

CONTENTS

28 MAR 2018

| Section | Clause | |
|--|--------------|---|
| | 1.0 | Preliminary |
| | 2.0 | User guide |
| | 2.01 | How do I use this Planning Scheme? |
| | 2.02 | The permit process |
| | 2.03 | Finding more information |
| | 3 | Contents |
| STATE PLANNING POLICY FRAMEWORK | 9 | Plan Melbourne |
| | 10 | Operation of the State Planning Policy Framework |
| | 10.01 | Integrated decision making |
| | 10.02 | Structure |
| | 11 | Settlement |
| | 11.01 | Victoria |
| | 11.01-1 | Settlement networks |
| | 11.01-2 | Victoria Settlement Framework |
| | 11.02 | Urban growth |
| | 11.02-1 | Supply of urban land |
| | 11.02-2 | Structure planning |
| | 11.02-3 | Planning for growth areas |
| | 11.02-4 | Sequencing of development |
| | 11.03 | Activity centres |
| | 11.03-1 | Activity centre network |
| | 11.03-2 | Activity centre planning |
| | 11.04 | Open space |
| | 11.04-1 | Open space planning |
| | 11.04-2 | Open space management |
| | 11.05 | Planning for distinctive areas and landscapes |
| | 11.05-1 | Coastal settlement |
| | 11.05-2 | Distinctive areas of state significance |
| | 11.06 | Metropolitan Melbourne |
| | 11.06-1 | Jobs and investment |
| | 11.06-2 | Housing choice |
| | 11.06-3 | Integrated transport |
| | 11.06-4 | Place and identity |
| | 11.06-5 | Neighbourhoods |
| | 11.06-6 | Sustainability and resilience |
| | 11.06-7 | Green wedges |
| | 11.06-8 | Open space network in Metropolitan Melbourne |

| Section | Clause |
|--------------|---|
| | 11.06-9 Melbourne 2050 Plan |
| 12 | Environmental and landscape values |
| 12.01 | Biodiversity |
| | 12.01-1 Protection of biodiversity |
| | 12.01-2 Native vegetation management |
| 12.02 | Coastal areas |
| | 12.02-1 Protection of coastal areas |
| | 12.02-2 Appropriate development of coastal areas |
| | 12.02-3 Coastal Crown land |
| | 12.02-4 Coastal tourism |
| | 12.02-5 Bays |
| | 12.02-6 The Great Ocean Road region |
| 12.03 | Alpine areas |
| | 12.03-1 Framework for planning alpine resorts |
| | 12.03-2 Sustainable development in alpine areas |
| 12.04 | Significant environments and landscapes |
| | 12.04-1 Environmentally sensitive areas |
| | 12.04-2 Landscapes |
| 13 | Environmental risks |
| 13.01 | Climate change impacts |
| | 13.01-1 Coastal inundation and erosion |
| 13.02 | Floodplains |
| | 13.02-1 Floodplain management |
| 13.03 | Soil degradation |
| | 13.03-1 Use of contaminated and potentially contaminated land |
| | 13.03-2 Erosion and landslip |
| | 13.03-3 Salinity |
| 13.04 | Noise and air |
| | 13.04-1 Noise abatement |
| | 13.04-2 Air quality |
| 13.05 | Bushfire |
| | 13.05-1 Bushfire planning strategies and principles |
| 14 | Natural resource management |
| 14.01 | Agriculture |
| | 14.01-1 Protection of agricultural land |
| | 14.01-2 Sustainable agricultural land use |
| | 14.01-3 Forestry and timber production |
| 14.02 | Water |
| | 14.02-1 Catchment planning and management |
| | 14.02-2 Water quality |
| | 14.02-3 Water conservation |

| Section | Clause |
|---------|---|
| | 14.03 Resource exploration and extraction |
| | 15 Built Environment and heritage |
| | 15.01 Urban environment |
| | 15.01-1 Urban design |
| | 15.01-2 Urban design principles |
| | 15.01-3 Neighbourhood and subdivision design |
| | 15.01-4 Design for safety |
| | 15.01-5 Cultural identity and neighbourhood character |
| | 15.02 Sustainable development |
| | 15.02-1 Energy and resource efficiency |
| | 15.03 Heritage |
| | 15.03-1 Heritage conservation |
| | 15.03-2 Aboriginal cultural heritage |
| | 16 Housing |
| | 16.01 Residential development |
| | 16.01-1 Integrated housing |
| | 16.01-2 Location of residential development |
| | 16.01-3 Housing opportunity areas |
| | 16.01-4 Housing diversity |
| | 16.01-5 Housing affordability |
| | 16.02 Housing form |
| | 16.02-1 Rural residential development |
| | 16.02-2 Crisis accommodation and community care units |
| | 16.02-3 Residential aged care facilities |
| | 16.02-4 Design and location of residential aged care facilities |
| | 17 Economic development |
| | 17.01 Commercial |
| | 17.01-1 Business |
| | 17.01-2 Out-of-centre development |
| | 17.02 Industry |
| | 17.02-1 Industrial land development |
| | 17.02-2 Design of industrial development |
| | 17.02-3 State significant industrial land |
| | 17.02-4 Innovation and research |
| | 17.03 Tourism |
| | 17.03-1 Facilitating tourism |
| | 17.03-2 Tourism in Metropolitan Melbourne |
| | 17.03-3 Maritime Precincts |
| | 18 Transport |
| | 18.01 Integrated transport |
| | 18.01-1 Land use and transport planning |

| Section | Clause | |
|--|--------------|---|
| | 18.01-2 | Transport system |
| | 18.02 | Movement networks |
| | 18.02-1 | Sustainable personal transport |
| | 18.02-2 | Cycling |
| | 18.02-3 | Principal Public Transport Network |
| | 18.02-4 | Management of the road system |
| | 18.02-5 | Car parking |
| | 18.03 | Ports |
| | 18.03-1 | Planning for ports |
| | 18.03-2 | Planning for port environs |
| | 18.04 | Airports |
| | 18.04-1 | Melbourne Airport |
| | 18.04-2 | Planning for airports |
| | 18.04-3 | Planning for airfields |
| | 18.05 | Freight |
| | 18.05-1 | Develop freight links |
| | 19 | Infrastructure |
| | 19.01 | Renewable energy |
| | 19.01-1 | Provision of renewable energy |
| | 19.02 | Community infrastructure |
| | 19.02-1 | Health facilities |
| | 19.02-2 | Education facilities |
| | 19.02-3 | Cultural facilities |
| | 19.02-4 | Distribution of social and cultural infrastructure |
| | 19.03 | Development infrastructure |
| | 19.03-1 | Development contribution plans |
| | 19.03-2 | Water supply, sewage and drainage |
| | 19.03-3 | Stormwater |
| | 19.03-4 | Telecommunications |
| | 19.03-5 | Waste and resource recovery |
| | 19.03-6 | Pipeline infrastructure |
| | 19.03-7 | Survey infrastructure |
| LOCAL PLANNING POLICY FRAMEWORK | 20 | Operation of the Local Planning Policy Framework |
| | 21 | Municipal Strategic Statement |
| | 21.01 | Introduction |
| | 21.02 | Municipal profile |
| | 21.03 | Key influences |
| | 21.04 | Vision – strategic framework |
| | 21.05 | Residential |
| | 21.06 | Low density |
| | 21.07 | Green wedge and Yarra River corridor |

| Section | Clause |
|--------------|---|
| | 21.08 Industrial |
| | 21.09 Activity centres and commercial areas |
| | 21.10 Ecologically sustainable development |
| | 21.11 Heritage |
| | 21.12 Infrastructure |
| | 21.13 Open space and tourism |
| | 21.14 Community health and well-being |
| | 21.15 Monitoring and review |
| | 21.16 Key references |
| | 22 Local Planning Policies |
| | 22.01 Design and development policy |
| | 22.02 Native vegetation policy |
| | 22.03 Cultural heritage policy |
| | 22.04 Residential Accommodation |
| | 22.05 Non-residential uses in residential areas |
| | 22.06 Eating and entertainment premises policy |
| | 22.07 Outdoor advertising signs policy |
| | 22.08 Safety through urban design policy |
| | 22.09 Access for disabled people policy |
| | 22.10 Bulleen gateway policy |
| | 22.11 Battle axe blocks policy |
| | 22.12 Environmentally Sustainable Development |
| | 22.13 [No Content] |
| | 22.14 Environmental and landscape significance protection in identified wildfire areas policy |
| | 22.15 Dwellings in the General Residential Zone, Schedule 1 |
| | 22.16 Industrial areas policy |
| | 22.17 Eastern Golf Course key redevelopment site policy |
| | 22.18 Gaming |
| | 22.19 Outbuildings in the Low Density Residential Zone |
| ZONES | 30 Zones |
| | 31 Operation of zones |
| | 32 Residential Zones |
| | 32.03 Low Density Residential Zone |
| | 32.04 Mixed Use Zone |
| | 32.07 Residential Growth Zone |
| | 32.08 General Residential Zone |
| | 32.09 Neighbourhood Residential Zone |
| | 33 Industrial Zones |
| | 33.01 Industrial 1 Zone |
| | 34 Commercial Zones |
| | 34.01 Commercial 1 Zone |

| Section | Clause | |
|------------------------------|-----------|--|
| | 35 | Rural Zones |
| | 35.06 | Rural Conservation Zone |
| | 36 | Public Land Zones |
| | 36.01 | Public Use Zone |
| | 36.02 | Public Park and Recreation Zone |
| | 36.03 | Public Conservation and Resource Zone |
| | 36.04 | Road Zone |
| | 37 | Special Purpose Zones |
| | 37.01 | Special Use Zone |
| | 37.03 | Urban Floodway Zone |
| | 37.08 | Activity Centre Zone |
| OVERLAYS | 40 | Overlays |
| | 41 | Operation of overlays |
| | 42 | Environment and Landscape Overlays |
| | 42.01 | Environmental Significance Overlay |
| | 42.02 | Vegetation Protection Overlay |
| | 42.03 | Significant Landscape Overlay |
| | 43 | Heritage and Built Form Overlays |
| | 43.01 | Heritage Overlay |
| | 43.02 | Design and Development Overlay |
| | 43.03 | Incorporated Plan Overlay |
| | 43.04 | Development Plan Overlay |
| | 44 | Land Management Overlays |
| | 44.01 | Erosion Management Overlay |
| | 44.04 | Land Subject to Inundation Overlay |
| | 44.05 | Special Building Overlay |
| | 44.06 | Bushfire Management Overlay |
| | 45 | Other Overlays |
| | 45.01 | Public Acquisition Overlay |
| | 45.03 | Environmental Audit Overlay |
| | 45.06 | Development Contributions Plan Overlay |
| | 45.09 | Parking Overlay |
| PARTICULAR PROVISIONS | 50 | Particular provisions |
| | 51 | Operation of particular provisions |
| | 52 | [no content] |
| | 52.01 | Public open space contribution and subdivision |
| | 52.02 | Easements, restrictions and reserves |
| | 52.03 | Specific sites and exclusions |
| | 52.04 | Satellite dish |
| | 52.05 | Advertising signs |
| | 52.06 | Car parking |

| Section | Clause |
|---------|---|
| | 52.07 [no content] |
| | 52.08 Earth and energy resources industry |
| | 52.09 Stone extraction and extractive industry interest areas |
| | 52.10 Uses with adverse amenity potential |
| | 52.11 Home based business |
| | 52.12 Service station |
| | 52.13 Car wash |
| | 52.14 Motor vehicle, boat or caravan sales |
| | 52.15 Heliport and helicopter landing site |
| | 52.16 Native vegetation precinct plan |
| | 52.17 Native vegetation |
| | 52.18 Timber production |
| | 52.19 Telecommunications facility |
| | 52.20 Convenience restaurant and take-away food premises |
| | 52.21 Private tennis court |
| | 52.22 Crisis accommodation |
| | 52.23 Shared housing |
| | 52.24 Community care unit |
| | 52.25 Crematorium |
| | 52.26 Cattle feedlot |
| | 52.27 Licensed premises |
| | 52.28 Gaming |
| | 52.29 Land adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 road |
| | 52.30 Freeway service centre |
| | 52.31 Broiler farm |
| | 52.32 Wind energy facility |
| | 52.33 Shipping container storage |
| | 52.34 Bicycle facilities |
| | 52.35 [no content] |
| | 52.36 [no content] |
| | 52.37 Post boxes and dry stone walls |
| | 52.38 2009 Bushfire recovery |
| | 52.39 2009 Bushfire – replacement buildings |
| | 52.40 Racing dog keeping and training |
| | 52.41 [no content] |
| | 52.42 Renewable energy facility (other than wind energy facility) |
| | 52.43 Live music and entertainment noise |
| | 52.44 Statement of underlying provisions |
| | 52.45 Resource recovery |
| | 52.46 Brothels |
| | 52.47 Planning for bushfire |

| Section | Clause | |
|---------------------------|-----------|---|
| | 52.48 | Bushfire protection: Exemptions |
| | 54 | One dwelling on a lot |
| | 54.01 | Neighbourhood and site description and design response |
| | 54.02 | Neighbourhood character |
| | 54.03 | Site layout and building massing |
| | 54.04 | Amenity impacts |
| | 54.05 | On-site amenity and facilities |
| | 54.06 | Detailed design |
| | 55 | Two or more dwellings on a lot and residential buildings |
| | 55.01 | Neighbourhood and site description and design response |
| | 55.02 | Neighbourhood character and infrastructure |
| | 55.03 | Site layout and building massing |
| | 55.04 | Amenity impacts |
| | 55.05 | On-site amenity and facilities |
| | 55.06 | Detailed design |
| | 55.07 | Apartment Developments |
| | 56 | Residential subdivision |
| | 56.01 | Subdivision site and context description and design response |
| | 56.02 | Policy implementation |
| | 56.03 | Liveable and sustainable communities |
| | 56.04 | Lot design |
| | 56.05 | Urban landscape |
| | 56.06 | Access and mobility management |
| | 56.07 | Integrated water management |
| | 56.08 | Site management |
| | 56.09 | Utilities |
| | 57 | Metropolitan green wedge land |
| | 58 | Apartment Developments |
| | 58.01 | Urban Context Report and Design Response |
| | 58.02 | Urban Context |
| | 58.03 | Site Layout |
| | 58.04 | Amenity Impacts |
| | 58.05 | On-site Amenity and Facilities |
| | 58.06 | Detailed Design |
| | 58.07 | Internal Amenity |
| GENERAL PROVISIONS | 60 | General provisions |
| | 61 | Administration of this scheme |
| | 61.01 | Administration and enforcement of this scheme |
| | 61.02 | What area is covered by this scheme? |
| | 61.03 | What does this scheme consist of? |

| Section | Clause |
|---------|--|
| | 61.04 When did this scheme begin? |
| | 61.05 Effect of this scheme |
| | 61.06 Determination of boundaries |
| | 62 Uses, buildings, works, subdivisions and demolition not requiring a permit |
| | 62.01 Uses not requiring a permit |
| | 62.02 Buildings and works |
| | 62.03 Events on public land |
| | 62.04 Subdivisions not requiring a permit |
| | 62.05 Demolition |
| | 63 Existing uses |
| | 63.01 Extent of existing use rights |
| | 63.02 Characterisation of use |
| | 63.03 Effect of definitions on existing use rights |
| | 63.04 Section 1 uses |
| | 63.05 Section 2 and 3 uses |
| | 63.06 Expiration of existing use rights |
| | 63.07 Compliance with codes of practice |
| | 63.08 Alternative use |
| | 63.09 Shop conditions |
| | 63.10 Damaged or destroyed buildings or works |
| | 63.11 Proof of continuous use |
| | 63.12 Decision guidelines |
| | 64 General provisions for use and development of land |
| | 64.01 Land used for more than one use |
| | 64.02 Land used in conjunction with another use |
| | 64.03 Subdivision of land in more than one zone |
| | 65 Decision guidelines |
| | 65.01 Approval of an application or plan |
| | 65.02 Approval of an application to subdivide land |
| | 66 Referral and notice provisions |
| | 66.01 Subdivision referrals |
| | 66.02 Use and development referrals |
| | 66.03 Referral of permit applications under other State standard provisions |
| | 66.04 Referral of permit applications under local provisions |
| | 66.05 Notice of permit applications under State standard provisions |
| | 66.06 Notice of permit applications under local provisions |
| | 67 Applications under Section 96 of the Act |
| | 67.01 Exemptions from Section 96(1) and 96(2) of the Act |
| | 67.02 Notice requirements |

| Section | Clause | |
|--|--------------|---|
| | 67.03 | Notice requirements - native vegetation |
| | 67.04 | Notice exemption |
| DEFINITIONS | 70 | Definitions |
| | 71 | Meaning of words |
| | 72 | General terms |
| | 73 | Outdoor advertising terms |
| | 74 | Land use terms |
| | 75 | Nesting diagrams |
| | 75.01 | Accommodation group |
| | 75.02 | Agriculture group |
| | 75.03 | Child care centre group |
| | 75.04 | Education centre group |
| | 75.05 | Industry group |
| | 75.06 | Leisure and recreation group |
| | 75.07 | Earth and energy resources group |
| | 75.08 | Office Group |
| | 75.09 | Place of assembly group |
| | 75.10 | Pleasure boat facility group |
| | 75.11 | Retail premises group |
| | 75.12 | Retail premises group (sub-group of shop) |
| | 75.13 | Transport terminal group |
| | 75.14 | Utility installation group |
| | 75.15 | Warehouse group |
| | 75.16 | Renewable energy group |
| | 75.17 | Land use terms that are not nested |
| INCORPORATED DOCUMENTS | 80 | Incorporated Documents |
| | 81 | Documents incorporated in this scheme |
| | 81.01 | Table of documents incorporated in this scheme |
| VICSMART PLANNING ASSESSMENT PROVISIONS | 90 | VicSmart Planning Assessment |
| | 91 | VicSmart planning applications and process |
| | 92 | State VicSmart applications |
| | 93 | Information requirements and decision guidelines for State VicSmart applications |
| | 93.01 | Realign the common boundary between two lots |
| | 93.02 | Subdivision of Buildings and Car Parking Spaces |
| | 93.03 | Front fence in a residential zone |
| | 93.04 | Buildings and works in a Zone (Except a Rural Zone) |
| | 93.05 | Buildings and works in an Overlay |
| | 93.06 | Remove, destroy or lop a tree |
| | 93.07 | Applications under a Heritage Overlay |
| | 93.08 | Applications under a Special Building Overlay |

| Section | Clause |
|---------------------------|--|
| | 93.09 Advertising sign |
| | 93.10 Car parking |
| | 93.11 [no content] |
| | 93.12 Two Lot Subdivision in a Rural Zone |
| | 93.13 Buildings and works in a Rural Zone |
| | 93.14 Extension to one dwelling on a lot in a Residential Zone |
| | 94 Local VicSmart applications |
| | 95 Information requirements and decision guidelines for local VicSmart applications |
| LIST OF AMENDMENTS | List of amendments to this scheme |