone** to land in Kingston's activity centres for mixed use, retail, office, business, residential, entertainment and community uses.
- **Commercial 2 Zone** to land used for offices and associated business and commercial services together with appropriate manufacturing, industry and bulky goods retailing.
- **Green Wedge Zone** to protect non-urban land outside the Urban Growth Boundary south of Kingston Road in Heatherton, Clayton South, Dingley Village (GWZ2), Braeside (GWZ3), Clarinda (GWZ4) and Aspendale Gardens (GWZ1).
- **Green Wedge A Zone** to provide for agricultural uses and limited non-rural uses north of Kingston Road in Heatherton, Clarinda and Clayton South (GWAZ).
- **Public Use Zone** to land used for a purposes including utility or community service provision.
- **Public Park and Recreation Zone** to public open space and public recreation areas.

- **Public Conservation and Resource Zone** to conserve and protect areas of the natural environment including land:
  - Forming part of Grange Reserve, Clayton South.
  - Forming part of Braeside Park (at the north).
  - Adjacent to Doug Denyer Reserve, Mordialloc (Former Epsom Training Facility site).
- **Transport Zone 2** or **Transport Zone 3** to identify major roads where control over new access points is required.
- **Transport Zone 2** or **Transport Zone 3** to major roads as a means of managing future access and protecting public investment in major infrastructure.
- **Special Use Zone** to prescribe detailed land use requirements on particular sites (SUZ1 Golf courses, SUZ2 Earth and energy resources industry, SUZ3 Private community facilities, SUZ4 Epsom race course, SUZ5 Heatherton Christian College).
- **Comprehensive Development Zone** to the Endeavour Cove Marina, Patterson Lakes (CDZ1).
- **Activity Centre Zone** to encourage a mix of uses and intensive development including higher density housing in Major Activity Centres (ACZ1 Cheltenham, ACZ2 Mentone, ACZ3 Moorabbin).
- **Urban Floodway Zone** to urban land identified as a high hazard area and where impediment of flood flows is likely to adversely affect flooding in other areas.
- **Environmental Significance Overlay** to areas where development may be affected by environmental constraints including:
  - Edithvale Seaford Wetlands (ESO1).
  - Edithvale Common and Chelsea Public Golf Course (ESO2 Seaford Wetlands buffer zone).
  - Trees identified in the *City of Kingston Register of Significant Trees* (May 2007) (ESO3).
  - Landfill areas north of Kingston and Heatherton Roads in Heatherton and Clayton South (ESO4).
  - Rare native coastal vegetation area on Tarella Road, Chelsea (ESO5).
- **Vegetation Protection Overlay** to areas of significant native vegetation (VPO1 Indigenous vegetation protection, VPO2 Aspendale Gardens/Braeside indigenous vegetation protection).
- **Heritage Overlay** to conserve and enhance locally significant heritage places and precincts.
- **Design and Development Overlay** to control built form and the built environment including:
  - Foreshore and urban coastal areas (DDO1).
  - Patterson Lakes residential waterways area (DDO2).
  - Parkdale Plaza Business Centre (DDO3).
  - Moorabbin Airport Aviation Obstacle Referral Height Area No 1 (DDO4).
  - Moorabbin Airport Aviation Obstacle Referral Height Area No 2 (DDO5).
  - Kingston Lodge Precinct, Keysborough (DDO6).
  - Station Street, Chelsea Major Activity Centre (DDO8).
  - Gateway site to Mordialloc Major Activity Centre (DDO9).
  - Mordialloc Major Activity Centre (DDO10).

- Highett Neighbourhood Activity Centre (DDO12)
- Former Nylex Site Residential Design (DDO13).
- 116-118 Gladesville Boulevard, Patterson Lakes (DDO14).
- Dingley Village Shopping Centre (DDO15).
- Parkdale Activity Centre (DDO17).
- Thrift Park Neighbourhood Activity Centre, Mentone (DDO20).
- Gateway site to Cheltenham-Southland Major Activity Centre 1231-1239 Nepean Highway and 60-64 Matthieson Street, Highett (DDO21).
- Mentone Junction Precinct (DDO22).
- ~~Clayton South Industrial Precinct (DDO24).~~
- Neighbourhood Renewal Areas 2 - Local Roads (DDO25).
- Neighbourhood Renewal Areas 2 - Main Roads (DDO26).

- **Incorporated Plan Overlay** to specify requirements for the development of areas (where requirements of an incorporated document also apply) including:
  - Westfield Shoppingtown Southland (IPO1).
  - Kingston Lodge (IPO2).
  - Aspendale Gardens (IPO3).
- **Development Plan Overlay** to specify requirements for the development of areas including:
  - Former Epsom Training Facility site (DPO1).
  - Bonbeach residential site (DPO2).
  - Levanto Street, Mentone site (DPO3).
  - Rosebank Avenue, Clayton South site (DPO4).
  - Former Nylex Site (DPO5).
  - Breeze Street, Bonbeach site (DPO6).
  - Former Gas Works land, Highett site (DPO7).
- **Neighbourhood Character Overlay** to protect areas of existing or preferred neighbourhood character including in Hillston Road Moorabbin (NCO1) and Ormond Street Mordialloc (NCO2).
- **Land Subject to Inundation Overlay** to land that is subject to inundation from mainstream flooding.
- **Special Building Overlay** to urban land that is subject to overland flow resulting from stormwater flooding.
- **Public Acquisition Overlay** to land proposed to be acquired for a public purpose including for roads (PAO1), to add to the regional public open space network (PAO2), footpaths (PAO3) and the local public open space network (PAO4).
- **Airport Environs Overlay** to land identified as being subject to high levels of noise from the operation of Moorabbin Airport.
- **Environmental Audit Overlay** to land identified, known or reasonably suspected of being contaminated.
- **Road Closure Overlay** to land no longer required for use as a road.

- **Specific Controls Overlay** to achieve land use or development outcomes that may otherwise be prohibited or restricted under other provisions of the planning scheme.
- **Precinct Zone** to the Clayton 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 Clayton Suburban Rail Loop East Structure Plan Areas to guide the built form of development in the area.