CONTENTS

24 NOV 2016

Section	Clause	
		Objectives of planning in Victoria
		Purposes of this planning scheme
		Contents
		User guide
STATE PLANNING POLICY FRAMEWORK	**9**	**Plan Melbourne**
	9.01	Plan Melbourne interpretation
	10	**Operation of the State Planning Policy Framework**
	10.01	Purpose
	10.02	Goal
	10.03	Application
	10.04	Integrated decision making
	10.05	Structure
	11	**Settlement**
	11.01	**Activity centres**
	11.01-1	Activity centre network
	11.01-2	Activity centre planning
	11.02	**Urban growth**
	11.02-1	Supply of urban land
	11.02-2	Planning for growth areas
	11.02-3	Structure planning
	11.02-4	Sequencing of development
	11.03	**Open space**
	11.03-1	Open space planning
	11.03-2	Open space management
	11.04	**Metropolitan Melbourne**
	11.04-1	Delivering jobs and investment
	11.04-2	Housing choice and affordability
	11.04-3	A more connected Melbourne
	11.04-4	Liveable communities and neighbourhoods
	11.04-5	Environment and water
	11.04-6	A State of cities
	11.04-7	Green wedges
	11.04-8	Open space network in Metropolitan Melbourne
	11.04-9	River corridors
	11.05	**Regional development**
	11.05-1	Regional settlement networks
	11.05-2	Melbourne's hinterland areas

Section	Clause	
	11.05-3	Rural productivity
	11.05-4	Regional planning strategies and principles
	11.05-5	Coastal settlement
	11.06	**Central Highlands regional growth**
	11.06-1	Planning for growth
	11.06-2	A diversified economy
	11.06-3	Regional links
	11.06-4	Sustainable communities
	11.06-5	A sustainable region
	11.06-6	Integrated planning
	11.06-7	Environmental assets
	11.06-8	Agricultural productivity
	11.06-9	Cultural heritage and landscapes
	11.07	**Geelong (G21) regional growth**
	11.07-1	Planning for growth
	11.07-2	Knowledge and innovation
	11.07-3	Connected communities
	11.07-4	Environmental assets
	11.07-5	Agricultural productivity
	11.07-6	Sustainable communities
	11.07-7	A diversified economy
	11.07-8	Transport
	11.08	**Gippsland regional growth**
	11.08-1	A diversified economy
	11.08-2	Planning for growth
	11.08-3	Sustainable communities
	11.08-4	Infrastructure
	11.09	**Great South Coast regional growth**
	11.09-1	A diversified economy
	11.09-2	Sustainable communities
	11.09-3	Liveable communities
	11.09-4	Networked settlements
	11.09-5	Agricultural productivity
	11.09-6	Environmental assets
	11.09-7	Infrastructure
	11.09-8	Regional links
	11.09-9	Integrated planning
	11.10	**Hume regional growth**
	11.10-1	A diversified economy
	11.10-2	Environmental assets
	11.10-3	Planning for growth

Section	Clause	
	11.10-4	Infrastructure
	11.11	**Loddon Mallee North regional growth**
	11.11-1	Planning for growth
	11.11-2	A diversified economy
	11.11-3	Agricultural productivity
	11.11-4	Environmental assets
	11.11-5	Sustainable communities
	11.11-6	Networked settlements
	11.11-7	Community infrastructure
	11.11-8	Integrated planning
	11.12	**Loddon Mallee South regional growth**
	11.12-1	Planning for growth
	11.12-2	Strengthened communities
	11.12-3	A diversified economy
	11.12-4	Infrastructure
	11.12-5	Natural and built environment
	11.12-6	Agricultural productivity
	11.13	**Wimmera Southern Mallee regional growth**
	11.13-1	Networked settlements
	11.13-2	Planning for growth
	11.13-3	Environmental assets
	11.13-4	Agricultural productivity
	11.13-5	A diversified economy
	11.13-6	Resilient communities
	11.13-7	Liveable communities
	11.13-8	Infrastructure
	11.14	**Planning for identified distinctive areas**
	11.14-1	Localised planning statements
	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

Section	Clause	
	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
	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**

Section	Clause	
	16.01	**Residential development**
	16.01-1	Integrated housing
	16.01-2	Location of residential development
	16.01-3	Strategic redevelopment sites
	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 for Metropolitan Melbourne
	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
	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

Section	Clause	
	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	Municipal Strategic Statement
	21.02	Municipal Profile
	21.03	Council Vision and Strategic Framework
	21.04	Settlement
	21.05	Environment and Landscape Values
	21.06	Natural Resource Management
	21.07	Environmental Risk
	21.08	Built Environment and Heritage
	21.09	Housing
	21.10	Economic Development
	21.11	Transport
	21.12	Community and Development Infrastructure
	21.13	Local Areas
	21.14	Reference Documents
	21.15	Scheme Implementation
	22	**Local Planning Policies**
	22.01	[No Content]
	22.02	[No Content]
	22.03	[No Content]
	22.04	Heritage Conservation Policy
	22.05	Child care centre policy

Section	Clause	
	22.06	Display home policy
	22.07	Medical centre policy
	22.08	Material recycling centres
	22.09	Industrial development policy
	22.10	River red gum protection policy
	22.11	Development contribution plan policy
	22.12	Advertising signs adjoining the Metropolitan Ring Road
	22.13	Telecommunications conduit policy
	22.14	Satellite dish policy
	22.15	South Morang Activity Centre Policy
ZONES	**30**	**Zones**
	31	**Operation of zones**
	31.01	Section 1, 2 and 3 Uses
	32	**Residential Zones**
	32.03	Low Density Residential Zone
	32.04	Mixed Use Zone
	32.05	Township Zone
	32.07	Residential Growth Zone
	32.08	General Residential Zone
	32.09	Neighbourhod Residential Zone
	33	**Industrial Zones**
	33.01	Industrial 1 Zone
	33.03	Industrial 3 Zone
	34	**Commercial Zones**
	34.01	Commercial 1 Zone
	34.02	Commercial 2 Zone
	35	**Rural Zones**
	35.04	Green Wedge Zone
	35.05	Green Wedge A Zone
	35.06	Rural Conservation Zone
	35.07	Farming 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
	37.02	Comprehensive Development Zone
	37.03	Urban Floodway Zone
	37.06	Priority Development Zone

Section	Clause	
	37.07	Urban Growth 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**
	44.03	Floodway 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
	45.04	Road Closure Overlay
	45.05	Restructure Overlay
	45.06	Development Contributions Plan Overlay
	45.08	Melbourne Airport Environs 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
	52.07	Loading and unloading of vehicles
	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 occupation
	52.12	Service station

Section	Clause	
	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	Urban context report and design response for residential development of five or more storeys
	52.36	Integrated public transport planning
	52.37	Post boxes and dry stone walls
	52.38	2009 Bushfire recovery
	52.39	2009 Bushfire – replacement buildings
	52.40	[no content]
	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
	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

Section	Clause	
	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
	56	**Residential subdivision**
	56.01	Subdivision site and context description and design response
	56.02	Policy implementation
	56.03	Livable 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**
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?
	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

Section	Clause	
	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
	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

Section	Clause	
	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
	93.03	Front fence in a residential zone
	93.04	Buildings and works
	93.05	Construct a fence 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
	93.09	Advertising sign
	93.10	Car parking
	93.11	Loading and unloading facilities
	94	**Local VicSmart applications**
	95	**Information requirements and decision guidelines for local VicSmart applications**
LIST OF AMENDMENTS		**List of amendments to this scheme**