

92

16/01/2018
VC142

STATE VICSMART APPLICATIONS

92.01

19/09/2014
VC114

Purpose

This clause:

- Specifies the classes of application that are State VicSmart applications.
- Specifies the provision in Clause 93 that contains the information requirements and decision guidelines applicable to each class of State VicSmart application.

92.02

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Tables in this clause

The classes of State VicSmart application are listed in three tables to this clause:

- Table 1 lists the classes of State VicSmart application under a zone.
- Table 2 lists the classes of State VicSmart application under an overlay.
- Table 3 lists the classes of State VicSmart application under a particular provision.

Each table in this clause is divided into three columns:

- Column 1 specifies the development.
- Column 2 lists the provision of the scheme that contains the permit requirement applicable to the development.
- Column 3 specifies the information requirements and decision guidelines in Clause 93 applicable to the class of State VicSmart application.

A class of State VicSmart application means a development specified in Column 1 of the table that requires a permit under a provision listed in Column 2 of the table.

92.03

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Table 1 Classes of application under zone provisions

Class of application	Permit requirement provision	Information requirements and decision guidelines
Residential zones		
Subdivide land to realign the common boundary between 2 lots where: <ul style="list-style-type: none">▪ The area of either lot is reduced by less than 15 percent.▪ The general direction of the common boundary does not change.	Clause 32.03-3 (LDRZ) Clause 32.04-4 (MUZ) Clause 32.05-5 (TZ) Clause 32.07-3 (RGZ) Clause 32.08-3 (GRZ) Clause 32.09-3 (NRZ)	Clause 93.01
Subdivide land into lots each containing an existing building or car parking space where: <ul style="list-style-type: none">▪ The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme.▪ An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision.	Clause 32.04-4 (MUZ) Clause 32.05-5 (TZ) Clause 32.07-3 (RGZ) Clause 32.08-3 (GRZ) Clause 32.09-3 (NRZ)	Clause 93.02
Subdivide land into 2 lots if:	Clause 32.04-4 (MUZ)	Clause 93.02

Class of application	Permit requirement provision	Information requirements and decision guidelines
<ul style="list-style-type: none"> ▪ The construction of a building or the construction or carrying out of works on the land: <ul style="list-style-type: none"> · Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired. · Has started lawfully. ▪ The subdivision does not create a vacant lot. 	Clause 32.05-5 (TZ) Clause 32.07-3 (RGZ) Clause 32.08-3 (GRZ) Clause 32.09-3 (NRZ)	
Construct an outbuilding or extend a dwelling if the development: <ul style="list-style-type: none"> ▪ Meets the minimum garden area requirement, for a lot in the General Residential Zone or Neighbourhood Residential Zone. ▪ Does not exceed a building height of 5 metres. ▪ Is not visible from the street (other than a lane) or a public park. ▪ Meets the requirements in the following standards of Clause 54: <ul style="list-style-type: none"> · A10 Side and rear setbacks. · A11 Walls on boundaries. · A12 Daylight to existing windows. · A13 North-facing windows. · A14 Overshadowing open space. · A15 Overlooking. <p>For the purposes of this class of State VicSmart application, the Clause 54 standards specified above are mandatory.</p> <p>If a schedule to the zone specifies a requirement of a standard different from a requirement set out in the Clause 54 standard, the requirement in the schedule to the zone applies and must be met.</p>	Clause 32.04-5 (MUZ) Clause 32.05-6 (TZ) Clause 32.07-4 (RGZ) Clause 32.08-5 (GRZ) Clause 32.09-5 (NRZ)	Clause 93.14
Construct or extend a front fence within 3 metres of a street if the fence is associated with one dwelling.	Clause 32.05-6 (TZ) Clause 32.08-5 (GRZ) Clause 32.09-5 (NRZ)	Clause 93.03
Construct or extend a front fence within 3 metres of a street if the fence is associated with 2 or more dwellings on a lot or a residential building.	Clause 32.04-6 (MUZ) Clause 32.05-7 (TZ) Clause 32.07-5 (RGZ) Clause 32.08-6 (GRZ) Clause 32.09-6 (NRZ)	Clause 93.03
Construct a building or construct or carry out works with an estimated cost of up to \$100,000 where: <ul style="list-style-type: none"> ▪ The building or works is not associated with a dwelling. ▪ The requirements in the following standards of Clause 54 are met, where the land adjoins land in a residential 	Clause 32.03-4 (LDRZ) Clause 32.04-8 (MUZ) Clause 32.05-9 (TZ) Clause 32.07-7 (RGZ) Clause 32.08-8 (GRZ) Clause 32.09-8 (NRZ)	Clause 93.04

Class of application	Permit requirement provision	Information requirements and decision guidelines
<p>zone used for residential purposes:</p> <ul style="list-style-type: none"> · A10 Side and rear setbacks. · A11 Walls on boundaries. · A12 Daylight to existing windows. · A13 North-facing windows. · A14 Overshadowing open space. · A15 Overlooking. <p>For the purposes of this class of State VicSmart application, the Clause 54 standards specified above are mandatory.</p> <p>If a schedule to the zone specifies a requirement of a standard different from a requirement set out in the Clause 54 standard, the requirement in the schedule to the zone applies and must be met.</p>		
Industrial zones		
<p>Subdivide land to realign the common boundary between 2 lots where:</p> <ul style="list-style-type: none"> ▪ The area of either lot is reduced by less than 15 percent. ▪ The general direction of the common boundary does not change. 	<p>Clause 33.01-3 (IN1Z) Clause 33.02-3 (IN2Z) Clause 33.03-3 (IN3Z)</p>	<p>Clause 93.01</p>
<p>Subdivide land into lots each containing an existing building or car parking space where:</p> <ul style="list-style-type: none"> ▪ The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme. ▪ An occupancy permit or certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision. 	<p>Clause 33.01-3 (IN1Z) Clause 33.02-3 (IN2Z) Clause 33.03-3 (IN3Z)</p>	<p>Clause 93.02</p>
<p>Subdivide land into 2 lots if:</p> <ul style="list-style-type: none"> ▪ The construction of a building or the construction or carrying out of works on the land: <ul style="list-style-type: none"> · Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired. · Has started lawfully. ▪ The subdivision does not create a vacant lot. 	<p>Clause 33.01-3 (IN1Z) Clause 33.02-3 (IN2Z) Clause 33.03-3 (IN3Z)</p>	<p>Clause 93.02</p>
<p>Construct a building or construct or carry out works with an estimated cost of up to \$1,000,000 where the land is not:</p> <ul style="list-style-type: none"> ▪ Within 30 metres of land (not a road) which is in a residential zone. ▪ Used for a purpose listed in the table to Clause 52.10. ▪ Used for a Brothel or Adult sex product 	<p>Clause 33.01-4 (IN1Z) Clause 33.02-4 (IN2Z) Clause 33.03-4 (IN3Z)</p>	<p>Clause 93.04</p>

Class of application	Permit requirement provision	Information requirements and decision guidelines
shop.		
Commercial zones		
Subdivide land to realign the common boundary between 2 lots where: <ul style="list-style-type: none"> ▪ The area of either lot is reduced by less than 15 percent. ▪ The general direction of the common boundary does not change. 	Clause 34.01-3 (C1Z) Clause 34.02-3 (C2Z)	Clause 93.01
Subdivide land into lots each containing an existing building or car parking space where: <ul style="list-style-type: none"> ▪ The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme. ▪ An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision. 	Clause 34.01-3 (C1Z) Clause 34.02-3 (C2Z)	Clause 93.02
Subdivide land into 2 lots if: <ul style="list-style-type: none"> ▪ The construction of a building or the construction or carrying out of works on the land: <ul style="list-style-type: none"> · Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired. · Has started lawfully. ▪ The subdivision does not create a vacant lot. 	Clause 34.01-3 (C1Z) Clause 34.02-3 (C2Z)	Clause 93.02
Construct a building or construct or carry out works with an estimated cost of up to \$500,000 where the land is not: <ul style="list-style-type: none"> ▪ Within 30 metres of land (not a road) which is in a residential zone. ▪ Used for a purpose listed in the table to Clause 52.10. ▪ Used for a Brothel or Adult sex product shop. 	Clause 34.01-4 (C1Z) Clause 34.02-4 (C2Z)	Clause 93.04
Rural zones		
Subdivide land to realign the common boundary between 2 lots where: <ul style="list-style-type: none"> ▪ Each new lot is at least the area specified for the land in the zone or the schedule to the zone. ▪ The area of either lot is reduced by less than 15 percent. ▪ The general direction of the common boundary does not change. 	Clause 35.03-3 (RLZ) Clause 35.04-3 (GWZ) Clause 35.05-3 (GWAZ) Clause 35.06-3 (RCZ) Clause 35.07-3 (FZ) Clause 35.08-3 (RAZ)	Clause 93.01
Subdivide land into 2 lots where each new lot is at least the area specified for the land	Clause 35.03-3 (RLZ) Clause 35.04-3 (GWZ)	Clause 93.12

Class of application	Permit requirement provision	Information requirements and decision guidelines
in the zone or the schedule to the zone.	Clause 35.05-3 (GWAZ) Clause 35.06-3 (RCZ) Clause 35.07-3 (FZ) Clause 35.08-3 (RAZ)	
Construct a building or construct or carry out works with an estimated cost of up to \$250,000 where the land is not: <ul style="list-style-type: none"> ▪ Used for Animal keeping, Intensive animal husbandry or Rural industry. ▪ Within 30 metres of land (not a road) which is in a residential zone. Any works must not be earthworks specified in the schedule to the zone.	Clause 35.03-4 (RLZ) Clause 35.04-5 (GWZ) Clause 35.05-5 (GWAZ) Clause 35.06-5 (RCZ)	Clause 93.13
Construct a building or construct or carry out works associated with a Section 1 use in the Table of uses of the zone with an estimated cost of up to \$500,000. Any works must not be earthworks specified in the schedule to the zone.	Clause 35.07-4 (FZ) Clause 35.08-4 (RAZ)	Clause 93.13
Construct a building or construct or carry out works associated with a Section 2 use in the Table of uses of the zone with an estimated cost of up to \$500,000 where the land is not: <ul style="list-style-type: none"> ▪ Used for Animal keeping, Intensive animal husbandry or Rural industry. ▪ Within 30 metres of land (not a road) which is in a residential zone. Any works must not be earthworks specified in the schedule to the zone.	Clause 35.07-4 (FZ) Clause 35.08-4 (RAZ)	Clause 93.13
Special Use Zone		
Subdivide land to realign the common boundary between 2 lots where: <ul style="list-style-type: none"> ▪ The area of either lot is reduced by less than 15 percent. ▪ The general direction of the common boundary does not change. 	Clause 37.01-3 (SUZ)	Clause 93.01
Subdivide land into lots each containing an existing building or car parking space where: <ul style="list-style-type: none"> ▪ The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme. ▪ An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision. 	Clause 37.01-3 (SUZ)	Clause 93.02
Subdivide land into 2 lots if: <ul style="list-style-type: none"> ▪ The construction of a building or the construction or carrying out of works on the land: 	Clause 37.01-3 (SUZ)	Clause 93.02

Class of application	Permit requirement provision	Information requirements and decision guidelines
<ul style="list-style-type: none"> · Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired. · Has started lawfully. ▪ The subdivision does not create a vacant lot. 		
<p>Construct a building or construct or carry out works with an estimated cost of up to \$500,000 and the land is not:</p> <ul style="list-style-type: none"> ▪ Within 30 metres of land (not a road) which is in a residential zone. ▪ Used for a purpose listed in the table to Clause 52.10. 	Clause 37.01-4 (SUZ)	Clause 93.04
Comprehensive Development Zone		
<p>Subdivide land to realign the common boundary between 2 lots where:</p> <ul style="list-style-type: none"> ▪ The area of either lot is reduced by less than 15 percent. ▪ The general direction of the common boundary does not change. 	Clause 37.02-3 (CDZ)	Clause 93.01
<p>Subdivide land into lots each containing an existing building or car parking space where:</p> <ul style="list-style-type: none"> ▪ The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme. ▪ An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision. 	Clause 37.02-3 (CDZ)	Clause 93.02
<p>Subdivide land into 2 lots if:</p> <ul style="list-style-type: none"> ▪ The construction of a building or the construction or carrying out of works on the land: <ul style="list-style-type: none"> · Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired. · Has started lawfully. ▪ The subdivision does not create a vacant lot. 	Clause 37.02-3 (CDZ)	Clause 93.02
<p>Construct a building or construct or carry out works with an estimated cost of up to \$500,000 and the land is not:</p> <ul style="list-style-type: none"> ▪ Within 30 metres of land (not a road) which is in a residential zone. ▪ Used for a purpose listed in the table to Clause 52.10. 	Clause 37.02-4 (CDZ)	Clause 93.04
Capital City Zone		

Class of application	Permit requirement provision	Information requirements and decision guidelines
Subdivide land to realign the common boundary between 2 lots where: <ul style="list-style-type: none"> ▪ The area of either lot is reduced by less than 15 percent. ▪ The general direction of the common boundary does not change. 	Clause 37.04-3 (CCZ)	Clause 93.01
Subdivide land into lots each containing an existing building or car parking space where: <ul style="list-style-type: none"> ▪ The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme. ▪ An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision. 	Clause 37.04-3 (CCZ)	Clause 93.02
Subdivide land into 2 lots if: <ul style="list-style-type: none"> ▪ The construction of a building or the construction or carrying out of works on the land: <ul style="list-style-type: none"> · Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired. · Has started lawfully. ▪ The subdivision does not create a vacant lot. 	Clause 37.04-3 (CCZ)	Clause 93.02
Construct a building or construct or carry out works with an estimated cost of up to \$500,000 and the land is not used for a purpose listed in the table to Clause 52.10.	Clause 37.04-4 (CCZ)	Clause 93.04
Docklands Zone		
Subdivide land to realign the common boundary between 2 lots where: <ul style="list-style-type: none"> ▪ The area of either lot is reduced by less than 15 percent. ▪ The general direction of the common boundary does not change. 	Clause 37.05-3 (DZ)	Clause 93.01
Subdivide land into lots each containing an existing building or car parking space where: <ul style="list-style-type: none"> ▪ The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme. ▪ An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision. 	Clause 37.05-3 (DZ)	Clause 93.02
Subdivide land into 2 lots if:	Clause 37.05-3 (DZ)	Clause 93.02

Class of application	Permit requirement provision	Information requirements and decision guidelines
<ul style="list-style-type: none"> ▪ The construction of a building or the construction or carrying out of works on the land: <ul style="list-style-type: none"> · Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired. · Has started lawfully. ▪ The subdivision does not create a vacant lot. 		
Construct a building or construct or carry out works with an estimated cost of up to \$500,000 and the land is not used for a purpose listed in the table to Clause 52.10.	Clause 37.05-4 (DZ)	Clause 93.04
Priority Development Zone		
Subdivide land to realign the common boundary between 2 lots where: <ul style="list-style-type: none"> ▪ The area of either lot is reduced by less than 15 percent. ▪ The general direction of the common boundary does not change. 	Clause 37.06-3 (PDZ)	Clause 93.01
Subdivide land into lots each containing an existing building or car parking space where: <ul style="list-style-type: none"> ▪ The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme. ▪ An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision. 	Clause 37.06-3 (PDZ)	Clause 93.02
Subdivide land into 2 lots if: <ul style="list-style-type: none"> ▪ The construction of a building or the construction or carrying out of works on the land: <ul style="list-style-type: none"> · Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired. · Has started lawfully. ▪ The subdivision does not create a vacant lot. 	Clause 37.06-3 (PDZ)	Clause 93.02
Construct a building or construct or carry out works with an estimated cost of up to \$500,000 and the land is not: <ul style="list-style-type: none"> ▪ Within 30 metres of land (not a road) which is in a residential zone. ▪ Used for a purpose listed in the table to Clause 52.10. 	Clause 37.06-4 (PDZ)	Clause 93.04
Activity Centre Zone		
Subdivide land to realign the common	Clause 37.08-4 (ACZ)	Clause 93.01

Class of application	Permit requirement provision	Information requirements and decision guidelines
boundary between 2 lots where: <ul style="list-style-type: none"> ▪ The area of either lot is reduced by less than 15 percent. ▪ The general direction of the common boundary does not change. 		
Subdivide land into lots each containing an existing building or car parking space where: <ul style="list-style-type: none"> ▪ The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme. ▪ An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision. 	Clause 37.08-4 (ACZ)	Clause 93.02
Subdivide land into 2 lots if: <ul style="list-style-type: none"> ▪ The construction of a building or the construction or carrying out of works on the land: <ul style="list-style-type: none"> · Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired. · Has started lawfully. ▪ The subdivision does not create a vacant lot. 	Clause 37.08-4 (ACZ)	Clause 93.02
Construct a building or construct or carry out works with an estimated cost of up to \$500,000 and the land is not: <ul style="list-style-type: none"> ▪ Within 30 metres of land (not a road) which is in a residential zone. ▪ Used for a purpose listed in the table to Clause 52.10. 	Clause 37.08-5 (ACZ)	Clause 93.04

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Table 2 Classes of application under overlay provisions

Class of application	Permit requirement provision	Information requirements and decision guidelines
Environmental Significance Overlay		
Subdivide land to realign the common boundary between 2 lots where: <ul style="list-style-type: none"> ▪ The area of either lot is reduced by less than 15 percent. ▪ The general direction of the common boundary does not change. 	Clause 42.01-2 (ESO)	Clause 93.01
Subdivide land into lots each containing an existing building or car parking space where: <ul style="list-style-type: none"> ▪ The buildings or car parking spaces 	Clause 42.01-2 (ESO)	Clause 93.02

Class of application	Permit requirement provision	Information requirements and decision guidelines
<p>have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme.</p> <ul style="list-style-type: none"> An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision. 		
<p>Subdivide land into 2 lots if:</p> <ul style="list-style-type: none"> The construction of a building or the construction or carrying out of works on the land: <ul style="list-style-type: none"> Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired. Has started lawfully. The subdivision does not create a vacant lot. 	Clause 42.01-2 (ESO)	Clause 93.02
Construct a fence.	Clause 42.01-2 (ESO)	Clause 93.05
Remove, destroy or lop one tree.	Clause 42.01-2 (ESO)	Clause 93.06
<p>Construct a building or construct or carry out works for:</p> <ul style="list-style-type: none"> A carport, garage, pergola, verandah, deck, shed or similar structure. A rainwater tank. <p>The buildings and works must be associated with a dwelling.</p>	Clause 42.01-2 (ESO)	Clause 93.05
Vegetation Protection Overlay		
Remove, destroy or lop one tree.	Clause 42.02-2 (VPO)	Clause 93.06
Significant Landscape Overlay		
Construct a fence.	Clause 42.03-2 (SLO)	Clause 93.05
Remove, destroy or lop one tree.	Clause 42.03-2 (SLO)	Clause 93.06
<p>Construct a building or construct or carry out works for:</p> <ul style="list-style-type: none"> A carport, garage, pergola, verandah, deck, shed or similar structure. A rainwater tank. <p>The buildings and works must be associated with a dwelling.</p>	Clause 42.03-2 (SLO)	Clause 93.05
Heritage Overlay		
<p>Any of the following classes of development:</p> <ul style="list-style-type: none"> Subdivide land to realign the common boundary between 2 lots where the area of either lot is reduced by less than 15 percent and the general direction of the common boundary does not change. Subdivide land into lots each containing an existing building or car parking space 	Clause 43.01-1 (HO)	Clause 93.07

Class of application	Permit requirement provision	Information requirements and decision guidelines
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where:

- The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme.
- An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision.
- Subdivide land into 2 lots if:
 - The construction of a building or the construction or carrying out of works on the land is approved under this scheme or by a permit issued under this scheme and the permit has not expired.
 - The construction or carrying out of the approved building or works on the land has started lawfully.
 - The subdivision does not create a vacant lot.
- Demolish or remove an outbuilding (including a carport, garage, pergola, verandah, deck, shed or similar structure) unless the outbuilding is specified in the schedule to the Heritage Overlay.
- Demolish or remove a fence unless the fence is specified in the schedule to the Heritage Overlay.
- Externally alter a non-contributory building.
- External painting.
- Construct a fence.
- Construct a carport, garage, pergola, verandah, deck, shed or similar structure.
- Construct and install domestic services normal to a dwelling.
- Construct and install a non-domestic disabled access ramp.
- Construct a vehicle cross-over.
- Construct a domestic swimming pool or spa and associated mechanical equipment and safety fencing.
- Construct a rainwater tank.
- Construct or display a sign.
- Lop a tree.
- Construct or install a solar energy facility attached to a dwelling.
- Construct and install an electric vehicle charging station.

Class of application	Permit requirement provision	Information requirements and decision guidelines
<ul style="list-style-type: none"> ▪ Construct and install services normal to a building other than a dwelling, including chimneys, flues, skylights, heating and cooling systems, hot water systems, security systems and cameras, downpipes, window shading devices, or similar. 		
Design and Development Overlay		
Subdivide land to realign the common boundary between 2 lots where: <ul style="list-style-type: none"> ▪ The area of either lot is reduced by less than 15 percent. ▪ The general direction of the common boundary does not change. 	Clause 42.02-3 (DDO)	Clause 93.01
Subdivide land into lots each containing an existing building or car parking space where: <ul style="list-style-type: none"> ▪ The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme. ▪ An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision. 	Clause 42.02-3 (DDO)	Clause 93.02
Subdivide land into 2 lots if: <ul style="list-style-type: none"> ▪ The construction of a building or the construction or carrying out of works on the land: <ul style="list-style-type: none"> · Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired. · Has started lawfully. ▪ The subdivision does not create a vacant lot. 	Clause 42.02-3 (DDO)	Clause 93.02
Construct a fence.	Clause 43.02-2 (DDO)	Clause 93.05
Construct a building or construct or carry out works for: <ul style="list-style-type: none"> ▪ A carport, garage, pergola, verandah, deck, shed or similar structure. ▪ An outdoor swimming pool. The buildings and works must be associated with a dwelling.	Clause 43.02-2 (DDO)	Clause 93.05
Construct a building or construct or carry out works with an estimated cost of up to \$1,000,000 where the land is in an industrial zone.	Clause 43.02-2 (DDO)	Clause 93.05
Construct a building or construct or carry out works with an estimated cost of up to \$500,000 where the land is in a commercial zone or a Special Use, Comprehensive	Clause 43.02-2 (DDO)	Clause 93.05

Class of application	Permit requirement provision	Information requirements and decision guidelines
Development, Capital City, Docklands, Priority Development or Activity Centre Zone.		
Neighbourhood Character Overlay		
Remove, destroy or lop one tree.	Clause 43.05-2 (NCO)	Clause 93.06
Construct, demolish or remove a fence.	Clause 43.05-2 (NCO)	Clause 93.05
Construct a building or construct or carry out works for: <ul style="list-style-type: none"> ▪ A carport, garage, pergola, verandah, deck, shed or similar structure. ▪ A domestic swimming pool or spa and associated mechanical equipment and safety fencing. ▪ A rainwater tank. The buildings and works must be associated with a dwelling.	Clause 43.05-2 (NCO)	Clause 93.05
Demolish or remove an outbuilding (including a carport, garage, pergola, verandah, deck, shed or similar structure).	Clause 43.05-2 (NCO)	Clause 93.05
Erosion Management Overlay		
Construct a fence.	Clause 44.01-1 (EMO)	Clause 93.05
Construct a building or construct or carry out works for: <ul style="list-style-type: none"> ▪ A carport, garage, pergola, verandah, deck, shed or similar structure. ▪ A rainwater tank. The buildings and works must be associated with a dwelling.	Clause 44.01-1 (EMO)	Clause 93.05
Salinity Management Overlay		
Construct a building or construct or carry out works for: <ul style="list-style-type: none"> ▪ A carport, garage, pergola, verandah, deck, shed or similar structure. ▪ A rainwater tank. The buildings and works must be associated with a dwelling.	Clause 44.02-1 (SMO)	Clause 93.05
Special Building Overlay		
Construct a building or construct or carry out works.	Clause 44.05-1 (SBO)	Clause 93.08
Any of the following classes of subdivision: <ul style="list-style-type: none"> ▪ Subdivide land to realign the common boundary between 2 lots where the area of either lot is reduced by less than 15 percent and the general direction of the common boundary does not change. ▪ Subdivide land into lots each containing an existing building or car parking space where: <ul style="list-style-type: none"> • The buildings or car parking spaces have been constructed in 	Clause 44.05-2 (SBO)	Clause 93.08

Class of application	Permit requirement provision	Information requirements and decision guidelines
<p>accordance with the provisions of this scheme or a permit issued under this scheme.</p> <ul style="list-style-type: none"> • An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision. ▪ Subdivide land into 2 lots if: <ul style="list-style-type: none"> • The construction of a building or the construction or carrying out of works on the land is approved under this scheme or by a permit issued under this scheme and the permit has not expired. • The construction or carrying out of the approved building or works on the land has started lawfully. • The subdivision does not create a vacant lot. 		
Parking Overlay		
Reduce the required number of car parking spaces specified in the schedule to Clause 45.09 by no more than 10 car parking spaces.	Clause 52.06-3	Clause 93.10

92.05

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Table 3 Classes of application under Particular Provisions

Class of application	Permit requirement provision	Information requirements and decision guidelines
Advertising sign		
<p>Display an advertising sign in an Industrial 1, Industrial 2, Industrial 3, Commercial 1, Commercial 2, Special Use, Comprehensive Development, Capital City, Docklands, Priority Development or Activity Centre Zone if:</p> <ul style="list-style-type: none"> ▪ The sign is not within 30 metres of land (not a road) which is in a residential zone. ▪ The sign is not a pole sign, a sky sign, a reflective sign, internally illuminated, floodlit, electronic or animated. ▪ The total display size of the sign does not exceed 10 square metres. 	Clause 52.05-1	Clause 93.09
Car parking		
Reduce the required number of car parking spaces by no more than 10 car parking spaces.	Clause 52.06-3	Clause 93.10