

SCHEDULE TO CLAUSE 74.01 APPLICATION OF ZONES, OVERLAYS AND PROVISIONS**1.0 Application of zones, overlays and provisions**04/05/2022 - / / -
V6240 Proposed C81hors

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:

- **Low Density Residential Zone** to residential areas that may not be serviced by reticulated sewerage systems including land generally at the outskirts of Horsham regional city.
- **Mixed Use Zone** to areas with a mixed use character including land at the north of Dudley Cornell Reserve in Horsham North.
- **Township Zone** to provide for residential development and a range of commercial, industrial and other uses in a small rural town context including Wail, Pimpinio, Natimuk, Dooen, Jung, Mitre, Nurrabel, Noradjuha, Wonwondah North and Clear Lake.
- **General Residential Zone** to new or established residential areas where there are minimal constraints to residential development in Horsham regional city.
- **Industrial 1 Zone** to areas comprising a range of industrial and non-industrial uses including core industrial areas in Horsham regional city.
- **Industrial 3 Zone** to land providing a buffer between industrial and residential areas including:
 - Fringe industrial areas in Horsham regional city.
 - Land surrounding the Horsham Airport suitable for aviation related industries.
- **Commercial 1 Zone** to the Horsham CAD for retail, office, business, residential, entertainment and community uses.
- **Commercial 2 Zone** to land for use as offices and associated business and commercial services together with manufacturing, industry and bulky goods retailing including:
 - A number of highway locations in Horsham regional city to allow bulky goods and manufacturing industries where such activities are already established.
 - Land to the north west (along Dimboola Road) and the south east of the Horsham CAD to encourage a mix of light industrial and office activity.
- **Rural Living Zone** to areas with predominantly residential uses in a rural setting in Natimuk, outer Horsham, Noradjuha, Laharum, Dadswells Bridge and Toolondo.
- **Farming Zone** to productive agricultural land.
- **Public Use Zone** to land used for a public purpose, including public land used for utility or community service provision such as Horsham Base Hospital and other council facilities.
- **Public Park and Recreation Zone** to public open space and public recreation areas.
- **Public Conservation and Resource Zone** to conserve and protect the natural environment or resources including but not limited to:
 - Wimmera River.
 - Little Desert National Park.
 - Lake Wyn Wyn, Lake Duchembegarra.
 - MacKenzie River.
 - Darlot Swamp, Dock Lake.

- Mount Arapiles-Toooan Park, Mitre Lake, St Marys Lake, Heard Lake, Boundary Swamp.
- Norton Creek.
- **Transport Zone** to land used for a transport purpose including:
 - Horsham rail corridor
 - Horsham – Noradjuha Road.
 - Horsham – Kalkee Road.
 - Horsham – Drung South Road.
 - Western Highway.
 - Henty Highway.
 - Horsham – Minyip Road.
 - Wimmera Highway.
 - Natimuk – Hamilton Road.
 - Natimuk – Frances Road.
- **Special Use Zone** to provide for the use of land for specific purposes, with detailed requirements prescribed for particular sites including:
 - Horsham golf course (SUZ1).
 - Land required for the Horsham Airport (SUZ2).
 - Dooen freight hub (SUZ3).
 - Horsham showgrounds (SUZ4).
 - Wimmera events centre (SUZ5).
 - Areas identified as being suitable for extractive industry (SUZ6).
 - Horsham artist in residence (SUZ8).
 - The Wimmera Intermodal Freight Terminal (WIFT) Precinct in Dooen to provide for the separation of incompatible industrial and warehousing uses within the precinct (SUZ9).
- **Urban Floodway Zone** to urban land where the primary function of the land is to carry or store floodwater (high hazard area where high flow velocities are known to occur and where impediment of flood flows is likely to cause significant changes to flood flows, adversely affecting flooding in other areas) including land between the Wimmera River and Low Density Residential Zone land south of Barnes Boulevard, Horsham.
- **Environmental Significance Overlay** to areas where the development of land may be affected by environmental constraints, and areas where vegetation protection is part of a wider objective to protect the environmental significance of the area including:
 - Areas of ecological, significance such as areas identified as Red-tailed Black Cockatoo habitat (ESO2 Natimuk Douglas wetlands).
 - Waterways and their catchments and water resources (ESO3 Water course protection, ESO4 Water catchment protection, ESO5 Channel and reservoir protection, and ESO6 Horsham South wastewater treatment plant buffer area).
 - Land adjacent to the Wimmera Intermodal Freight Terminal Precinct in Dooen to protect the precinct from incompatible sensitive uses and provide a buffer to uses with adverse amenity potential in the precinct (ESO7 WIFT Precinct buffer area).

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- Wartook Tourist Area adjacent to the Grampians National Park (ESO1).
- **Significant Landscape Overlay** to identify, conserve and enhance the character of significant landscapes (SLO1 Grampians National Park, SLO2 Mount Arapiles-Tooan State Park and SLO3 Grampians and Black Range environs).
- **Heritage Overlay** to conserve and enhance heritage places of natural and cultural significance and ensure that development does not adversely affect the significance of heritage places.
- **Design and Development Overlay** to implement requirements to control built form and the built environment including:
 - Around the Horsham rifle range and sewerage treatment plant to minimise land use conflict in the vicinity of these facilities (DDO1).
 - Around the Horsham Airport to restrict development within the identified airspace (DDO2 and DDO3).
 - ~~Land subject to inundation (DDO4).~~
 - Urban Conservation Precincts within Horsham CAD and residential areas (DDO5 and DDO6).
 - Areas where specific design solutions are required (DDO8 City gardens and DDO10 Stawell Road/Western Highway entrance corridor).
 - ~~Areas where stormwater flow exceeds the capacity of the storm water drainage network and overland flow of storm water occurs (DDO9).~~
 - The Wimmera Intermodal Freight Terminal (WIFT) Precinct in Dooen to ensure a high quality urban design and built form in the precinct (DDO11).
- **Incorporated Plan Overlay** to specify requirements over the development of an area and the plan is incorporated into the planning scheme including:
 - 2214 Western Highway, Haven (IPO1).
- **Development Plan Overlay** to specify requirements over the development of an area including:
 - Undeveloped Low Density Residential areas (DPO1).
 - Undeveloped Rural Living areas (DPO2).
 - Land on the south side of the Wimmera River (DPO3 and DPO6).
 - Mining Policy Area No. 1 [Drung South] (DPO4).
 - Mining Policy Area No. 2 [mineral sands] (DPO5).
 - Wimmera Events Centre development plan (DPO7).
 - Horsham artists in residence site (DPO8).
 - The Wimmera Intermodal Freight Terminal (WIFT) Precinct in Dooen (DPO9).
- **Floodway Overlay** to urban and rural land identified as part of an active floodway, or to a high hazard area with high flow velocities, where impediment of flood water can cause significant changes in flood flows and adversely affect other areas.
- **Land Subject to Inundation Overlay** to land in either rural or urban areas that is subject to inundation from mainstream flooding during a 1 in 100 year flood event, but is not part of the primary floodway.
Special Building Overlay to land in urban areas that is subject to inundation from mainstream flooding during a 1 in 100 year flood event, but is not part of the primary floodway.
- **Bushfire Management Overlay** to areas identified as having a high bushfire hazard.

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- **Public Acquisition Overlay** to land that is proposed to be acquired for a public purpose including:
 - Sites to be acquired by council for use as locally managed roads, to improve accessibility within Horsham CAD (PAO1).
 - Land to be acquired by GWM Water for use as a pumping station and water storage sites for the Wimmera Mallee Pipeline System (PAO2).
- **Environmental Audit Overlay** to land identified, known or reasonably suspected of being contaminated including former industrial sites located within Horsham regional city.
- **Road Closure Overlay** to roads to be closed including:
 - Former roads located within Horsham CAD.
 - Former roads located within the Wimmera Intermodal Freight Terminal Precinct.