

## 21.08 GENERAL IMPLEMENTATION

07/06/2018  
C192

### Applying Zones and Overlays - Settlement

- Apply the Activity Centre Zone (ACZ) to land within and around the Shepparton CBD as identified within the *Shepparton CBD Strategy October 2008*, *Shepparton CBD Strategy Addendum March 2016* and the *Commercial Activity Centres Strategy November 2015*.
- Apply the General Residential Zone (GRZ) to land currently zoned Residential 1 Zone (R1Z) in areas identified as 'Incremental Change Areas' in accordance with the Greater Shepparton Housing Strategy.
- Apply the General Residential Zone (GRZ) to land currently zoned Residential 1 Zone (R1Z) which is not identified in the Greater Shepparton Housing Strategy as an 'Incremental Change Area', 'Minimal Change Area' or 'Substantial Change Area'.
- Apply the Neighbourhood Residential Zone (NRZ) to land currently zoned Residential 1 Zone (R1Z) in areas identified as 'Minimal Change Areas' in accordance with the Greater Shepparton Housing Strategy.
- Apply the Residential Growth Zone (RGZ) to land currently zoned Residential 1 Zone (R1Z) in areas identified as 'Substantial Change Areas' in accordance with the Greater Shepparton Housing Strategy.
- Apply the Farming Zone to the 'growth' and 'consolidation' (FZ1) areas; and 'niche' (FZ2) areas in accordance with the Rural Regional Land Use Strategy (RRLUS).
- Apply the Low Density Residential Zone and the Rural Living Zone to rural residential areas as nominated on the structure plans or identified in a comprehensive Residential Land Supply and Housing Strategy.
- Apply the Farming Zone to proposed long term urban growth areas.
- Apply the Development Plan Overlay to the growth areas to ensure co-ordinated development.
- Apply the Design and Development Overlays (Schedules DDO3, DDO4, DDO5, DDO6, and DDO7) to the five designated precincts in the "Urban Design Framework – Shepparton North and South Business Areas" to provide design guidelines and directions for the future developments in the precincts.
- Apply the Environmental Audit Overlay to guide the transformation of former intensive agricultural land to residential.
- Apply Development Plan Overlays for areas of new growth to guide road design and access and to guide preparation of Stormwater Management Plan.
- Apply the Development Contributions Plan Overlay to new growth areas to ensure that new physical and social infrastructure is adequately funded in a timely manner.

### Applying Zones and Overlays - Environment

- Apply the Public Use Zones, PPRZ and PCRZ to public land and open space areas containing significant flora and fauna habitats.
- Apply the Significant Landscape Overlay to areas with significant landscapes.
- Apply the Vegetation Protection Overlay over roadsides and lineal reserves containing significant vegetation.
- Apply the Environmental Significance Overlay over waterways, wetlands and other areas of identified significance including Ramsar wetlands.

- Apply the Heritage Overlay to sites and areas of cultural heritage significance.
- Use the Schedule to the Farming Zone to require the preparation of Whole Farm Plans.
- Apply the Urban Floodway Zone to active floodplain areas with high hazards and strictly control use.
- Apply the Floodway Overlay to land that has significant risk of flooding in active floodplain areas with high hazards.
- Apply the Land Subject to Inundation Overlay to both urban and rural land subject to 1 in 100 year flooding.
- Apply the Special Building Overlay to land in urban areas that are subject to flows from urban drainage systems.
- Apply the Salinity Management Overlay to recharge areas.

### **Applying Zones and Overlays - Economic Development**

- Apply the Farming Zone to the ‘growth’ and ‘consolidation’ (FZ1) areas and ‘niche’ (FZ2) areas to implement the Rural Regional Land Use Strategy (RRLUS).
- Apply the Rural Conservation Zone to rural land with identified environmental significance.
- Apply the Schedule to the Activity Centre Zone to guide land use, development and design outcomes within the Shepparton CBD through the identification of distinct CBD precincts.
- Apply an appropriate zone to areas within the Mooroopna CBD to encourage a mix of urban activities.
- Apply the Special Use Zone to the GV Link freight logistics centre.
- Apply the Industrial Zone to established industrial areas.
- Apply the Farming Zone on land designated for long term industrial use.
- Apply Design and Development Overlays to main roads and precincts within Mooroopna CBD to improve urban design, landscaping and to control advertising.
- Apply the Development Plan Overlay or similar tool to provide for protection and future growth of existing large-scale industries in Tatura.
- Apply the Special Use Zone (Schedule 9) to the Tatura Milk Industries site.

### **Applying Zones and Overlays - Infrastructure**

- Apply the Road Zone Category 1 to the declared Main road network.
- Apply the Public Acquisition Overlay to land to be acquired for the bypass and for road widening purposes.
- Apply the Public Use Zone to the current site of the Shepparton Aerodrome.
- Apply Development Plan Overlays for areas of new growth to guide road design and access and to guide preparation of Stormwater Management Plan.
- Apply the Development Contributions Plan Overlay to new growth areas to ensure infrastructure is adequately funded in a timely manner.
- Apply the Environmental Significance Overlay to identify the required buffer distances around all the Goulburn Valley Water wastewater management facilities to ensure their protection from the encroachment of unsuitable uses.