

00

31/07/2018
VC148

PURPOSE AND VISION

This section sets out the purpose of this planning scheme, and the vision and strategic direction for the municipality.

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PURPOSES OF THIS PLANNING SCHEME

- To provide a clear and consistent framework within which decisions about the use and development of land can be made.
- To express state, regional, local and community expectations for areas and land uses.
- To provide for the implementation of State, regional and local policies affecting land use and development.

SETTLEMENT

Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

Planning is to recognise the need for, and as far as practicable contribute towards:

- Health, wellbeing and safety.
- Diversity of choice.
- Adaptation in response to changing technology.
- Economic viability.
- A high standard of urban design and amenity.
- Energy efficiency.
- Prevention of pollution to land, water and air.
- Protection of environmentally sensitive areas and natural resources.
- Accessibility.
- Land use and transport integration.

Planning is to prevent environmental and amenity problems created by siting incompatible land uses close together.

Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns and investment in transport, utility, social, community and commercial infrastructure and services.

11.01

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VICTORIA

11.01-1S31/07/2018
VC148**Settlement****Objective**

To promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

Strategies

Develop sustainable communities through a settlement framework offering convenient access to jobs, services, infrastructure and community facilities.

Focus investment and growth in places of state significance in Metropolitan Melbourne and the major regional cities of Ballarat, Bendigo, Geelong, Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warrnambool and Wodonga.

Support sustainable development of the regional centres of Ararat, Bacchus Marsh, Bairnsdale, Benalla, Castlemaine, Colac, Echuca, Gisborne, Hamilton, Kyneton, Leongatha, Maryborough, Portland, Sale, Swan Hill, Warragul/Drouin and Wonthaggi.

Ensure regions and their settlements are planned in accordance with their relevant regional growth plan.

Guide the structure, functioning and character of each settlement taking into account municipal and regional contexts and frameworks.

Create and reinforce settlement boundaries.

Provide for growth in population and development of facilities and services across a regional or sub-regional network.

Plan for development and investment opportunities along existing and planned transport infrastructure.

Promote transport, communications and economic linkages between settlements through the identification of servicing priorities in regional land use plans.

Strengthen transport links on national networks for the movement of commodities.

Deliver networks of high-quality integrated settlements that have a strong identity and sense of place, are prosperous and are sustainable by:

- Building on strengths and capabilities of each region across Victoria to respond sustainably to population growth and changing environments.
- Developing settlements that will support resilient communities and their ability to adapt and change.
- Balancing strategic objectives to achieve improved land use and development outcomes at a regional, catchment and local level.
- Preserving and protecting features of rural land and natural resources and features to enhance their contribution to settlements and landscapes.
- Encouraging an integrated planning response between settlements in regions and in adjoining regions and states in accordance with the relevant regional growth plan.
- Providing for appropriately located supplies of residential, commercial, and industrial land across a region, sufficient to meet community needs in accordance with the relevant regional growth plan.
- Improving transport network connections in and between regional cities, towns and Melbourne.

Encourage a form and density of settlements that supports sustainable transport to reduce greenhouse gas emissions.

Limit urban sprawl and direct growth into existing settlements.

Promote and capitalise on opportunities for urban renewal and infill redevelopment.

Develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services.

Ensure retail, office-based employment, community facilities and services are concentrated in central locations.

Ensure land that may be required for future urban expansion is not compromised.

Policy documents

Consider as relevant:

- Central Highlands Regional Growth Plan (Victorian Government, 2014)
- G21 Regional Growth Plan (Geelong Region Alliance, 2013)
- Gippsland Regional Growth Plan (Victorian Government, 2014)
- Great South Coast Regional Growth Plan (Victorian Government, 2014)
- Hume Regional Growth Plan (Victorian Government, 2014)
- Loddon Mallee North Regional Growth Plan (Victorian Government, 2014)
- Loddon Mallee South Regional Growth Plan (Victorian Government, 2014)
- Wimmera Southern Mallee Regional Growth Plan (Victorian Government, 2014)
- Plan Melbourne 2017-2050: Metropolitan Planning Strategy (Department of Environment, Land, Water and Planning, 2017)

Victoria Settlement Framework



11.01-1R

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Settlement - Hume

Strategies

Facilitate growth and development specifically in the regional cities of Shepparton, Wangaratta, Wodonga and Benalla.

Facilitate and strengthen the economic role of Seymour, while supporting population growth.

Support growth and development in other existing urban settlements and foster the sustainability of small rural settlements.

Support improved access to a range of employment and education opportunities, particularly in key urban locations such as Benalla, Seymour, Shepparton, Wangaratta and Wodonga.

11.02

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MANAGING GROWTH

11.02-1S31/07/2018
VC148**Supply of urban land****Objective**

To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

Strategies

Ensure the ongoing provision of land and supporting infrastructure to support sustainable urban development.

Ensure that sufficient land is available to meet forecast demand.

Plan to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur. Residential land supply will be considered on a municipal basis, rather than a town-by-town basis.

Planning for urban growth should consider:

- Opportunities for the consolidation, redevelopment and intensification of existing urban areas.
- Neighbourhood character and landscape considerations.
- The limits of land capability and natural hazards and environmental quality.
- Service limitations and the costs of providing infrastructure.

Monitor development trends and land supply and demand for housing and industry.

Maintain access to productive natural resources and an adequate supply of well-located land for energy generation, infrastructure and industry.

Restrict rural residential development that would compromise future development at higher densities.

Policy guidelines

Consider as relevant:

- Victorian Government population projections and land supply estimates.

11.02-2S

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Structure planning

Objective

To facilitate the orderly development of urban areas.

Strategies

Ensure effective planning and management of the land use and development of an area through the preparation of relevant plans.

Undertake comprehensive planning for new areas as sustainable communities that offer high-quality, frequent and safe local and regional public transport and a range of local activities for living, working and recreation.

Facilitate the preparation of a hierarchy of structure plans or precinct structure plans that:

- Take into account the strategic and physical context of the location.
- Provide the broad planning framework for an area as well as the more detailed planning requirements for neighbourhoods and precincts, where appropriate.
- Provide for the development of sustainable and liveable urban areas in an integrated manner.
- Assist the development of walkable neighbourhoods.
- Facilitate the logical and efficient provision of infrastructure.
- Facilitate the use of existing infrastructure and services.

11.02-3S31/07/2018
VC148**Sequencing of development****Objective**

To manage the sequence of development in areas of growth so that services are available from early in the life of new communities.

Strategies

Define preferred development sequences in areas of growth to better coordinate infrastructure planning and funding.

Ensure that new land is released in areas of growth in a timely fashion to facilitate coordinated and cost-efficient provision of local and regional infrastructure.

Require new development to make a financial contribution to the provision of infrastructure such as community facilities, public transport and roads.

Improve the coordination and timing of infrastructure and service delivery in areas of growth.

Support opportunities to co-locate facilities.

Ensure that planning for water supply, sewerage and drainage works receives high priority in early planning for areas of growth.

Policy documents

Consider as relevant:

- Any applicable Growth Area Framework Plans (Department of Sustainability and Environment, 2006)
- *Precinct Structure Planning Guidelines* (Growth Areas Authority, 2009)
- *Ministerial Direction No. 12 – Urban Growth Areas*
- *The Victorian Transport Plan* (Victorian Government, 2008)

11.03

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PLANNING FOR PLACES

11.03-1S31/07/2018
VC148**Activity centres****Objective**

To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.

Strategies

Build up activity centres as a focus for high-quality development, activity and living by developing a network of activity centres that:

- Comprises a range of centres that differ in size and function.
- Is a focus for business, shopping, working, leisure and community facilities.
- Provides different types of housing, including forms of higher density housing.
- Is connected by transport.
- Maximises choices in services, employment and social interaction.

Support the role and function of each centre in the context of its classification, the policies for housing intensification, and development of the public transport network.

Undertake strategic planning for the use and development of land in and around activity centres.

Give clear direction on preferred locations for investment.

Encourage a diversity of housing types at higher densities in and around activity centres.

Reduce the number of private motorised trips by concentrating activities that generate high numbers of (non-freight) trips in highly accessible activity centres.

Improve access by walking, cycling and public transport to services and facilities.

Support the continued growth and diversification of activity centres to give communities access to a wide range of goods and services, provide local employment and support local economies.

Encourage economic activity and business synergies.

Improve the social, economic and environmental performance and amenity of activity centres.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)
- *Precinct Structure Planning Guidelines* (Growth Areas Authority, 2009)

11.03-2S31/07/2018
VC148**Growth areas****Objective**

To locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create sustainability benefits while protecting primary production, major sources of raw materials and valued environmental areas.

Strategies

Concentrate urban expansion into growth areas that are served by high-capacity public transport.

Implement the strategic directions in the Growth Area Framework Plans.

Encourage average overall residential densities in the growth areas of a minimum of 15 dwellings per net developable hectare, and over time, seek an overall increase in residential densities to more than 20 dwellings per net developable hectare.

Deliver timely and adequate provision of public transport and local and regional infrastructure and services, in line with a preferred sequence of land release.

Provide for significant amounts of local employment opportunities and in some areas, provide large scale industrial or other more regional employment generators.

Create a network of mixed-use activity centres that are high quality, well designed and create a sense of place.

Provide a diversity of housing type and distribution.

Retain unique characteristics of established areas impacted by growth.

Protect and manage natural resources and areas of heritage, cultural and environmental significance.

Create well planned, easy to maintain and safe streets and neighbourhoods that reduce opportunities for crime, improve perceptions of safety and increase levels of community participation.

Develop Growth Area Framework Plans that will:

- Include objectives for each growth area.
- Identify the long term pattern of urban growth.
- Identify the location of broad urban development types, for example activity centre, residential, employment, freight centres and mixed use employment.
- Identify the boundaries of individual communities, landscape values and, as appropriate, the need for discrete urban breaks and how land uses in these breaks will be managed.
- Identify transport networks and options for investigation, such as future railway lines and stations, freight activity centres, freeways and arterial roads.
- Identify the location of open space to be retained for recreation, and/or biodiversity protection and/or flood risk reduction purposes guided and directed by regional biodiversity conservation strategies.
- Show significant waterways as opportunities for creating linear trails, along with areas required to be retained for biodiversity protection and/or flood risk reduction purposes.
- Identify appropriate uses for constrained areas, including quarry buffers.

Develop precinct structure plans consistent with the *Precinct Structure Planning Guidelines* (Growth Areas Authority, 2009) approved by the Minister for Planning to:

- Establish a sense of place and community.
- Create greater housing choice, diversity and affordable places to live.
- Create highly accessible and vibrant activity centres.

ALPINE PLANNING SCHEME

- Provide for local employment and business activity.
- Provide better transport choices.
- Respond to climate change and increase environmental sustainability.
- Deliver accessible, integrated and adaptable community infrastructure.

Policy documents

Consider as relevant:

- *The Victorian Transport Plan* (Victorian Government, 2008)
- Any applicable Growth Area Framework Plans (Department of Sustainability and Environment, 2006)
- *Precinct Structure Planning Guidelines* (Growth Areas Authority, 2009)
- *Ministerial Direction No. 12 – Urban Growth Areas*

11.03-3S31/07/2018
VC148**Peri-urban areas****Objective**

To manage growth in peri-urban areas to protect and enhance their identified valued attributes.

Strategies

Identify and protect areas that are strategically important for the environment, biodiversity, landscape, open space, water, agriculture, energy, recreation, tourism, environment, cultural heritage, infrastructure, extractive and other natural resources.

Provide for development in established settlements that have capacity for growth having regard to complex ecosystems, landscapes, agricultural and recreational activities including in Warragul-Drouin, Bacchus Marsh, Torquay-Jan Juc, Gisborne, Kyneton, Wonthaggi, Kilmore, Broadford, Seymour and Ballan and other towns identified by Regional Growth Plans as having potential for growth.

Establish growth boundaries for peri-urban towns to avoid urban sprawl and protect agricultural land and environmental assets.

Enhance the character, identity, attractiveness and amenity of peri-urban towns.

Prevent dispersed settlement and provide for non-urban breaks between urban areas.

Ensure development is linked to the timely and viable provision of physical and social infrastructure.

Improve connections to regional and metropolitan transport services.

11.03-4S31/07/2018
VC148**Coastal settlement****Objective**

To plan for sustainable coastal development.

Strategies

Plan and manage coastal population growth and increased visitation so that impacts do not cause unsustainable use of coastal resources.

Support a network of diverse coastal settlements that provide for a broad range of housing types, economic opportunities and services.

Encourage urban renewal and redevelopment opportunities in existing settlements to reduce the demand for urban sprawl.

Identify a clear settlement boundary around coastal settlements to ensure that growth in coastal areas is planned and coastal values are protected. Where no settlement boundary is identified, the extent of a settlement is defined by the extent of existing urban zoned land and any land identified on a plan in the planning scheme for future urban settlement.

Direct new residential and other urban development and infrastructure to locations within defined settlement boundaries of existing settlements that are capable of accommodating growth.

Support the sustainable management of growth around coastal, estuary and marine assets to protect environmental values, and to achieve regional economic and community benefits.

Avoid linear urban sprawl along the coastal edge and ribbon development in rural landscapes.

Protect areas between settlements for non-urban use.

Avoid development on ridgelines, primary coastal dune systems and low lying coastal areas.

Encourage the restructure of old and inappropriate subdivisions to reduce development impacts on the environment.

Ensure a sustainable water supply, stormwater and sewerage treatment for all development.

Minimise the quantity and enhance the quality of stormwater discharge from new development into the ocean, bays and estuaries.

Policy documents

Consider as relevant:

- *Victorian Coastal Strategy* (Victorian Coastal Council, 2014)
- *G21 Regional Growth Plan* (Geelong Region Alliance, 2013)
- *Gippsland Regional Growth Plan* (Victorian Government, 2014)
- *Great South Coast Regional Growth Plan* (Victorian Government, 2014)

11.03-5S31/07/2018
VC148**Distinctive areas and landscapes****Objective**

To protect and enhance the valued attributes of identified distinctive areas and landscapes.

Strategies

Recognise the significant geographic and physical features of these areas.

Recognise the important role these areas play in the state as tourist destinations.

Protect the identified key values and activities of these areas.

Support use and development where it enhances the valued characteristics of these areas.

Avoid use and development that could undermine the long-term natural or non-urban use of land in these areas.

Protect areas that are important for food production.

Develop Localised Planning Statements for the Bellarine Peninsula, Macedon Ranges, Mornington Peninsula and the Yarra Valley and Dandenong Ranges.

Policy documents

Consider as relevant:

- *Bellarine Peninsula Localised Planning Statement* (Victorian Government, 2015)
- *Mornington Peninsula Localised Planning Statement* (Victorian Government, 2014)
- *Yarra Ranges Localised Planning Statement* (Victorian Government, 2017)

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Regional and local places

Objective

To facilitate integrated place-based planning.

Strategies

Integrate relevant planning considerations to provide specific direction for the planning of sites, places, neighbourhoods and towns.

Consider the distinctive characteristics and needs of regional and local places in planning for future land use and development.

ENVIRONMENTAL AND LANDSCAPE VALUES

Planning should help to protect the health of ecological systems and the biodiversity they support (including ecosystems, habitats, species and genetic diversity) and conserve areas with identified environmental and landscape values.

Planning must implement environmental principles for ecologically sustainable development that have been established by international and national agreements. Foremost amongst the national agreements is the Intergovernmental Agreement on the Environment, which sets out key principles for environmental policy in Australia. Other agreements include the National Strategy for Ecologically Sustainable Development, National Greenhouse Strategy, the National Water Quality Management Strategy, the National Strategy for the Conservation of Australia's Biological Diversity, the National Forest Policy Statement and National Environment Protection Measures.

Planning should protect, restore and enhance sites and features of nature conservation, biodiversity, geological or landscape value.

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BIODIVERSITY

12.01-1S31/07/2018
VC148**Protection of biodiversity****Objective**

To assist the protection and conservation of Victoria's biodiversity.

Strategies

Use biodiversity information to identify important areas of biodiversity, including key habitat for rare or threatened species and communities, and strategically valuable biodiversity sites.

Strategically plan for the protection and conservation of Victoria's important areas of biodiversity.

Ensure that decision making takes into account the impacts of land use and development on Victoria's biodiversity, including consideration of:

- Cumulative impacts.
- Fragmentation of habitat.
- The spread of pest plants, animals and pathogens into natural ecosystems.

Avoid impacts of land use and development on important areas of biodiversity.

Consider impacts of any change in land use or development that may affect the biodiversity value of national parks and conservation reserves or nationally and internationally significant sites; including wetlands and wetland wildlife habitat designated under the Convention on Wetlands of International Importance (the Ramsar Convention) and sites utilised by species listed under the Japan-Australia Migratory Birds Agreement (JAMBA), the China-Australia Migratory Birds Agreement (CAMBA), or the Republic of Korea-Australia Migratory Bird Agreement (ROKAMBA).

Assist in the identification, protection and management of important areas of biodiversity.

Assist in the establishment, protection and re-establishment of links between important areas of biodiversity, including through a network of green spaces and large-scale native vegetation corridor projects.

Policy guidelines

Consider as relevant:

- State biodiversity information maintained by the Department of Environment, Land, Water and Planning.

Policy documents

Consider as relevant:

- *Protecting Victoria's Environment – Biodiversity 2037* (Department of Environment, Land, Water and Planning, 2017)
- *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017)
- Any applicable biodiversity strategies, including the relevant Regional Catchment Strategy (prepared under Part 4 of the *Catchment and Land Protection Act 1994*)

12.01-2S31/07/2018
VC148**Native vegetation management****Objective**

To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.

Strategies

Ensure decisions that involve, or will lead to, the removal, destruction or lopping of native vegetation, apply the three-step approach in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017):

- Avoid the removal, destruction or lopping of native vegetation.
- Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
- Provide an offset to compensate for the biodiversity impact from the removal, destruction or lopping of native vegetation.

Policy guidelines

Consider as relevant:

- State biodiversity information maintained by the Department of Environment, Land, Water and Planning.

Policy documents

Consider as relevant:

- *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017)
- *Assessor's handbook – applications to remove, destroy or lop native vegetation* (Department of Environment, Land, Water and Planning, 2017)

12.02

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COASTAL AREAS

12.02-1S31/07/2018
VC148**Protection of coastal areas****Objective**

To recognise the value of coastal areas to the community, conserve and enhance coastal areas and ensure sustainable use of natural coastal resources.

Strategies

Coordinate land use and planning with the requirements of the *Coastal Management Act 1995* to:

- Provide clear direction for the future sustainable use of the coast, including the marine environment, for recreation, conservation, tourism, commerce and similar uses in appropriate areas.
- Protect and maintain areas of environmental significance.
- Identify suitable areas and opportunities for improved facilities.

Apply the hierarchy of principles for coastal planning and management:

- Principle 1: Ensure the protection of significant environmental and cultural values.
- Principle 2: Undertake integrated planning and provide clear direction for the future.
- Principle 3: Ensure the sustainable use of natural coastal resources.
- Principle 4: Ensure development on the coast is located in existing modified and resilient environments where the demand for development is evident and any impacts can be managed sustainably.

Plan for marine development and infrastructure that is sensitive to marine national parks and environmental assets.

Ensure development protects and seeks to enhance coastal biodiversity and ecological values.

Ensure development is sensitively sited and designed and respects the character of coastal settlements.

Encourage revegetation of cleared land abutting coastal reserves.

Maintain the natural drainage patterns, water quality and biodiversity in and adjacent to coastal estuaries, wetlands and waterways.

Avoid disturbance of coastal acid sulfate soils.

Protect cultural heritage places, including Aboriginal places, archaeological sites and historic shipwrecks.

Policy guidelines

Consider as relevant:

- Any applicable coastal action plan or management plan approved under the *Coastal Management Act 1995* or *National Parks Act 1975*.

Policy documents

Consider as relevant:

- *Victorian Coastal Strategy* (Victorian Coastal Council, 2014)
- *Coastal Spaces Landscape Assessment Study* (Department of Sustainability and Environment, 2006)

12.02-2S31/07/2018
VC148**Coastal Crown land****Objective**

To achieve coastal crown land development that provides an environmental, social and economic balance.

Strategies

Ensure that use and development on or adjacent to coastal foreshore Crown land:

- Maintains safe, equitable public access and improves public benefit.
- Protects local environmental and social values.
- Demonstrates need and coastal dependency.
- Minimises impact on the coast by locating within a defined activity or recreation node.

Policy guidelines

Consider as relevant:

- The purpose for which land is reserved under the *Crown Land (Reserves) Act 1978*.
- Any relevant coastal action plan or management plan approved under the *Coastal Management Act 1995* or *National Parks Act 1975*.

Policy documents

Consider as relevant:

- *Victorian Coastal Strategy* (Victorian Coastal Council, 2014)

12.02-3S31/07/2018
VC148**Bays****Objective**

To improve the environmental health of Port Phillip Bay and Western Port and their catchments.

Strategies

Reduce major environmental pressures associated with urban growth and development in Port Phillip Bay and Western Port catchments by:

- Requiring growth area planning to protect significant natural assets.
- Improving the quality of stormwater entering waterways, particularly from construction sites and road development.

Improve waterway management arrangements for Port Phillip Bay and Western Port catchments.

Protect coastal and foreshore environments and improve public access and recreation facilities around Port Phillip Bay and Western Port by:

- Focussing development in areas already developed or in areas that can tolerate more intensive use.
- Requiring coastal planning and management to be consistent with the *Victorian Coastal Strategy* (Victorian Coastal Council, 2014).
- Managing privately owned foreshore consistently with the adjoining public land.

Policy documents

Consider as relevant:

- *Victorian Coastal Strategy* (Victorian Coastal Council, 2014)

12.03

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WATER BODIES AND WETLANDS

12.03-1S31/07/2018
VC148**River corridors, waterways, lakes and wetlands****Objective**

To protect and enhance river corridors, waterways, lakes and wetlands.

Strategies

Protect the environmental, cultural and landscape values of all water bodies and wetlands.

Ensure development responds to and respects the significant environmental, conservation, cultural, aesthetic, open space, recreation and tourism assets of water bodies and wetlands.

Ensure development is sensitively designed and sited to maintain and enhance environmental assets, significant views and landscapes along river corridors and waterways and adjacent to lakes and wetlands.

Ensure development does not compromise bank stability, increase erosion or impact on a water body or wetland's natural capacity to manage flood flow.

Protect the Yarra, Maribyrnong and Murray River corridors as significant economic, environmental and cultural assets.

Facilitate growth in established settlements where water and wastewater can be managed.

Policy documents

Consider as relevant:

- *Maribyrnong River – Vision for Recreational and Tourism Development* (Melbourne Parks and Waterways, 1996)
- *Maribyrnong River Valley Design Guidelines* (Department of Planning and Community Development, 2010)
- *Melbourne Water's Guidelines for Approval of Jetties* (Melbourne Water, 2011)
- *Healthy Waterways Strategy* (Melbourne Water, 2013)

12.04

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ALPINE AREAS

12.04-1S31/07/2018
VC148**Sustainable development in alpine areas****Objective**

To facilitate sustainable use and development of Alpine areas for year-round use and activity.

Strategies

Protect and manage significant environmental features and ecosystems, taking into account the sensitive and fragile nature of the alpine environment.

Ensure that the use and development of land is managed to minimise the disturbance of indigenous flora and fauna and sensitive landscapes.

Ensure that there is a mixture of use and development to cater for users of alpine areas in all seasons.

Recognise the distinct environments, infrastructure needs and capabilities to support different activities of each alpine resort and other alpine areas.

Provide for the development of consolidated alpine villages, including a diverse range of employment, social and economic opportunities.

Promote development for active recreation solely at Falls Creek, Lake Mountain, Mt Buffalo, Mt Baw Baw, Mt Buller and Mt Hotham.

Promote intensive residential and commercial development at Falls Creek, Mt Baw Baw, Mt Buller and Mt Hotham.

Maintain Mt Stirling as an all-season nature based tourist, recreational and educational resource.

Ensure that the sustainable long term planning and management of Victoria's six alpine resorts is consistent with the strategic directions contained in the *Alpine Resorts Strategic Plan* (Victorian Government, Alpine Resorts Co-ordinating Council, 2012).

Develop, monitor and regularly review the Alpine Resort Environmental Management Plans and Comprehensive Development Plans for each alpine resort, recognising their unique characteristics, constraints and opportunities.

Encourage best practice in design that responds to the alpine character of the area.

Ensure heritage places are protected and conserved, including Aboriginal cultural heritage and post contact heritage places.

Ensure that increases in skier, pedestrian and vehicular activity in the resorts do not compromise public safety or the accessibility and capacity of ski fields, services, commercial activity and development of trailheads.

Implement approved plans, manage development and work with Alpine Resort Management Boards to effectively operate alpine resorts and protect alpine resources.

Policy guidelines

Consider as relevant:

- Any applicable approved Victorian Environmental Assessment Council recommendations.
- Any relevant State Environment Protection Policy.
- Any approved management plan or guideline endorsed by the Minister for Energy, Environment and Climate Change or Minister for Water.

Policy documents

Consider as relevant:

- *Alpine Resorts Strategic Plan* (Victorian Government, Alpine Resorts Co-ordinating Council, 2012)

ALPINE PLANNING SCHEME

- The Memorandum of Understanding in relation to the Co-operative Management of the Australian Alps National Parks, agreed to by the member states and territories of Victoria, Australian Capital Territory and New South Wales

12.05

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SIGNIFICANT ENVIRONMENTS AND LANDSCAPES

12.05-1S

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Environmentally sensitive areas

Objective

To protect and conserve environmentally sensitive areas.

Strategies

Protect environmentally sensitive areas with significant recreational value from development that would diminish their environmental conservation or recreational values. These areas include the Dandenong and Macedon Ranges, the Upper Yarra Valley, Western Port and Port Phillip Bay and their foreshores, the Mornington Peninsula, the Yarra and Maribyrnong Rivers and the Merri Creek, the Grampians, the Gippsland Lakes and its foreshore, the coastal areas and their foreshores, Alpine areas and nominated urban conservation areas, historic buildings and precincts.

12.05-2S

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Landscapes

Objective

To protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.

Strategies

Ensure significant landscape areas such as forests, the bays and coastlines are protected.

Ensure development does not detract from the natural qualities of significant landscape areas.

Improve the landscape qualities, open space linkages and environmental performance in significant landscapes and open spaces, including green wedges, conservation areas and non-urban areas.

Recognise the natural landscape for its aesthetic value and as a fully functioning system.

Ensure important natural features are protected and enhanced.

ENVIRONMENTAL RISKS AND AMENITY

Planning should strengthen the resilience and safety of communities by adopting a best practice environmental management and risk management approach.

Planning should aim to avoid or minimise natural and human-made environmental hazards, environmental degradation and amenity conflicts.

Planning should identify and manage the potential for the environment and environmental changes to impact on the economic, environmental or social wellbeing of society.

Planning should ensure development and risk mitigation does not detrimentally interfere with important natural processes.

Planning should prepare for and respond to the impacts of climate change.

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CLIMATE CHANGE IMPACTS

13.01-1S

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Natural hazards and climate change

Objective

To minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning.

Strategies

Consider the risks associated with climate change in planning and management decision making processes.

Identify at risk areas using the best available data and climate change science.

Integrate strategic land use planning with emergency management decision making.

Direct population growth and development to low risk locations.

Develop adaptation response strategies for existing settlements in risk areas to accommodate change over time.

Ensure planning controls allow for risk mitigation or risk adaptation strategies to be implemented.

Site and design development to minimise risk to life, property, the natural environment and community infrastructure from natural hazards.

13.01-2S31/07/2018
VC148**Coastal inundation and erosion****Objective**

To plan for and manage the potential coastal impacts of climate change.

Strategies

Plan for sea level rise of not less than 0.8 metres by 2100 and allow for the combined effects of tides, storm surges, coastal processes and local conditions such as topography and geology when assessing risks and coastal impacts associated with climate change.

In planning for sea level rise, an increase of 0.2 metres over current 1 in 100 year flood levels by 2040 may be used for new development in close proximity to existing development (urban infill).

Ensure that land subject to coastal hazards is identified and appropriately managed to ensure that future development is not at risk.

Ensure that development or protective works that seek to respond to coastal hazard risks avoid detrimental impacts on coastal processes.

Avoid development in identified coastal hazard areas susceptible to inundation (both river and coastal), erosion, landslip/landslide, acid sulfate soils, bushfire and geotechnical risk.

Policy guidelines

Consider as relevant:

- Any applicable Land Conservation Council recommendations.
- Any applicable coastal action plan or management plan approved under the *Coastal Management Act 1995* or *National Parks Act 1975*.

Policy documents

Consider as relevant:

- *Victorian Coastal Strategy* (Victorian Coastal Council, 2014)

13.02

31/07/2018
VC148

BUSHFIRE

13.02-1S31/07/2018
VC148**Bushfire planning****Policy application**

This policy must be applied to all planning and decision making under the *Planning and Environment Act 1987* relating to land that is:

- Within a designated bushfire prone area;
- Subject to a Bushfire Management Overlay; or
- Proposed to be used or developed in a way that may create a bushfire hazard.

Objective

To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

Strategies**Protection of human life**

Give priority to the protection of human life by:

- Prioritising the protection of human life over all other policy considerations.
- Directing population growth and development to low risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.
- Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process.

Bushfire hazard identification and assessment

Identify bushfire hazard and undertake appropriate risk assessment by:

- Applying the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard.
- Considering the best available information about bushfire hazard including the map of designated bushfire prone areas prepared under the *Building Act 1993* or regulations made under that Act.
- Applying the Bushfire Management Overlay to areas where the extent of vegetation can create an extreme bushfire hazard.
- Considering and assessing the bushfire hazard on the basis of:
 - Landscape conditions - meaning conditions in the landscape within 20 kilometres (and potentially up to 75 kilometres) of a site;
 - Local conditions - meaning conditions in the area within approximately 1 kilometre of a site;
 - Neighbourhood conditions - meaning conditions in the area within 400 metres of a site; and
 - The site for the development.
- Consulting with emergency management agencies and the relevant fire authority early in the process to receive their recommendations and implement appropriate bushfire protection measures.
- Ensuring that strategic planning documents, planning scheme amendments, planning permit applications and development plan approvals properly assess bushfire risk and include appropriate bushfire protection measures.
- Not approving development where a landowner or proponent has not satisfactorily demonstrated that the relevant policies have been addressed, performance measures satisfied or bushfire protection measures can be adequately implemented.

Settlement planning

Plan to strengthen the resilience of settlements and communities and prioritise protection of human life by:

- Directing population growth and development to low risk locations, being those locations assessed as having a radiant heat flux of less than 12.5 kilowatts/square metre under *AS 3959-2009 Construction of Buildings in Bushfire-prone Areas* (Standards Australia, 2009).
- Ensuring the availability of, and safe access to, areas assessed as a BAL-LOW rating under *AS 3959-2009 Construction of Buildings in Bushfire-prone Areas* (Standards Australia, 2009) where human life can be better protected from the effects of bushfire.
- Ensuring the bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of future land use and development.
- Achieving no net increase in risk to existing and future residents, property and community infrastructure, through the implementation of bushfire protection measures and where possible reducing bushfire risk overall.
- Assessing and addressing the bushfire hazard posed to the settlement and the likely bushfire behaviour it will produce at a landscape, settlement, local, neighbourhood and site scale, including the potential for neighbourhood-scale destruction.
- Assessing alternative low risk locations for settlement growth on a regional, municipal, settlement, local and neighbourhood basis.
- Not approving any strategic planning document, local planning policy, or planning scheme amendment that will result in the introduction or intensification of development in an area that has, or will on completion have, more than a BAL-12.5 rating under *AS 3959-2009 Construction of Buildings in Bushfire-prone Areas* (Standards Australia, 2009).

Areas of biodiversity conservation value

Ensure settlement growth and development approvals can implement bushfire protection measures without unacceptable biodiversity impacts by discouraging settlement growth and development in bushfire affected areas that are important areas of biodiversity.

Use and development control in a Bushfire Prone Area

In a bushfire prone area designated in accordance with regulations made under the *Building Act 1993*, bushfire risk should be considered when assessing planning applications for the following uses and development:

- Subdivisions of more than 10 lots.
- Accommodation.
- Child care centre.
- Education centre.
- Emergency services facility.
- Hospital.
- Indoor recreation facility.
- Major sports and recreation facility.
- Place of assembly.
- Any application for development that will result in people congregating in large numbers.

When assessing a planning permit application for the above uses and development:

- Consider the risk of bushfire to people, property and community infrastructure.

ALPINE PLANNING SCHEME

- Require the implementation of appropriate bushfire protection measures to address the identified bushfire risk.
- Ensure new development can implement bushfire protection measures without unacceptable biodiversity impacts.

Policy guidelines

Consider as relevant:

- Any applicable approved state, regional and municipal fire prevention plan.

Policy documents

Consider as relevant:

- *AS 3959-2009 Construction of Buildings in Bushfire-prone Areas* (Standards Australia, 2009)
- *Building in bushfire-prone areas - CSIRO & Standards Australia* (SAA HB36-1993, 1993)
- Any bushfire prone area map prepared under the *Building Act 1993* or regulations made under that Act

13.03

31/07/2018
VC148

FLOODPLAINS

13.03-1S31/07/2018
VC148**Floodplain management****Objective**

To assist the protection of:

- Life, property and community infrastructure from flood hazard.
- The natural flood carrying capacity of rivers, streams and floodways.
- The flood storage function of floodplains and waterways.
- Floodplain areas of environmental significance or of importance to river health.

Strategies

Identify land affected by flooding, including land inundated by the 1 in 100 year flood event or as determined by the floodplain management authority in planning schemes.

Avoid intensifying the impact of flooding through inappropriately located use and development.

Locate emergency and community facilities (including hospitals, ambulance stations, police stations, fire stations, residential aged care facilities, communication facilities, transport facilities, community shelters and schools) outside the 1 in 100 year floodplain and, where possible, at levels above the height of the probable maximum flood.

Locate use and development that involve the storage or disposal of environmentally hazardous industrial and agricultural chemicals or wastes and other dangerous goods (including intensive animal industries and sewage treatment plants) outside floodplains unless site design and management is such that potential contact between such substances and floodwaters is prevented, without affecting the flood carrying and flood storage functions of the floodplain.

Policy guidelines

Consider as relevant:

- Regional catchment strategies and special area plans approved by the Minister for Energy, Environment and Climate Change or Minister for Water.
- Any floodplain management manual of policy and practice, or catchment management, river health, wetland or floodplain management strategy adopted by the relevant responsible floodplain management authority.
- Any best practice environmental management guidelines for stormwater adopted by the Environment Protection Authority.

Policy documents

Consider as relevant:

- *State Environment Protection Policy (Waters of Victoria)*
- *Victorian Floodplain Management Strategy* (Department of Environment, Land, Water and Planning 2016)

13.04

31/07/2018
VC148

SOIL DEGRADATION

13.04-1S31/07/2018
VC148**Contaminated and potentially contaminated land****Objective**

To ensure that potentially contaminated land is suitable for its intended future use and development, and that contaminated land is used safely.

Strategies

Require applicants to provide adequate information on the potential for contamination to have adverse effects on future land use if the subject land is known to have been used for industry, mining or the storage of chemicals, gas, wastes or liquid fuel.

Facilitate the remediation of contaminated land, particularly on sites in developed areas with potential for residential development.

Policy documents

Consider as relevant:

- *State Environment Protection Policy (Prevention and Management of Contamination of Land)*
- *Ministerial Direction No. 1 - Potentially Contaminated Land*
- *National Environment Protection (Assessment of Site Contamination) Measure* (National Environment Protection Council, 1999)

13.04-2S

31/07/2018
VC148

Erosion and landslip

Objective

To protect areas prone to erosion, landslip or other land degradation processes.

Strategies

Identify areas subject to erosion or instability in planning schemes and when considering the use and development of land.

Prevent inappropriate development in unstable areas or areas prone to erosion.

Promote vegetation retention, planting and rehabilitation in areas prone to erosion and land instability.

Policy guidelines

Consider as relevant:

- Any applicable regional catchment strategy.
- Any special area plan approved under the *Catchment and Land Protection Act 1994*.

13.04-3S31/07/2018
VC148**Salinity****Objective**

To minimise the impact of salinity and rising water tables on land uses, buildings and infrastructure in rural and urban areas and areas of environmental significance and reduce salt load in rivers.

Strategies

Identify areas subject to salinity in the preparation of planning schemes and land use planning decisions.

Promote vegetation retention and replanting in aquifer recharge areas contributing to groundwater salinity problems.

Prevent inappropriate development in areas affected by groundwater salinity.

Policy guidelines

Consider as relevant:

- Any applicable regional catchment strategy and any associated implementation plan or strategy (particularly salinity management plans and regional vegetation plans).
- Any special area plan approved under the *Catchment and Land Protection Act 1994*.

Policy documents

Consider as relevant:

- *Salinity Information Kit: Volume 1 - A Local Government Planning Guide for Dryland Salinity* (Department of Conservation and Natural Resources, 1995)

13.05

31/07/2018
VC148

NOISE

13.05-1S31/07/2018
VC148**Noise abatement****Objective**

To assist the control of noise effects on sensitive land uses.

Strategy

Ensure that development is not prejudiced and community amenity is not reduced by noise emissions, using a range of building design, urban design and land use separation techniques as appropriate to the land use functions and character of the area.

Policy documents

Consider as relevant:

- *State Environment Protection Policy (Control of Music Noise from Public Premises) No. N-2*
- *State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1* in metropolitan Melbourne
- *Interim Guidelines for Control of Noise from Industry in Country Victoria* (Environment Protection Authority, 1989)
- *A Guide to the Reduction of Traffic Noise* (VicRoads 2003)

13.06

31/07/2018
VC148

AIR QUALITY

13.06-1S31/07/2018
VC148**Air quality management****Objective**

To assist the protection and improvement of air quality.

Strategies

Ensure that land use planning and transport infrastructure provision contribute to improved air quality by:

- Integrating transport and land use planning to improve transport accessibility and connections.
- Locating key developments that generate high volumes of trips in the Central City, Metropolitan Activity Centres and Major Activity Centres.
- Providing infrastructure for public transport, walking and cycling.

Ensure, wherever possible, that there is suitable separation between land uses that reduce air amenity and sensitive land uses.

Policy documents

Consider as relevant:

- *State Environment Protection Policy (Air Quality Management)*
- *Recommended Buffer Distances for Industrial Residual Air Emissions* (Environment Protection Authority, 1990)

13.07

26/10/2018
VC152

AMENITY AND SAFETY

13.07-1S

31/07/2018
VC148

Land use compatibility

Objective

To safeguard community amenity while facilitating appropriate commercial, industrial or other uses with potential off-site effects.

Strategies

Ensure the compatibility of a use or development as appropriate to the land use functions and character of the area by:

- Directing land uses to appropriate locations.
- Using a range of building design, urban design, operational and land use separation measures.

NATURAL RESOURCE MANAGEMENT

Planning is to assist in the conservation and wise use of natural resources including energy, water, land, stone and minerals to support both environmental quality and sustainable development.

Planning should ensure agricultural land is managed sustainably, while acknowledging the economic importance of agricultural production.

14.01

31/07/2018
VC148

AGRICULTURE

14.01-1S31/07/2018
VC148**Protection of agricultural land****Objective**

To protect the state's agricultural base by preserving productive farmland.

Strategies

Identify areas of productive agricultural land, including land for primary production and intensive agriculture.

Consider state, regional and local, issues and characteristics when assessing agricultural quality and productivity.

Avoid permanent removal of productive agricultural land from the state's agricultural base without consideration of the economic importance of the land for the agricultural production and processing sectors.

Protect productive farmland that is of strategic significance in the local or regional context.

Protect productive agricultural land from unplanned loss due to permanent changes in land use.

Prevent inappropriately dispersed urban activities in rural areas.

Protect strategically important agricultural and primary production land from incompatible uses.

Limit new housing development in rural areas by:

- Directing housing growth into existing settlements.
- Discouraging development of isolated small lots in the rural zones from use for dwellings or other incompatible uses.
- Encouraging consolidation of existing isolated small lots in rural zones.

Identify areas of productive agricultural land by consulting with the Department of Economic Development, Jobs, Transport and Resources and using available information.

In considering a proposal to use, subdivide or develop agricultural land, consider the:

- Desirability and impacts of removing the land from primary production, given its agricultural productivity.
- Impacts on the continuation of primary production on adjacent land, with particular regard to land values and the viability of infrastructure for such production.
- Compatibility between the proposed or likely development and the existing use of the surrounding land.
- The potential impacts of land use and development on the spread of plant and animal pests from areas of known infestation into agricultural areas.
- Land capability.

Avoid the subdivision of productive agricultural land from diminishing the long-term productive capacity of the land.

Give priority to the re-structure of inappropriate subdivisions where they exist on productive agricultural land.

Balance the potential off-site effects of a use or development proposal (such as degradation of soil or water quality and land salinisation) against the benefits of the proposal.

14.01-2S21/09/2018
VC150**Sustainable agricultural land use****Objective**

To encourage sustainable agricultural land use.

Strategies

Ensure agricultural and productive rural land use activities are managed to maintain the long-term sustainable use and management of existing natural resources.

Support the development of innovative and sustainable approaches to agricultural and associated rural land use practices.

Support adaptation of the agricultural sector to respond to the potential risks arising from climate change.

Encourage diversification and value-adding of agriculture through effective agricultural production and processing, rural industry and farm-related retailing.

Assist genuine farming enterprises to embrace opportunities and adjust flexibly to market changes.

Support agricultural investment through the protection and enhancement of appropriate infrastructure.

Facilitate ongoing productivity and investment in high value agriculture.

Facilitate the establishment and expansion of cattle feedlots, pig farms, poultry farms and other intensive animal industries in a manner consistent with orderly and proper planning and protection of the environment.

Ensure that the use and development of land for animal keeping or training is appropriately located and does not detrimentally impact the environment, the operation of surrounding land uses and the amenity of the surrounding area.

Policy documents

Consider as relevant:

- *Victorian Code for Cattle Feedlots* (Department of Agriculture, Energy and Minerals, 1995)
- *Victorian Code for Broiler Farms* (Department of Primary Industries, 2009, plus 2018 amendments)
- *Apiary Code of Practice* (Department of Planning and Community Development, 2011)
- *Planning Guidelines for Land Based Aquaculture in Victoria* (Department of Primary Industries, No. 21, 2005)
- *Victorian Low Density Mobile Outdoor Poultry Farm Planning Permit Guidelines* (Department of Economic Development, Jobs, Transport and Resources, June 2018)
- *Victorian Low Density Mobile Outdoor Pig Farm Planning Permit Guidelines* (Department of Economic Development, Jobs, Transport and Resources, June 2018)

14.01-2R

31/07/2018
VC148

Agricultural productivity - Hume

Strategy

Support clustering of intensive rural industries and agricultural production.

Take advantage of locational opportunities, including separation from sensitive land uses and access to transport, power, water and communications infrastructure.

14.01-3S31/07/2018
VC148**Forestry and timber production****Objective**

To facilitate the establishment, management and harvesting of plantations and the harvesting of timber from native forests.

Strategies

Identify areas that may be suitably used and developed for plantation timber production.

Promote the establishment of softwood and hardwood plantations on predominantly cleared land, as well as other areas that are subject to or contributing to land and water degradation.

Ensure protection of water quality and soil.

Ensure timber production in native forests is conducted in a sustainable manner.

Conduct timber production (except agroforestry, windbreaks and commercial plantations of 5 hectares or less) in accordance with the *Code of Practice for Timber Production* (Department of Environment and Primary Industries, 2014).

Ensure Victoria's greenhouse sinks are protected and enhanced by controlling land clearing, containing the growth of urban areas and supporting revegetation programs.

Policy documents

Consider as relevant:

- *Code of Practice for Timber Production* (Department of Environment and Primary Industries, 2014)

14.02

31/07/2018
VC148

WATER

14.02-1S26/10/2018
VC154**Catchment planning and management****Objective**

To assist the protection and restoration of catchments, water bodies, groundwater, and the marine environment.

Strategies

Ensure the continued availability of clean, high-quality drinking water by protecting water catchments and water supply facilities.

Consider the impacts of catchment management on downstream water quality and freshwater, coastal and marine environments.

Retain natural drainage corridors with vegetated buffer zones at least 30 metres wide along each side of a waterway to:

- Maintain the natural drainage function, stream habitat and wildlife corridors and landscape values,
- Minimise erosion of stream banks and verges, and
- Reduce polluted surface runoff from adjacent land uses.

Undertake measures to minimise the quantity and retard the flow of stormwater from developed areas.

Require appropriate measures to filter sediment and wastes from stormwater prior to its discharge into waterways, including the preservation of floodplain or other land for wetlands and retention basins.

Ensure that development at or near waterways provide for the protection and enhancement of the environmental qualities of waterways and their instream uses.

Ensure land use and development minimises nutrient contributions to water bodies and the potential for the development of algal blooms.

Require appropriate measures to restrict sediment discharges from construction sites.

Ensure planning is coordinated with the activities of catchment management authorities.

Policy documents

Consider as relevant:

- Any regional catchment strategy and related plans approved under the *Catchment and Land Protection Act 1994*
- *State Environment Protection Policy (Waters of Victoria)*
- *Murray River Regional Environmental Plan No 2 (REP2) of New South Wales*
- *Planning permit applications in open, potable water supply catchment areas* (Department of Sustainability and Environment, 2012)
- Any applicable implementation strategy approved by a catchment management authority or waterway management authority
- Any special area or management plan under the *Heritage Rivers Act 1992*
- Any action statement or management plan prepared under the *Flora and Fauna Guarantee Act 1988*
- *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999)

14.02-2S31/07/2018
VC148**Water quality****Objective**

To protect water quality.

Strategies

Protect reservoirs, water mains and local storage facilities from potential contamination.

Ensure that land use activities potentially discharging contaminated runoff or wastes to waterways are sited and managed to minimise such discharges and to protect the quality of surface water and groundwater resources, rivers, streams, wetlands, estuaries and marine environments.

Discourage incompatible land use activities in areas subject to flooding, severe soil degradation, groundwater salinity or geotechnical hazards where the land cannot be sustainably managed to ensure minimum impact on downstream water quality or flow volumes.

Prevent the establishment of incompatible land uses in aquifer recharge or saline discharge areas and in potable water catchments.

Encourage the siting, design, operation and rehabilitation of landfills to reduce impact on groundwater and surface water.

Use the mapped information available from the Department of Environment, Land, Water and Planning to identify the beneficial uses of groundwater resources and have regard to potential impacts on these resources from proposed land use or development.

Policy documents

Consider as relevant:

- *Construction Techniques for Sediment Pollution Control* (Environment Protection Authority, 1991)
- *Environmental Guidelines for Major Construction Sites* (Environment Protection Authority, 1996 - Publication 480)
- *Doing it Right on Subdivisions: Temporary Environmental Protection Measures for Subdivision Construction Sites* (Environment Protection Authority, 2004 - Publication 960)
- *Planning permit applications in open, potable water supply catchments* (Department of Sustainability and Environment, 2012)

14.03

31/07/2018
VC148

EARTH AND ENERGY RESOURCES

14.03-1S31/07/2018
VC148**Resource exploration and extraction****Objective**

To encourage exploration and extraction of natural resources in accordance with acceptable environmental standards.

Strategies

Provide for the long-term protection of natural resources in Victoria.

Protect the opportunity for exploration and extraction of natural resources where this is consistent with overall planning considerations and acceptable environmental practice.

Recognise the possible need to provide infrastructure for the exploration and extraction of natural resources.

Ensure planning schemes do not impose conditions on the use or development of land that are inconsistent with the *Mineral Resources (Sustainable Development) Act 1990*, the *Greenhouse Gas Geological Sequestration Act 2008*, the *Geothermal Energy Resources Act 2005*, or the *Petroleum Act 1998*.

Develop and maintain buffers around mining and quarrying activities.

Ensure planning permit applications clearly define buffer areas appropriate to the nature of the proposed extractive uses, which are to be owned or controlled by the proponent of an extractive industry.

Determine buffer areas between extractive activities and sensitive land uses on the following considerations:

- Appropriate limits on effects can be met at the sensitive locations using practical and available technology.
- Whether a change of land use in the vicinity of the extractive industry is proposed.
- Use of land within the buffer areas is not limited by adverse effects created by the extractive activities.
- Performance standards identified under the relevant legislation.
- Types of activities within land zoned for public use.

Protect the brown coal resource in Central Gippsland by ensuring that:

- Changes in use and development of land overlying coal resources, as generally defined in *Framework for the Future* (Minister for Industry, Technology and Resources and Minister for Planning and Environment, 1987) and the *Land Over Coal and Buffer Area Study* (Ministry for Planning and Environment, 1988), do not compromise the winning or processing of coal.
- Coal-related development is adequately separated from residential or other sensitive uses and main transport corridors by buffer areas to minimise adverse effects such as noise, dust, fire, earth subsidence and visual intrusion.
- Use and development within the buffer areas are compatible with use and development adjacent to these areas.

Policy guidelines

Consider as relevant:

- Any applicable State Environment Protection Policy.

Policy documents

Consider as relevant:

- *Mineral Resources (Sustainable Development) Act 1990*

ALPINE PLANNING SCHEME

- *Greenhouse Gas Geological Sequestration Act 2008*
- *Geothermal Energy Resources Act 2005*
- *Petroleum Act 1998*
- *Melbourne Supply Area - Extractive Industry Interest Areas Review* (Geological Survey of Victoria Technical Record, 2003/2)
- *Ballarat Supply Area - Extractive Industry Interest Areas* (Geological Survey of Victoria Technical Record, 1997/3)
- *Bendigo Supply Area - Extractive Industry Interest Areas* (Geological Survey of Victoria Technical Record, 1998/6)
- *Geelong Supply Area - Extractive Industry Interest Areas* (Geological Survey of Victoria Technical Record, 1999/2)
- *La Trobe Supply Area - Extractive Industry Interest Areas* (Geological Survey of Victoria Technical Record, 1999/4)

14.03-1R

31/07/2018
VC148

Resource exploration and extraction - Hume

Strategy

Support the availability of construction materials locally and consider measures to facilitate and manage their extraction.

BUILT ENVIRONMENT AND HERITAGE

Planning is to recognise the role of urban design, building design, heritage and energy and resource efficiency in delivering liveable and sustainable cities, towns and neighbourhoods.

Planning should ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context.

Planning should protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value.

Planning must support the establishment and maintenance of communities by delivering functional, accessible, safe and diverse physical and social environments, through the appropriate location of use and development and through high quality buildings and urban design.

Planning should promote development that is environmentally sustainable and should minimise detrimental impacts on the built and natural environment.

Planning should promote excellence in the built environment and create places that:

- Are enjoyable, engaging and comfortable to be in.
- Accommodate people of all abilities, ages and cultures.
- Contribute positively to local character and sense of place.
- Reflect the particular characteristics and cultural identity of the community.
- Enhance the function, amenity and safety of the public realm.

15.01

31/07/2018
VC148

BUILT ENVIRONMENT

15.01-1S31/07/2018
VC148**Urban design****Objective**

To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Strategies

Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.

Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.

Ensure the interface between the private and public realm protects and enhances personal safety.

Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.

Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.

Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.

Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.

Promote good urban design along and abutting transport corridors.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

15.01-2S31/07/2018
VC148**Building design****Objective**

To achieve building design outcomes that contribute positively to the local context and enhance the public realm.

Strategies

Require a comprehensive site analysis as the starting point of the design process.

Ensure the site analysis provides the basis for the consideration of height, scale and massing of new development.

Ensure development responds and contributes to the strategic and cultural context of its location.

Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.

Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.

Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.

Ensure development is designed to protect and enhance valued landmarks, views and vistas.

Ensure development provides safe access and egress for pedestrians, cyclists and vehicles.

Ensure development provides landscaping that responds to its site context, enhances the built form and creates safe and attractive spaces.

Encourage development to retain existing vegetation.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

15.01-3S31/07/2018
VC148**Subdivision design****Objective**

To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

Strategies

In the development of new residential areas and in the redevelopment of existing areas, subdivision should be designed to create liveable and sustainable communities by:

- Creating compact neighbourhoods that have walkable distances between activities.
- Developing activity centres in appropriate locations with a mix of uses and services and access to public transport.
- Creating neighbourhood centres that include services to meet day to day needs.
- Creating urban places with a strong sense of place that are functional, safe and attractive.
- Providing a range of lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of different groups of people.
- Creating landscaped streets and a network of open spaces to meet a variety of needs with links to regional parks where possible.
- Protecting and enhancing native habitat.
- Facilitating an urban structure where neighbourhoods are clustered to support larger activity centres served by high quality public transport.
- Reduce car dependency by allowing for:
 - Convenient and safe public transport.
 - Safe and attractive spaces and networks for walking and cycling.
 - Subdivision layouts that allow easy movement within and between neighbourhoods.
 - A convenient and safe road network.
- Being accessible to people with disabilities.
- Creating an urban structure and providing utilities and services that enable energy efficiency, resource conservation, integrated water management and minimisation of waste and air pollution.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

15.01-4S31/07/2018
VC148**Healthy neighbourhoods****Objective**

To achieve neighbourhoods that foster healthy and active living and community wellbeing.

Strategies

Design neighbourhoods that foster community interaction and make it easy for people of all ages and abilities to live healthy lifestyles and engage in regular physical activity by providing:

- Connected, safe, pleasant and attractive walking and cycling networks that enable and promote walking and cycling as a part of daily life.
- Streets with direct, safe and convenient access to destinations.
- Conveniently located public spaces for active recreation and leisure.
- Accessibly located public transport stops.
- Amenities and protection to support physical activity in all weather conditions.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

15.01-5S

31/07/2018
VC148

Neighbourhood character

Objective

To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Strategies

Ensure development responds to cultural identity and contributes to existing or preferred neighbourhood character.

Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by emphasising the:

- Pattern of local urban structure and subdivision.
- Underlying natural landscape character and significant vegetation.
- Heritage values and built form that reflect community identity.

15.01-6S

31/07/2018
VC148

Design for rural areas

Objective

To ensure development respects valued areas of rural character.

Strategies

Ensure that the siting, scale and appearance of development protects and enhances rural character.

Protect the visual amenity of valued rural landscapes and character areas along township approaches and sensitive tourist routes by ensuring new development is sympathetically located.

Site and design development to minimise visual impacts on surrounding natural scenery and landscape features including ridgelines, hill tops, waterways, lakes and wetlands.

15.02

31/07/2018
VC148

SUSTAINABLE DEVELOPMENT

15.02-1S

31/07/2018
VC148

Energy and resource efficiency

Objective

To encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.

Strategies

Improve the energy, water and waste performance of buildings and subdivisions through environmentally sustainable development.

Promote consolidation of urban development and integration of land use and transport.

Improve efficiency in energy use through greater use of renewable energy technologies and other energy efficiency upgrades.

Support low energy forms of transport such as walking and cycling.

Reduce the urban heat island effect by greening urban areas, buildings, transport corridors and open spaces with vegetation.

Encourage retention of existing vegetation and planting of new vegetation as part of development and subdivision proposals.

15.03

31/07/2018
VC148

HERITAGE

15.03-1S26/10/2018
VC155**Heritage conservation****Objective**

To ensure the conservation of places of heritage significance.

Strategies

Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.

Provide for the protection of natural heritage sites and man-made resources.

Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.

Encourage appropriate development that respects places with identified heritage values.

Retain those elements that contribute to the importance of the heritage place.

Encourage the conservation and restoration of contributory elements of a heritage place.

Ensure an appropriate setting and context for heritage places is maintained or enhanced.

Support adaptive reuse of heritage buildings where their use has become redundant.

Consider whether it is appropriate to require the restoration or reconstruction of a heritage building in a Heritage Overlay that has been unlawfully or unintentionally demolished in order to retain or interpret the cultural heritage significance of the building, streetscape or area.

Policy guidelines

Consider as relevant:

- The findings and recommendations of the Victorian Heritage Council.
- The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.

15.03-2S31/07/2018
VC148**Aboriginal cultural heritage****Objective**

To ensure the protection and conservation of places of Aboriginal cultural heritage significance.

Strategies

Identify, assess and document places of Aboriginal cultural heritage significance, in consultation with relevant Registered Aboriginal Parties, as a basis for their inclusion in the planning scheme.

Provide for the protection and conservation of pre-contact and post-contact Aboriginal cultural heritage places.

Ensure that permit approvals align with the recommendations of any relevant Cultural Heritage Management Plan approved under the *Aboriginal Heritage Act 2006*.

Policy guidelines

Consider as relevant:

- The findings and recommendations of the Aboriginal Heritage Council.
- The findings and recommendations of the Victorian Heritage Council for post-contact Aboriginal heritage places.

Policy documents

Consider as relevant:

- *Aboriginal Heritage Act 2006*

HOUSING

Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure.

Planning should ensure the long term sustainability of new housing, including access to services, walkability to activity centres, public transport, schools and open space.

Planning for housing should include the provision of land for affordable housing.

16.01

31/07/2018
VC148

RESIDENTIAL DEVELOPMENT

16.01-1S31/07/2018
VC148**Integrated housing****Objective**

To promote a housing market that meets community needs.

Strategies

Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land.

Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.

Ensure housing developments are integrated with infrastructure and services, whether they are located in existing suburbs, growth areas or regional towns.

Facilitate the delivery of high quality social housing.

Policy documents

Consider as relevant:

- *Homes for Victorians - Affordability, Access and Choice* (Victorian Government, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

16.01-2S

31/07/2018
VC148

Location of residential development

Objective

To locate new housing in designated locations that offer good access to jobs, services and transport.

Strategies

Increase the proportion of new housing in designated locations within established urban areas and reduce the share of new dwellings in greenfield and dispersed development areas.

Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.

Ensure an adequate supply of redevelopment opportunities within established urban areas to reduce the pressure for fringe development.

Facilitate residential development that is cost effective in infrastructure provision and use, energy efficient, water efficient and encourages public transport use.

Identify opportunities for increased residential densities to help consolidate urban areas.

16.01-3S31/07/2018
VC148**Housing diversity****Objective**

To provide for a range of housing types to meet diverse needs.

Strategies

Ensure housing stock matches changing demand by widening housing choice.

Facilitate diverse housing that offers choice and meets changing household needs through:

- A mix of housing types.
- Adaptable internal dwelling design.
- Universal design.

Encourage the development of well-designed medium-density housing that:

- Respects the neighbourhood character.
- Improves housing choice.
- Makes better use of existing infrastructure.
- Improves energy efficiency of housing.

Support opportunities for a range of income groups to choose housing in well-serviced locations.

Ensure planning for growth areas provides for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.

16.01-4S31/07/2018
VC148**Housing affordability****Objective**

To deliver more affordable housing closer to jobs, transport and services.

Strategies

Improve housing affordability by:

- Ensuring land supply continues to be sufficient to meet demand.
- Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.
- Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.
- Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.

Increase the supply of well-located affordable housing by:

- Facilitating a mix of private, affordable and social housing in suburbs, activity centres and urban renewal precincts.
- Ensuring the redevelopment and renewal of public housing stock better meets community needs.

Facilitate the delivery of social housing by identifying surplus government land suitable for housing.

Policy documents

Consider as relevant:

- *Homes for Victorians - Affordability, Access and Choice* (Victorian Government, 2017)

16.01-5S21/09/2018
VC150**Rural residential development****Objective**

To identify land suitable for rural residential development.

Strategies

Manage development in rural areas to protect agriculture and avoid inappropriate rural residential development.

Encourage the consolidation of new housing in existing settlements where investment in physical and community infrastructure and services has already been made.

Demonstrate need and identify locations for rural residential development through a housing and settlement strategy.

Ensure planning for rural residential development avoids or significantly reduces adverse economic, social and environmental impacts by:

- Maintaining the long-term sustainable use and management of existing natural resource attributes in activities including agricultural production, water, mineral and energy resources.
- Protecting existing landscape values and environmental qualities such as water quality, native vegetation, biodiversity and habitat.
- Minimising or avoiding property servicing costs carried by local and state governments.
- Maintaining an adequate buffer distance between rural residential development and animal production.

Ensure land is not zoned for rural residential development if it will encroach on high quality productive agricultural land or adversely impact on waterways or other natural resources.

Discourage development of small lots in rural zones for residential use or other incompatible uses.

Encourage consolidation of existing isolated small lots in rural zones.

Ensure land is only zoned for rural residential development where it:

- Is located close to existing towns and urban centres, but not in areas that will be required for fully serviced urban development.
- Can be supplied with electricity, water and good quality road access.

16.01-6S

26/10/2018
VC152

Community care accommodation

Objective

To facilitate the establishment of community care accommodation and support their location being kept confidential.

Strategies

Planning schemes should not require a planning permit for or prohibit the use of land in a residential area for community care accommodation that accommodates no more than 20 clients and that is funded by, or conducted by or on behalf of, a government department or public authority, including a public authority established for a public purpose under a Commonwealth Act.

Facilitate the confidential establishment of community care accommodation through appropriate permit, notice and review exemptions.

16.01-7S31/07/2018
VC148**Residential aged care facilities****Objective**

To facilitate the development of well-designed and appropriately located residential aged care facilities.

Strategies

Recognise that residential aged care facilities contribute to housing diversity and choice, and are an appropriate use in a residential area.

Recognise that residential aged care facilities are different to dwellings in their purpose and function, and will have a different built form (including height, scale and mass).

Ensure local housing strategies, precinct structure plans and activity centre structure plans provide for residential aged care facilities.

Ensure that residential aged care facilities are located in residential areas, activity centres and urban renewal precincts, close to services and public transport.

Encourage planning for housing that:

- Delivers an adequate supply of land or redevelopment opportunities for residential aged care facilities.
- Enables older people to live in appropriate housing in their local community.

Provide for a mix of housing for older people with appropriate access to care and support services.

Ensure that proposals to establish residential aged care facilities early in the life of a growth area are in locations that will have early access to services and public transport.

Ensure that residential aged care facilities are designed to respond to the site and its context.

Promote a high standard of urban design and architecture in residential aged care facilities.

Policy guidelines

Consider as relevant:

- The Commonwealth Government's Responsible ratios for the provision of aged care places under the *Aged Care Act 1997*.

ECONOMIC DEVELOPMENT

Planning is to provide for a strong and innovative economy, where all sectors are critical to economic prosperity.

Planning is to contribute to the economic wellbeing of the state and foster economic growth by providing land, facilitating decisions and resolving land use conflicts, so that each region may build on its strengths and achieve its economic potential.

17.01

31/07/2018
VC148

EMPLOYMENT

17.01-1S

31/07/2018
VC148

Diversified economy

Objective

To strengthen and diversify the economy.

Strategies

Protect and strengthen existing and planned employment areas and plan for new employment areas.

Facilitate regional, cross-border and inter-regional relationships to harness emerging economic opportunities.

Facilitate growth in a range of employment sectors, including health, education, retail, tourism, knowledge industries and professional and technical services based on the emerging and existing strengths of each region.

Improve access to jobs closer to where people live.

Support rural economies to grow and diversify.

17.01-1R

31/07/2018
VC148

Diversified economy - Hume

Strategy

Encourage appropriate new and developing forms of industry, agriculture, tourism and alternative energy production.

17.01-2S04/10/2018
VC149**Innovation and research****Objective**

To create opportunities for innovation and the knowledge economy within existing and emerging industries, research and education.

Strategies

Encourage the expansion and development of logistics and communications infrastructure.

Support the development of business clusters.

Support the development of enterprise precincts that build the critical mass of employment in an area, leverage the area's public and private sector economic competitive strengths and assets, and cater to a diversity of employment types and scales.

Promote an accessible, well-connected, high-amenity and collaborative physical environment that is conducive to innovation and to creative activities.

Encourage the provision of infrastructure that helps people to be innovative and creative, learn new skills and start new businesses in locations identified to accommodate employment and economic growth.

Support well-located, appropriate and low-cost premises for not-for-profit or start-up enterprises.

Improve access to community-based information and training through further developing libraries as community learning centres.

17.02

31/07/2018
VC148

COMMERCIAL

17.02-1S31/07/2018
VC148**Business****Objective**

To encourage development that meets the community's needs for retail, entertainment, office and other commercial services.

Strategies

Plan for an adequate supply of commercial land in appropriate locations.

Ensure commercial facilities are aggregated and provide net community benefit in relation to their viability, accessibility and efficient use of infrastructure.

Locate commercial facilities in existing or planned activity centres.

Provide new convenience shopping facilities to provide for the needs of the local population in new residential areas and within, or immediately adjacent to, existing commercial centres.

Provide small scale shopping opportunities that meet the needs of local residents and workers in convenient locations.

Provide outlets of trade-related goods or services directly serving or ancillary to industry that have adequate on-site car parking.

Locate cinema based entertainment facilities within or on the periphery of existing or planned activity centres.

Apply a five year time limit for commencement to any planning permit for a shopping centre or shopping centre expansion of more than 1000 square metres leasable floor area.

17.02-2S

31/07/2018
VC148

Out-of-centre development

Objective

To manage out-of-centre development.

Strategies

Discourage proposals for expansion of single use retail, commercial and recreational facilities outside activity centres.

Give preference to locations in or on the border of an activity centre for expansion of single use retail, commercial and recreational facilities.

Discourage large sports and entertainment facilities of metropolitan, state or national significance in out-of-centre locations unless they are on the Principal Public Transport Network and in locations that are highly accessible to their catchment of users.

Ensure that out-of-centre proposals are only considered where the proposed use or development is of net benefit to the community in the region served by the proposal or provides small scale shopping opportunities that meet the needs of local residents and workers in convenient locations.

17.03

31/07/2018
VC148

INDUSTRY

17.03-1S31/07/2018
VC148**Industrial land supply****Objective**

To ensure availability of land for industry.

Strategies

Provide an adequate supply of industrial land in appropriate locations including sufficient stocks of large sites for strategic investment.

Identify land for industrial development in urban growth areas where:

- Good access for employees, freight and road transport is available.
- Appropriate buffer areas can be provided between the proposed industrial land and nearby sensitive land uses.

Protect and carefully plan existing industrial areas to, where possible, facilitate further industrial development.

Avoid approving non-industrial land uses that will prejudice the availability of land in identified industrial areas for future industrial use.

Policy documents

Consider as relevant:

- *Recommended Buffer Distances for Industrial Residual Air Emissions* (Environment Protection Authority, 1990)

17.03-2S31/07/2018
VC148**Industrial development siting****Objective**

To facilitate the sustainable development and operation of industry.

Strategies

Ensure that industrial activities requiring substantial threshold distances are located in the core of industrial areas.

Encourage activities with minimal threshold requirements to locate towards the perimeter of the industrial area.

Minimise inter-industry conflict and encourage like industries to locate within the same area.

Protect industrial activity in industrial zones from the encroachment of commercial, residential and other sensitive uses that would adversely affect industry viability.

Encourage industrial uses that meet appropriate standards of safety and amenity to locate within activity centres.

Provide adequate separation and buffer areas between sensitive uses and offensive or dangerous industries and quarries to ensure that residents are not affected by adverse environmental effects, nuisance or exposure to hazards.

Encourage manufacturing and storage industries that generate significant volumes of freight to locate close to air, rail and road freight terminals.

Policy documents

Consider as relevant:

- *Recommended Buffer Distances for Industrial Residual Air Emissions* (Environment Protection Authority, 1990)

17.03-3S31/07/2018
VC148**State significant industrial land****Objective**

To protect industrial land of state significance.

Strategies

Protect state significant industrial precincts from incompatible land uses to allow for future growth. State significant industrial precincts include but are not limited to:

- Southern Industrial Precinct - Dandenong South.
- Northern Industrial Precinct - Campbellfield, Somerton and Thomastown.
- Western Industrial Precinct - Laverton North and Derrimut.
- Officer / Pakenham Industrial Precinct.
- Port of Hastings Industrial Precinct.

Ensure sufficient availability of strategically located land for major industrial development, particularly for industries and storage facilities that require significant threshold distances from sensitive or incompatible uses.

Protect heavy industrial areas from inappropriate development and maintain adequate buffer distances from sensitive or incompatible uses.

17.04

31/07/2018
VC148

TOURISM

17.04-1S31/07/2018
VC148**Facilitating tourism****Objective**

To encourage tourism development to maximise the economic, social and cultural benefits of developing the state as a competitive domestic and international tourist destination.

Strategies

Encourage the development of a range of well-designed and sited tourist facilities, including integrated resorts, accommodation, host farm, bed and breakfast and retail opportunities.

Seek to ensure that tourism facilities have access to suitable transport.

Promote tourism facilities that preserve, are compatible with and build on the assets and qualities of surrounding activities and attractions.

Create innovative tourism experiences.

Encourage investment that meets demand and supports growth in tourism.

Policy guidelines

Consider as relevant:

- Any applicable regional tourism development strategy.

Policy documents

Consider as relevant:

- *Tourism Investment Guidelines – Your Guide to Tourism Investment in Victoria* (Tourism Victoria, 2008)

17.04-1R

31/07/2018
VC148

Tourism - Hume

Strategies

Support opportunities for nature-based tourism throughout the region, including in wetlands of national and regional significance, such as the Winton Wetlands, the Barmah Forest and the lower Ovens River.

Support large commercial tourism uses in urban locations or rural areas of lower agricultural value and away from areas identified as strategic agricultural land.

Facilitate rural tourism activities that support agricultural enterprises such as cellar door and farm gate sales and accommodation in appropriate locations.

Support the region's network of tracks and trails and activities that complement and extend their use.

17.04-2S31/07/2018
VC148**Coastal and maritime tourism and recreation****Objective**

To encourage suitably located and designed coastal, marine and maritime tourism and recreational opportunities.

Strategies

Support the development of ecotourism, tourism and major maritime events.

Ensure a diverse range of accommodation options and coastal experiences are provided for and maintained.

Ensure sites and facilities are accessible to all.

Ensure tourism development, within non-urban areas, demonstrates a tourist accommodation need and supports a nature-based approach.

Ensure development is of an appropriate scale, use and intensity relative to its location and minimises impacts on the surrounding natural, visual, environmental and coastal character.

Develop a network of maritime precincts around Port Phillip and Western Port that serve both local communities and visitors.

Maintain and expand boating and recreational infrastructure around the bays in maritime precincts at Frankston, Geelong, Hastings, Hobsons Bay, Mordialloc, Mornington, Patterson River, Portarlington, Queenscliff, St Kilda, Stony Point/Cowes and Wyndham.

Provide public access to recreational facilities and activities on land and water.

Encourage high quality urban design that is innovative, sustainable and integrated with surrounding areas.

Support maritime and related industries in appropriate locations.

Policy documents

Consider as relevant:

- *Boating Coastal Action Plan* (Central Coastal Board, 2007)
- *Victorian Coastal Strategy* (Victorian Coastal Council, 2014)
- *Coastal Spaces Landscape Assessment Study* (Department of Sustainability and Environment, 2006)

TRANSPORT

Planning should ensure an integrated and sustainable transport system that provides access to social and economic opportunities, facilitates economic prosperity, contributes to environmental sustainability, coordinates reliable movements of people and goods, and is safe.

18.01

31/07/2018
VC148

INTEGRATED TRANSPORT

18.01-1S31/07/2018
VC148**Land use and transport planning****Objective**

To create a safe and sustainable transport system by integrating land use and transport.

Strategies

Develop integrated and accessible transport networks to connect people to jobs and services and goods to market.

Plan urban development to make jobs and services more accessible by:

- Ensuring equitable access is provided to developments in accordance with forecast demand, taking advantage of all available modes of transport and to minimise adverse impacts on existing transport networks and the amenity of surrounding areas.
- Coordinating improvements to public transport, walking and cycling networks with the ongoing development and redevelopment of urban areas.
- Requiring integrated transport plans to be prepared for all new major residential, commercial and industrial developments.
- Focussing major government and private sector investments in regional cities and centres on major transport corridors, particularly railway lines, in order to maximise the access and mobility of communities.

Integrate public transport services and infrastructure into new development.

Improve transport links that strengthen the connections to Melbourne and adjoining regions.

Policy documents

Consider as relevant:

- *The Victorian Transport Plan* (Victorian Government, 2008)
- *Public Transport Guidelines for Land Use and Development* (Victorian Government, 2008)
- *Cycling into the Future 2013-23* (Victorian Government, 2012)
- *Principal Public Transport Network 2017* (Department of Economic Development, Jobs, Transport and Resources, 2017)

18.01-2S31/07/2018
VC148**Transport system****Objective**

To coordinate development of all transport modes to provide a comprehensive transport system.

Strategies

Reserve land for strategic transport infrastructure.

Require transport system management plans for key transport corridors and for major investment proposals.

Incorporate the provision of public transport, cycling and walking infrastructure in all major new state and local government road projects.

Locate transport routes to achieve the greatest overall benefit to the community to making the best use of existing social, cultural and economic infrastructure, minimising impacts on the environment and optimising accessibility, safety, emergency access, service and amenity.

Locate and design new transport routes and adjoining land uses to minimise disruption of residential communities and their amenity.

Plan or regulate new uses or development of land near an existing or proposed transport route to avoid detriment to and where possible enhance, the service, safety and amenity desirable for that transport route in the short and long terms.

Facilitate infrastructure that connects and improves train services between key regional cities and townships and Melbourne.

Ensure that pedestrian and cyclist access to public transport is facilitated and safeguarded.

Ensure the design, construction and management of all transport modes reduces environmental impacts.

Ensure careful selection of sites for freight generating facilities to minimise associated operational and transport impacts to other urban development and transport networks.

Consider all modes of travel, including walking, cycling, public transport, taxis and private vehicles (passenger and freight) in providing for access to new developments.

Policy guidelines

Consider as relevant:

- Any applicable highway strategy published by VicRoads.

Policy documents

Consider as relevant:

- *The Victorian Transport Plan* (Victorian Government, 2008)
- *Freight Futures: Victorian Freight Network Strategy for a more prosperous and liveable Victoria* (Victorian Government, 2008)
- *Public Transport: Guidelines for land use and development* (Victorian Government, 2008)

18.01-2R

31/07/2018
VC148

Transport links - Hume

Strategy

Support improved east-west transport links including those into Gippsland.

18.02

31/07/2018
VC148

MOVEMENT NETWORKS

18.02-1S31/07/2018
VC148**Sustainable personal transport****Objective**

To promote the use of sustainable personal transport.

Strategies

Ensure development and the planning for new suburbs, urban renewal precincts, greyfield redevelopment areas and transit-oriented development areas (such as railway stations) provide opportunities to promote more walking and cycling.

Encourage the use of walking and cycling by creating environments that are safe and attractive.

Develop high quality pedestrian environments that are accessible to footpath-bound vehicles such as wheelchairs, prams and scooters.

Ensure cycling routes and infrastructure are constructed early in new developments.

Provide direct and connected pedestrian and bicycle infrastructure to and between key destinations including activity centres, public transport interchanges, employment areas, urban renewal precincts and major attractions.

Ensure cycling infrastructure (on-road bicycle lanes and off-road bicycle paths) is planned to provide the most direct route practical and to separate cyclists from other road users, particularly motor vehicles.

Require the provision of adequate bicycle parking and related facilities to meet demand at education, recreation, transport, shopping and community facilities and other major attractions when issuing planning approvals.

Provide improved facilities, particularly storage, for cyclists at public transport interchanges, rail stations and major attractions.

Ensure provision of bicycle end-of-trip facilities in commercial buildings.

Policy documents

Consider as relevant:

- *Guide to Road Design, Part 6A: Paths for Walking and Cycling*
- *Cycling into the Future 2013–23* (Victorian Government, 2012)

18.02-2S31/07/2018
VC148**Public Transport****Objective**

To facilitate greater use of public transport and promote increased development close to high-quality public transport routes.

Strategies

Maintain and strengthen passenger transport networks.

Connect activity centres, job rich areas and outer suburban areas through high-quality public transport.

Improve access to the public transport network by:

- Ensuring integration with walking and cycling networks.
- Providing end-of-trip facilities for pedestrians and cyclists at public transport interchanges.

Plan for bus services to meet the need for local travel.

Ensure development supports the delivery and operation of public transport services.

Plan for and deliver public transport in outer suburban areas that is integrated with land use and development.

Provide for bus routes and stops and public transport interchanges in new development areas.

Policy documents

Consider as relevant:

- *Public Transport Guidelines for Land Use and Development* (Victorian Government, 2008)
- *The Victorian Transport Plan* (Victorian Government, 2008)
- *Cycling into the Future 2013-23* (Victorian Government, 2012)

18.02-3S31/07/2018
VC148**Road system****Objective**

To manage the road system to achieve integration, choice and balance by developing an efficient and safe network and making the most of existing infrastructure.

Strategies

Plan and regulate the design of transport routes and nearby areas to achieve visual standards appropriate to the importance of the route with particular reference to landscaping, the control of outdoor advertising and, where appropriate, the provision of buffer zones and resting places.

Provide for grade separation at railway crossings except with the approval of the Minister for Transport.

Make better use of roads for all road users through the provision of wider footpaths, bicycle lanes, transit lanes (for buses and taxis) and specific freight routes.

Selectively expand and upgrade the road network to provide for:

- High-quality connections between Metropolitan Melbourne and regional cities, and between regional cities.
- Upgrading of key freight routes.
- Ongoing development in outer suburban areas.
- Higher standards of on-road public transport.
- Improved key cross-town arterial links in the outer suburbs including circumferential and radial movement.

Ensure access to jobs and services in growth areas and outer suburban areas by improving roads for all road users.

Improve the management of key freight routes to make freight operations more efficient while reducing their external impacts.

Ensure that road space complements land use and is managed to meet community and business needs.

18.02-4S31/07/2018
VC148**Car parking****Objective**

To ensure an adequate supply of car parking that is appropriately designed and located.

Strategies

Allocate or require land to be set aside for car parking subject to the existing and potential modes of access including public transport, the demand for off-street car parking, road capacity and the potential for demand management of car parking.

Encourage the efficient provision of car parking by consolidating car parking facilities.

Design and locate local car parking to:

- Protect the role and function of nearby roads.
- Enable easy and efficient use.
- Enable the movement and delivery of goods.
- Achieve a high standard of urban design and protect the amenity of the locality, including the amenity of pedestrians and other road users.
- Create a safe environment, particularly at night.
- Facilitate the use of public transport.

Protect the amenity of residential precincts from the effects of road congestion created by on-street parking.

Make adequate provision for taxi ranks as part of activity centres, transport interchanges and major commercial, retail and community facilities.

Policy documents

Consider as relevant:

- *Public Transport Guidelines for Land Use and Development* (Victorian Government, 2008)

18.03

31/07/2018
VC148

PORTS

18.03-1S31/07/2018
VC148**Planning for ports****Objective**

To support the effective and competitive operation of Victoria's commercial trading ports at local, national and international levels and to facilitate their ongoing sustainable operation and development.

Strategies

Provide for the ongoing development of ports at Melbourne, Geelong, Hastings and Portland in accordance with approved Port Development Strategies.

Identify and protect key transport corridors linking ports to the broader transport network.

Manage any impacts of a commercial trading port and any related industrial development on nearby sensitive uses to minimise the impact of vibration, light spill, noise and air emissions from port activities.

Policy documents

Consider as relevant:

- *The Victorian Transport Plan* (Victorian Government, 2008)
- *Victorian Ports Strategic Framework* (Department of Infrastructure, 2004)
- *Freight Futures: Victorian Freight Network Strategy for a more prosperous and liveable Victoria* (Victorian Government, 2008)
- *Statement of Planning Policy No 1 - Western Port* (1970-varied 1976)
- *Port Futures* (Victorian Government, 2009)
- *Port of Hastings Land Use and Transport Strategy* (Port of Hastings Corporation, 2009)
- *Port of Portland - Port Land Use Strategy* (Port of Portland Pty Limited, 2009)
- *Port of Geelong - Development Strategy* (Victorian Regional Channels Authority, 2013)
- *Port Development Strategy 2035 Vision* (Port of Melbourne Corporation, 2009)

18.03-2S31/07/2018
VC148**Planning for port environs****Objective**

To plan for and manage land near commercial trading ports so that development and use are compatible with port operations and provide reasonable amenity expectations.

Strategies

Protect commercial trading ports from encroachment of sensitive and incompatible land uses in the port environs.

Plan for and manage land in the port environs to accommodate uses that depend upon or gain significant economic advantage from proximity to the port's operations.

Ensure that industrially zoned land within the environs of a commercial trading port is maintained and continues to support the role of the port as a critical freight and logistics precinct.

Identify and protect key transport corridors linking ports to the broader transport network.

Ensure any new use or development within the environs of a commercial trading port does not prejudice the efficient and curfew free operations of the port.

Ensure that the use and intensity of development does not expose people to unacceptable health or safety risks and consequences associated with an existing major hazard facility.

Ensure that any use or development within port environs:

- Is consistent with policies for the protection of the environment.
- Takes into account planning for the port.

Policy documents

Consider as relevant:

- *Freight Futures: Victorian Freight Network Strategy for a more prosperous and liveable Victoria* (Victorian Government, 2008)
- *Statement of Planning Policy No 1 - Western Port* (1970-varied 1976)
- *Port Futures* (Victorian Government, 2009)
- *Port of Hastings Land Use and Transport Strategy* (Port of Hastings Corporation, 2009)
- *Port of Portland - Port Land Use Strategy* (Port of Portland Pty Limited, 2009)
- *Port of Geelong - Development Strategy* (Victorian Regional Channels Authority, 2013)
- *Port Development Strategy 2035 Vision* (Port of Melbourne Corporation, 2009)

18.04

31/07/2018
VC148

AIRPORTS

18.04-1S31/07/2018
VC148**Planning for airports and airfields****Objective**

To strengthen the role of Victoria's airports and airfields within the state's economic and transport infrastructure, facilitate their siting and expansion and protect their ongoing operation.

Strategies

Protect airports from incompatible land uses.

Ensure that in the planning of airports, land use decisions are integrated, appropriate land use buffers are in place and provision is made for associated businesses that service airports.

Ensure the planning of airports identifies and encourages activities that complement the role of the airport and enables the operator to effectively develop the airport to be efficient and functional and contribute to the aviation needs of the state.

Ensure the effective and competitive operation of Melbourne Airport at both national and international levels.

Protect the environs of Avalon Airport so it can operate as a full-size jet airport focussing on freight, training and services.

Recognise Essendon Airport's current role in providing specialised functions related to aviation, freight and logistics and its potential future role as a significant employment and residential precinct that builds on the current functions.

Recognise Moorabbin Airport as an important regional and state aviation asset by supporting its continued use as a general aviation airport, ensuring future development at the site encourages uses that support and enhance the state's aviation industry and supporting opportunities to extend activities at the airport that improve access to regional Victoria.

Maintain Point Cook Airfield as an operating airport complementary to Moorabbin Airport.

Preserve long-term options for a new general aviation airport south-east of Metropolitan Melbourne by ensuring urban development does not infringe on possible sites, buffer zones or flight paths.

Avoid the location of new airfields in areas that have greater long-term value to the community for other purposes.

Plan the location of airfields, nearby existing and potential development, and the land-based transport system required to serve them as an integrated operation.

Plan the visual amenity and impact of any use or development of land on the approaches to an airfield to be consistent with the status of the airfield.

Plan for areas around all airfields such that:

- Any new use or development that could prejudice the safety or efficiency of an airfield is precluded.
- The detrimental effects of aircraft operations (such as noise) are taken into account in regulating and restricting the use and development of affected land.
- Any new use or development that could prejudice future extensions to an existing airfield or aeronautical operations in accordance with an approved strategy or master plan for that airfield is precluded.

Policy documents

Consider as relevant:

- *National Airports Safeguarding Framework* (as agreed by Commonwealth, State and Territory Ministers at the meeting of the Standing Council on Transport and Infrastructure on 18 May 2012)

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- *Avalon Airport Master Plan* (Avalon Airport Australia Pty Ltd, 2015)
- *Avalon Airport Strategy* (Department of Business and Employment/AeroSpace Technologies of Australia, 1993) and its associated Aircraft Noise Exposure Concepts

18.05

31/07/2018
VC148

FREIGHT

18.05-1S31/07/2018
VC148**Freight links****Objective**

To develop the key Transport Gateways and freight links and maintain Victoria's position as the nation's premier logistics centre.

Strategies

Support major Transport Gateways as important locations for employment and economic activity by:

- Protecting designated ports, airports, freight terminals and their environs from incompatible land uses.
- Encouraging adjacent complementary uses and employment generating activities.

Improve the freight and logistics network to optimise freight handling and maintain the efficiency and effectiveness of the network.

Support the development of freight and logistics precincts in strategic locations along key regional freight corridors.

Plan for improved freight connections that are adaptable to commodity, market and operating changes.

Link areas of production and manufacturing to export markets.

Improve freight efficiency and increase capacity of Transport Gateways while protecting urban amenity.

Facilitate increased capacity of Interstate Freight Terminals, both in regional areas and Metropolitan Melbourne.

Ensure an adequate supply of land is zoned to allow high-volume freight customers to locate adjacent to Interstate Freight Terminals.

Minimise negative impacts of freight movements on urban amenity.

Limit incompatible uses in areas expected to have intense freight activity by identifying and protecting key freight routes on the Principal Freight Network.

Policy documents

Consider as relevant:

- *Freight Futures: Victorian Freight Network Strategy for a more prosperous and liveable Victoria* (Victorian Government, 2008)

INFRASTRUCTURE

Planning for development of social and physical infrastructure should enable it to be provided in a way that is efficient, equitable, accessible and timely.

Planning is to recognise social needs by providing land for a range of accessible community resources, such as education, cultural, health and community support (mental health, aged care, disability, youth and family services) facilities.

Planning should ensure that the growth and redevelopment of settlements is planned in a manner that allows for the logical and efficient provision and maintenance of infrastructure, including the setting aside of land for the construction of future transport routes.

Planning should facilitate efficient use of existing infrastructure and human services. Providers of infrastructure, whether public or private bodies, are to be guided by planning policies and should assist strategic land use planning.

Planning should minimise the impact of use and development on the operation of major infrastructure of national, state and regional significance, including communication networks and energy generation and distribution systems.

Planning authorities should consider the use of development and infrastructure contributions in the funding of infrastructure.

19.01

31/07/2018
VC148

ENERGY

19.01-1S

31/07/2018
VC148

Energy supply

Objective

To facilitate appropriate development of energy supply infrastructure.

Strategies

Support the development of energy facilities in appropriate locations where they take advantage of existing infrastructure and provide benefits to industry and the community.

Support transition to a low-carbon economy with renewable energy and greenhouse emission reductions including geothermal, clean coal processing and carbon capture and storage.

Facilitate local energy generation to help diversify the local economy and improve sustainability outcomes.

19.01-2S04/10/2018
VC149**Renewable energy****Objective**

To promote the provision of renewable energy in a manner that ensures appropriate siting and design considerations are met.

Strategies

Facilitate renewable energy development in appropriate locations.

Protect energy infrastructure against competing and incompatible uses.

Develop appropriate infrastructure to meet community demand for energy services.

Set aside suitable land for future energy infrastructure.

Consider the economic and environmental benefits to the broader community of renewable energy generation while also considering the need to minimise the effects of a proposal on the local community and environment.

Recognise that economically viable wind energy facilities are dependent on locations with consistently strong winds over the year.

Policy documents

Consider as relevant:

- *Policy and Planning Guidelines for Development of Wind Energy Facilities in Victoria* (Department of Environment, Land, Water and Planning, October 2018)

19.01-2R

31/07/2018
VC148

Renewable energy - Hume

Strategy

Create renewable energy hubs that support co-location of industries to maximise resource use efficiency and minimise waste generation.

Support opportunities to generate renewable energy from waste.

19.01-3S

31/07/2018
VC148

Pipeline infrastructure

Objective

To ensure that gas, oil and other substances are safely delivered to users and to and from port terminals at minimal risk to people, other critical infrastructure and the environment.

Strategies

Plan for the development of pipeline infrastructure subject to the *Pipelines Act 2005*.

Recognise existing transmission-pressure gas pipelines in planning schemes and protect from further encroachment by residential development or other sensitive land uses, unless suitable additional protection of pipelines is provided.

Plan new pipelines along routes with adequate buffers to residences, zoned residential land and other sensitive land uses and with minimal impacts on waterways, wetlands, flora and fauna, erosion prone areas and other environmentally sensitive sites.

Provide for environmental management during construction and on-going operation of pipeline easements.

19.02

31/07/2018
VC148

COMMUNITY INFRASTRUCTURE

19.02-1S

31/07/2018
VC148

Health facilities

Objective

To assist the integration of health facilities with local and regional communities.

Strategies

Facilitate the location of health and health-related facilities (including acute health, aged care, disability services and community care facilities) taking into account demographic trends, the existing and future demand requirements and the integration of services into communities.

Plan public and private developments together, where possible, including some degree of flexibility in use.

Locate hospitals and other large health facilities in designated health precincts and areas highly accessible to public and private transport.

Provide adequate car parking for staff and visitors of health facilities.

19.02-2S

31/07/2018
VC148

Education facilities

Objective

To assist the integration of education and early childhood facilities with local and regional communities.

Strategies

Consider demographic trends, existing and future demand requirements and the integration of facilities into communities in planning for the location of education and early childhood facilities.

Locate childcare, kindergarten and primary school facilities to maximise access by public transport and safe walking and cycling routes.

Ensure childcare, kindergarten and primary school facilities provide safe vehicular drop-off zones.

Locate secondary school and tertiary education facilities in designated education precincts and areas that are highly accessible to public transport.

Locate tertiary education facilities within or adjacent to activity centres.

Ensure streets and accessways adjoining education and early childhood facilities are designed to encourage safe bicycle and pedestrian access.

Develop libraries as community based learning centres.

19.02-3S

31/07/2018
VC148

Cultural facilities

Objective

To develop a strong cultural environment and increase access to arts, recreation and other cultural facilities.

Strategies

Encourage a wider range of arts, cultural and entertainment facilities including cinemas, restaurants, nightclubs and live theatres in the Central City and at Metropolitan Activity Centres.

Reinforce the existing major precincts for arts, sports and major events of state wide appeal.

Establish new facilities at locations well served by public transport.

19.02-4S

31/07/2018
VC148

Social and cultural infrastructure

Objective

To provide fairer distribution of and access to, social and cultural infrastructure.

Strategies

Identify and address gaps and deficiencies in social and cultural infrastructure, including additional regionally significant cultural and sporting facilities.

Encourage the location of social and cultural infrastructure in activity centres.

Ensure social infrastructure is designed to be accessible.

Ensure social infrastructure in growth areas, is delivered early in the development process and in the right locations.

Plan and design community places and buildings so they can adapt as the population changes and different patterns of work and social life emerge.

Support innovative ways to maintain equitable service delivery to settlements that have limited or no capacity for further growth, or that experience population decline.

Identify and protect land for cemeteries and crematoria.

19.02-5S

31/07/2018
VC148

Emergency services

Objective

To ensure suitable locations for police, fire, ambulance and other emergency services.

Strategies

Ensure police, fire, ambulance and other emergency services are provided for in or near activity centres.

Locate emergency services together in newly developing areas.

19.02-6S31/07/2018
VC148**Open space****Objective**

To establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community.

Strategies

Plan for regional and local open space networks for both recreation and conservation of natural and cultural environments.

Ensure that open space networks:

- Are linked, including through the provision of walking and cycling trails.
- Are integrated with open space from abutting subdivisions.
- Incorporate, where possible, links between major parks and activity areas, along waterways and natural drainage corridors, connecting places of natural and cultural interest.
- Maintain public accessibility on public land immediately adjoining waterways and coasts.

Create opportunities to enhance open space networks within and between settlements.

Ensure that land is set aside and developed in residential areas for local recreational use and to create pedestrian and bicycle links to commercial and community facilities.

Ensure that land use and development adjoining regional open space networks, national parks and conservation reserves complements the open space in terms of visual and noise impacts, preservation of vegetation and treatment of waste water to reduce turbidity and pollution.

Improve the quality and distribution of open space and ensure long-term protection.

Protect large regional parks and significant conservation areas.

Ensure land identified as critical to the completion of open space links is transferred for open space purposes.

Ensure that where there is a reduction of open space due to a change in land use or occupation, additional or replacement parkland of equal or greater size and quality is provided.

Ensure that urban open space provides for nature conservation, recreation and play, formal and informal sport, social interaction, opportunities to connect with nature and peace and solitude.

Accommodate community sports facilities in a way that is not detrimental to other park activities.

Ensure open space provision is fair and equitable with the aim of providing access that meets the needs of all members of the community, regardless of age, gender, ability or a person's location.

Develop open space to maintain wildlife corridors and greenhouse sinks.

Provide new parkland in growth areas and in areas that have an undersupply of parkland.

Encourage the preparation of management plans or explicit statements of management objectives for urban parks.

Ensure exclusive occupation of parkland by community organisations is restricted to activities consistent with management objectives of the park to maximise broad community access to open space.

Ensure the provision of buildings and infrastructure is consistent with the management objectives of the park.

Ensure public access is not prevented by developments along stream banks and foreshores.

Ensure public land immediately adjoining waterways and coastlines remains in public ownership.

Plan open space areas for multiple uses, such as community gardens, sports and recreation, active transport routes, wildlife corridors and flood storage basins.

19.03

31/07/2018
VC148

DEVELOPMENT INFRASTRUCTURE

19.03-1S31/07/2018
VC148**Development and infrastructure contributions plans****Objective**

To facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development contributions plans and infrastructure contributions plans.

Strategies

Prepare development contributions plans and infrastructure contributions plans, under the *Planning and Environment Act 1987*, to manage contributions towards infrastructure.

Collect development contributions on the basis of approved development and infrastructure contributions plans.

Require annual reporting by collecting and development agencies to monitor the collection and expenditure of levies and the delivery of infrastructure.

Policy documents

Consider as relevant:

- *Development Contributions Guidelines* (Department of Sustainability and Environment, 2003 -as amended 2007)
- *Infrastructure Contributions Plan Guidelines* (Department of Environment, Land, Water and Planning, 2016)
- *Ministerial Direction on the Preparation and Content of Development Contribution Plans and Reporting Requirements for Development Contributions Plans*
- *Ministerial Direction on the Preparation and Content of Infrastructure Contribution Plans and Reporting Requirements for Infrastructure Contributions Plans*

19.03-2S

31/07/2018
VC148

Infrastructure design and provision

Objective

To provide timely, efficient and cost-effective development infrastructure that meets the needs of the community.

Strategies

Provide an integrated approach to the planning and engineering design of new subdivision and development.

19.03-3S26/10/2018
VC154**Integrated water management****Objective**

To sustainably manage water supply, water resources, wastewater, drainage and stormwater through an integrated water management approach.

Strategies

Plan and coordinate integrated water management, bringing together stormwater, wastewater, drainage, water supply, water treatment and re-use, to:

- Take into account the catchment context.
- Protect downstream environments, waterways and bays.
- Manage and use potable water efficiently.
- Reduce pressure on Victoria's drinking water supplies.
- Minimise drainage, water or wastewater infrastructure and operational costs.
- Minimise flood risks.
- Provide urban environments that are more resilient to the effects of climate change.

Integrate water into the landscape to facilitate cooling, local habitat improvements and provision of attractive and enjoyable spaces for community use.

Facilitate use of alternative water sources such as rainwater, stormwater, recycled water and run-off from irrigated farmland.

Ensure that development protects and improves the health of water bodies including creeks, rivers, wetlands, estuaries and bays by:

- Minimising stormwater quality and quantity related impacts.
- Filtering sediment and waste from stormwater prior to discharge from a site.
- Managing industrial and commercial toxicants in an appropriate way.
- Requiring appropriate measures to mitigate litter, sediment and other discharges from construction sites.

Manage stormwater quality and quantity through a mix of on-site measures and developer contributions at a scale that will provide greatest net community benefit.

Provide for sewerage at the time of subdivision or ensure lots created by the subdivision are capable of adequately treating and retaining all domestic wastewater within the boundaries of each lot.

Ensure land is set aside for water management infrastructure at the subdivision design stage.

Minimise the potential impacts of water, sewerage and drainage assets on the environment.

Protect significant water, sewerage and drainage assets from encroaching sensitive and incompatible uses.

Protect areas with potential to recycle water for forestry, agriculture or other uses that can use treated effluent of an appropriate quality.

Policy documents

Consider as relevant:

- *State Environment Protection Policy (Waters of Victoria)*
- *Water for Victoria - Water Plan* (Victorian Government, 2016)
- *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999)

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- *Guidelines for Environmental Management: Code of Practice - Onsite Wastewater Management* (Publication 891.4, Environment Protection Authority, 2016)
- *Planning Permit Applications in Open, Potable Water Supply Catchment Areas* (Department of Sustainability and Environment, 2012)

19.03-3R

26/10/2018
VC154

Integrated water management - Hume

Strategy

Avoid locating water treatment plants close to development nodes.

19.03-4S26/10/2018
VC154**Telecommunications****Objective**

To facilitate the orderly development, extension and maintenance of telecommunication infrastructure.

Strategies

Facilitate the upgrading and maintenance of telecommunications facilities.

Ensure that modern telecommunications facilities are widely accessible to business, industry and the community.

Ensure the communications technology needs of business, domestic, entertainment and community services are met.

Ensure that the use of land for a telecommunications facility is not prohibited in any zone.

Encourage the continued deployment of broadband telecommunications services that are easily accessible by:

- Increasing and improving access for all sectors of the community to the broadband telecommunications trunk network.
- Supporting access to transport and other public corridors for the deployment of broadband networks in order to encourage infrastructure investment and reduce investor risk.

Ensure a balance between the provision of important telecommunications services and the need to protect the environment from adverse impacts arising from telecommunications infrastructure.

Planning should have regard to national implications of a telecommunications network and the need for consistency in infrastructure design and placement.

Policy documents

Consider as relevant:

- *Telecommunications Facilities - A Code of Practice for Telecommunications Facilities in Victoria* (Department of Sustainability and Environment, 2004)

19.03-5S26/10/2018
VC154**Waste and resource recovery****Objective**

To reduce waste and maximise resource recovery so as to reduce reliance on landfills and minimise environmental, community amenity and public health impacts.

Strategies

Ensure future waste and resource recovery infrastructure needs are identified and planned for to safely and sustainably manage all waste and maximise opportunities for resource recovery.

Protect waste and resource recovery infrastructure against encroachment from incompatible land uses by ensuring buffer areas are defined, protected and maintained.

Ensure waste and resource recovery facilities are sited, designed, built and operated so as to minimise impacts on surrounding communities and the environment.

Encourage technologies that increase recovery and treatment of resources to produce energy and other marketable end products.

Enable waste and resource recovery facilities to locate close together in order to share separation distances, reduce the impacts of waste transportation and improve the economic viability of resource recovery.

Site, design, manage and rehabilitate waste disposal facilities in accordance with the *Waste Management Policy (Siting, Design and Management of Landfills)* (Environment Protection Authority, 2004).

Integrate waste and resource recovery infrastructure planning with land use and transport planning.

Encourage development that facilitates sustainable waste and resource recovery.

Policy guidelines

Consider as relevant:

- Any applicable Regional Waste and Resource Recovery Implementation Plan.

Policy documents

Consider as relevant:

- *Statewide Waste and Resource Recovery Infrastructure Plan* (Sustainability Victoria, 2015)
- *Metropolitan Waste and Resource Recovery Implementation Plan* (Metropolitan Waste and Resource Recovery Group, 2016)
- *Waste Management Policy (Siting, Design and Management of Landfills)* (Environment Protection Authority, 2004)
- *Environment Protection (Industrial Waste Resource) Regulations 2009*
- *Best Practice Environmental Management Guideline (Siting, Design, Operation and Rehabilitation of Landfills)* (Environment Protection Authority, 2001)
- *Victorian Organics Resource Recovery Strategy* (Sustainability Victoria, 2015)
- *Designing, Constructing and Operating Composting Facilities* (Environment Protection Authority, 2015)

LOCAL PLANNING POLICY FRAMEWORK

This section sets out the Municipal Strategic Statement and the Local Planning Policies that apply to the area covered by this planning scheme, and includes provisions about their operation.

MUNICIPAL STRATEGIC STATEMENT

Introduction

The State Planning Policy Framework provides at Clauses 11-19 details of those aspects of State planning policy that are to be taken into account and given effect to, in planning and administering the Alpine Shire. The Local Planning Policy Framework is divided into two sections: the Municipal Strategic Statement and the local policy section.

The Municipal Strategic Statement sets out the vision, objectives and strategies for managing land use change and development in Alpine Shire. It provides clear linkages between the SPPF and the local planning policy context at Clause 22 of this scheme.

The Local Planning Policy Framework also provides the basis for the application of local policies, zones, overlays and other provisions in the Alpine Planning Scheme and ensures that it is responsive to local issues and characteristics.

How to use this Local Planning Policy Framework

This Municipal Strategic Statement should be read as a whole and in the context of the operation of the State Planning Policy Framework as set out in Clause 10 of this scheme.

Clause 21.01 provides a profile of the shire including key influences and issues for land use planning and development facing the Shire. Clause 21.02 sets out the strategic vision. Clause 21.07 provides local area policy and strategy across the main towns and villages across the Shire.

Clause 22 provides the key local policy directions of the Local Planning Policy Framework setting out strategic planning, land use and development objectives for the shire and the strategies for achieving the objectives.

To assist users of the Alpine Planning Scheme, this section of the Local Planning Policy Framework is divided into four themes and has adopted the headings of the State Planning Policy Framework (in a modified form). The four themes it has been structured around are:

- Settlement, built form & heritage
- Environment & natural resources
- Economic activity
- Infrastructure

21.0109/06/2016
C39**21.01-1**09/06/2016
C39**ALPINE SHIRE PROFILE****Municipal profile****Regional context**

Located approximately 300km north east of Melbourne and 70km south of Albury / Wodonga the Alpine Shire comprises an area of approximately 4,787km². The Shire is situated within the Hume region in North East Victoria falling within the Central Hume sub-region. This sub-region is the largest of the Hume region's four sub regions in terms of geographical extent and the second largest in terms of population.

The western two thirds of the Shire, situated largely within the Ovens River basin and including Bright and Myrtleford tends to have a close focus on the City of Wangaratta to the west for employment opportunities, economic activity and higher order services. The Shire also falls within the sphere of influence of the Upper Hume Sub-region particularly the eastern third of the Shire situated within the Kiewa River basin including Mt Beauty. This part of the Shire has a closer relationship with Albury / Wodonga to the north which provides an important focus for economic activity, higher education, health services, cultural activities and recreational opportunity.

The Shire adjoins Indigo Shire to the north, Towong Shire to the north east, East Gippsland Shire to the south east, Wellington Shire to the south, Mansfield Shire to the south west and the Rural City of Wangaratta to the west. Although not part of the municipal district the designated Alpine Resorts of Falls Creek and Mount Hotham are located wholly within the Shire boundary.

Local context

The Alpine Shire is one of Australia's most outstanding areas, being rich in both environmental assets and spectacular scenery. Around 92% of the Shire is public land, including the Mount Buffalo National Park and important elements of the Alpine National Park. Significant natural features include the Bogong and Dargo high plains as well as the State's highest peak Mount Bogong (1986 m). The majority of freehold land is located along the valley areas of the major rivers and streams with the common boundary between the private and adjoining public land being well in excess of 600km.

Alpine Shire's population distribution is consistent with other rural and regional centres with an above average aged population with 33% over 55 and a below average level of young people and adults. The majority of the resident population is located within the existing townships of Bright, Mount Beauty/Tawonga South and Myrtleford. The remainder is located within village settlements situated at Dederang, Dinner Plain, Harrietville, Porepunkah, Tawonga and Wandiligong, as well as people residing in smaller rural hamlets and rural precinct areas of the Shire.

Consistent with the broader sub regional context the Shire is renowned for its vibrant tourism industry based on snow sports, cycling, wine and fine food and nature based recreation such as rock climbing, fishing, mountain biking, bush walking, 4 wheel driving, rafting, sight-seeing, and paragliding. Accommodation and food also feature as key industries of the Shire, reflecting the importance of tourism particularly in settlements such as Bright and Mount Beauty. The other cornerstones' of the Shire's economy is based on agriculture (beef, dairy and horticulture) and forestry (hardwood and softwood plantations).

Major regional transport connections include the Great Alpine Road – from Wangaratta to Omeo via Mount Hotham and the Kiewa Valley Highway / Bogong High Plains Road – from Wodonga to Gippsland via Mt Beauty and Falls Creek. The Shire is also served by three local airfields situated at Porepunkah, Mt Beauty and Horse Hair Plain (commonly called Mt Hotham). Rail links to Melbourne and Sydney are available from Albury-Wodonga and Wangaratta. Albury-Wodonga Airport offers regional commuter services to Sydney and Melbourne. Bus links offer connections to Wangaratta and Bright.

21.01-209/06/2016
C39**Key influences**

- Urban pressures on township edges and rural hinterland areas.
- The protection and sustainable use of agricultural land.
- The ability of the local economy to offer (on going) employment opportunities.
- Township character and identity issues.
- High levels of tourism.
- Infrastructure limitations due to environmental constraints such as bushfires, flooding and topography along with sparsely populated communities spread geographically.
- Built environment & heritage.
- Protection and maintenance of environmentally significant areas and the natural resource base.
- Tobacco industry legacy (land use changes as well as contaminated land issues).
- Ageing population base and low population growth.
- Environmental risk (flood prone land and bush fire).
- Balancing the public / private land interface.
- Mining legacy (small lots) and mining potential.
- Managing the relationship between the Alpine Resorts and alpine areas.
- Extensive areas of plantations.
- Reliance on climate dependent industries (e.g. forestry, agriculture and snow-based tourism).
- Water availability for both agriculture and urban areas.

21.01-309/06/2016
C39**Key issues**

The key issues facing Alpine Shire are focused around four strategic themes:

Settlement and housing

- Accommodating future residential growth.
- The need to manage town boundaries.
- Encouraging diversity and choice in housing options.
- High levels of absentee landownership.
- Accessibility and service delivery.
- Encouraging infill housing developments sympathetic to neighbourhood character.
- Pressure for rural living and supply of agricultural land.

Environment and natural resources

- Conservation of environmentally significant areas and biodiversity.
- Protection of endangered species.
- Significant opportunities for nature based tourism activities.
- The need to achieve a balance between development and conservation outcomes.
- Responding to climate change.
- Private land management.
- Natural disasters.

- Management of old dredge sites.
- Protecting significant landscapes.
- Contaminated land issues.
- Waste management.
- Special Water Supply Catchment issues.

Economic activity

- Agriculture / horticulture operating from a relatively small resource base.
- Emerging agricultural business and infrastructure.
- Legacy issues of former tobacco industry including irrigation infrastructure.
- Encroachment of tourism in rural landscape.
- Support for value adding industries within the Shire
- Maintaining active and attractive retail hubs.
- Diversity – emerging shifts in economic activity (eg water extraction).
- Climate change impacts on Alpine areas, industries and businesses.
- Limited employment opportunities for people moving to the municipality for lifestyle reasons.
- Protection of agricultural land resources.
- Mining and extractive industries.
- Plantations.

Infrastructure

- Management and provision of public infrastructure.
- Water quality and quantity issues
- Waste water management and asset protection
- Rail Trail expansion and maintenance.
- Stormwater and drainage.

21.0209/06/2016
C39**21.02-1**09/06/2016
C39**ALPINE SHIRE VISION****Strategic vision**

The Alpine Planning Scheme acknowledges both the Community 2030 Vision as well as the vision within the Alpine Shire Council Plan and provides a significant tool for implementation as outlined below.

The Alpine Shire 2030 community vision

“A vision of beauty and contentment

It is the year 2030 and the Alpine Shire area has grown to a diverse population of 20,000 people based around the three principal centres of Bright, Myrtleford and Mount Beauty, with growing communities which have their own distinct individual identity and rural village character.

It is a place where people enjoy an exceptional lifestyle, natural beauty and contentment, knowing that the right services, jobs, infrastructure and community, support their ongoing needs.”

There are a range of key directions identified within the Community 2030 Vision under the following broad categories:

- Unspoilt natural environment.
- Sympathetic and balanced development.
- Economic prosperity.
- Identity and character of towns, villages and rural communities.
- Services and facilities.
- Linkages between communities.
- Strong and safe communities.
- Sustaining the vision.

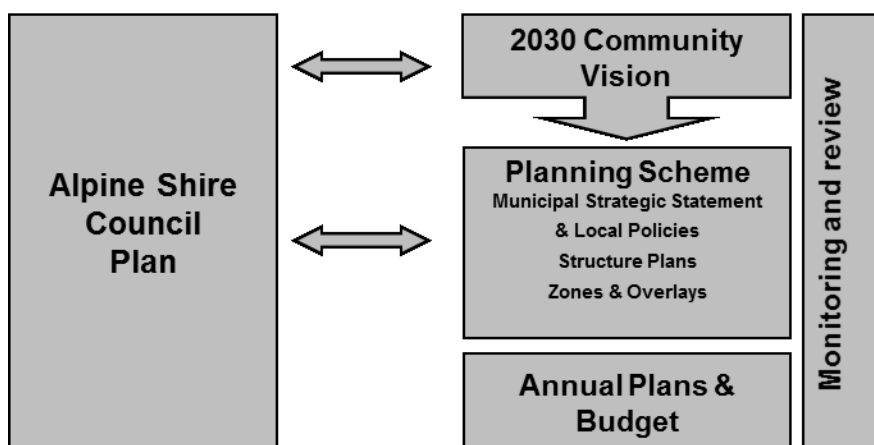
The Alpine Shire Council Plan

Consistent with the 2030 Community Vision, the Council Plan vision is that:

The Alpine Shire provides outstanding opportunities for its residents and visitors through sustainable growth in balance with the natural environment.

Implementation

The Council sets overall goals through the Council Plan with various actions to achieve these goals being set in annual budgeting and plans as well as in key planning documents such as this Municipal Strategic Statement.



21.02-209/06/2016
C39**Strategic land use plan**

The following Strategic land use plan (Figure 1) outlines the overall strategic vision in the context of managing land use change and development in Alpine Shire. It seeks to provide an overview of land use in Alpine Shire and identifies locations where specific land use outcomes will be supported and promoted. The major strategic directions identified in the Alpine Shire strategic land use plan revolve around three key criteria, namely:

- The primary focus of urban land use and development within the existing townships of Bright, Mount Beauty/Tawonga South and Myrtleford.
- The importance of the valley floors in supporting ongoing agricultural land use outcomes.
- Acknowledgement of the significant proportion of the Shire that is related to conservation management and facilitating public land use outcomes.

ALPINE PLANNING SCHEME

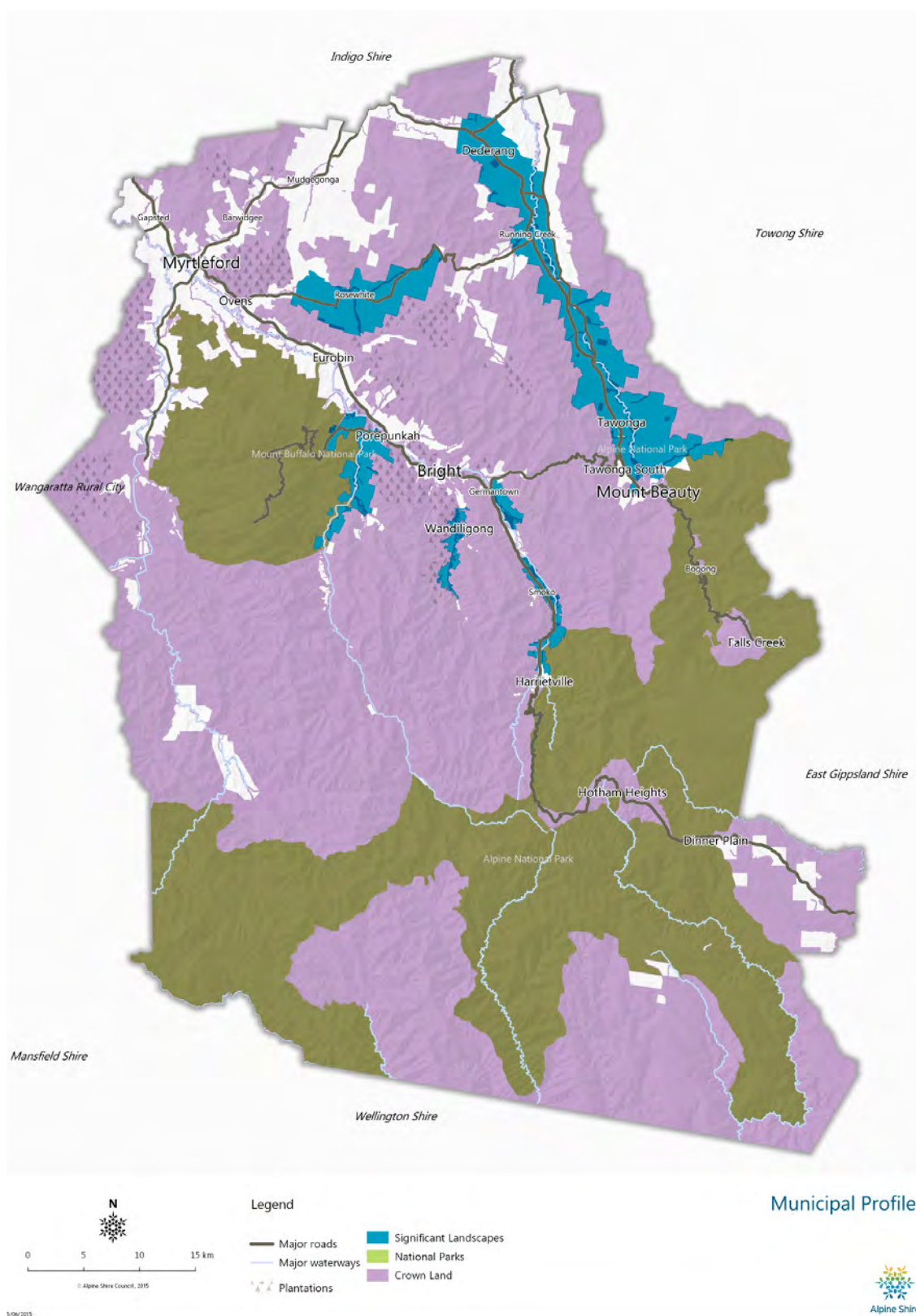


Figure 1: Municipal profile

21.0309/06/2016
C39**SETTLEMENT, BUILT FORM AND HERITAGE**

This clause provides local content to support Clause 11 (Settlement), Clause 15 (Built environment and heritage) and Clause 16 (Housing) of the State Planning Policy Framework.

21.03-109/06/2016
C39**Townships and villages****Key issues and influences**

- The Australian Bureau of Statistics estimated resident population of Alpine Shire in 2010 was 12,866. Average annual population growth for the period 2005-2010 was 0.5% reversing the negative growth trend over the preceding 5 year period of -0.6%.
- Approximately 70% of the Shire's population is located in Ovens Valley area (Bright, Myrtleford, Dinner Plain, Harrietville, Porepunkah and Wandiligong).
- Approximately 30% of the Shire's population is located in Kiewa Valley area (Mount Beauty/Tawonga South, Bogong, Dederang and Tawonga).
- Over 15 years supply of land for residential growth and development in the urban centres of Porepunkah, Mount Beauty/Tawonga South and Myrtleford.
- Bright has 3 years supply of land for residential growth and development.
- The distinct character and identity of the Shire's towns, villages and rural districts is strongly valued by the Alpine Shire community, as well as visitors to the region.
- Ribbon development and development that conflicts with existing urban form has been identified as major factors that erode township character.
- Despite low population growth there is continued demand for new housing.
- Ageing population (33% of the Shire's population aged over 55 compared to the national average of 25%).
- Myrtleford and Mount Beauty rank below the regional Victorian average on the Socio-Economic Index for Areas - Index of Relative Disadvantage.
- With high levels of absentee house and land ownership the Alpine Shire 2005 Residential Land Review indicates that the principal focus to determine future growth needs is a realistic projection of dwelling demand.
- There are moderate levels of accessibility across the Shire.

Objectives

- Direct the majority of urban growth in the Shire to Bright, Porepunkah, Myrtleford and Mount Beauty/Tawonga South.
- Encourage redevelopment and intensification of existing urban areas by providing for higher density development and mixed uses around the commercial core of towns.
- Maintain green buffers, open space and ecological integrity around and between towns, villages and rural districts.
- Efficiently release residential land in a timely manner having regard to the availability of services and infrastructure.

Strategies

- Ensure the provision of at least fifteen years supply of residential land within each of the townships of Bright, Myrtleford and Mount Beauty/Tawonga South.
- Maintain well defined town and village boundaries.
- Provide for a range of housing choice that is affordable, accessible and meets community needs.

- Encourage and promote new residential development that demonstrates sustainability outcomes including improved energy use and water efficiency.
- Make provision for the distribution of social infrastructure across townships to meet local needs and ensure a higher level of accessibility.

Implementation

- The strategies in relation to Settlement and Housing will be implemented through the planning scheme by:

Using policy and the exercise of discretion

- When advancing Local Policy at Clause 22.01 in respect of townships and villages and in conjunction with decision making on applications for use and development in the relevant Local Area planning strategies at Clause 21.07 to facilitate growth proportionate to the existing and future needs of the population and in line with the services and facilities provided in the towns identified.

Application of zones and overlays

- Apply the General Residential Zone in the townships of Bright, Mount Beauty / Tawonga South, Myrtleford, Porepunkah to encourage residential development close to major existing retail, community and commercial facilities.
- Apply the Township Zone to Dederang, Harrietville, Tawonga to facilitate development proportionate to the services and facilities they provide.
- Apply the Mixed Use Zone to the towns of Myrtleford and Porepunkah to designate them as mixed use clusters and community activity clusters to encourage more intensive development.
- Apply the Special Use Zone to Dinner Plain and Bogong Village to maintain the specific development pattern so as not to detract from its setting.
- Apply the Development Plan Overlay to undeveloped land at Myrtleford and Porepunkah to ensure appropriate development and design principles are employed.

Further strategic work

- Update Alpine Shire residential land review.
- Review and update town and village master plans and urban framework plans.
- Rezone Porepunkah from Township to General Residential.

21.03-2

09/06/2016
C39

Rural residential living

Key issues and influences

- Rural residential living is a legitimate land use and contributes to housing choice available to existing and prospective residents.
- The increasing demand for rural and semi-rural living.
- Provision of infrastructure and services.

Objectives

- Identify suitable areas for rural residential land use and development.
- Ensure that rural residential development is appropriately located.
- Protect rural land from inappropriate development to provide social, economic and environmental benefits for existing and future generations.

Strategies

- Identify localities suitable for rural living and low density residential land use and development.
- Identify and protect areas subject to environmental constraints such as flooding, high biodiversity value, erosion, mass movement and fire hazard from intensive development.
- Avoid inappropriate zoning of land that would allow increased development, including subdivision, on land that is or will be covered by the Bushfire Management Overlay, or on adjoining land that is considered a high fire risk.
- In the Low Density Residential Zone, encourage lot sizes in the range 0.2 ha to 1 ha unless:
 - A larger lot is required for the on-site treatment of waste;
 - A larger lot is needed to protect pockets of significant remnant vegetation;
 - A larger lot is needed for the provision of defensible space under the Bushfire Management Overlay; or
 - The land has a high landscape value.
- In the Rural Living Zone, encourage lot sizes in the range of 2.0 ha unless.
 - A larger lot is required to provide a buffer to adjoining agricultural land uses;
 - A larger lot is needed to protect pockets of significant remnant vegetation; or
 - The land has a high landscape value.
- Where relevant, direct new rural residential subdivision and development away from:
 - Land classified as high quality for agriculture;
 - Land of high biological significance due to its flora and fauna values; or
 - Land of high landscape, cultural heritage, or archaeological significance.
- Land having any of the following characteristics is not considered suitable for rural residential development unless development envelopes can be designated without these characteristics:
 - A bushfire hazard rating resulting in the construction requirement of a Bushfire Attack Level rating in excess of 29;
 - Subject to 1 in 100 year or 1% flood frequency level;
 - Subject to soil contamination to a degree which would require specialist management for growing plants and/or animal keeping;
 - Contaminated as a result of previous land uses to an extent that would make the land unsuitable for residential use, unless remediation works have been undertaken to the satisfaction of the Environment Protection Authority;
 - Slopes steeper than 20% (1 in 5).

Implementation

- The strategies in relation to Rural Residential Living will be implemented through the planning scheme by:

Using policy and the exercise of discretion

- To advance Local Policy at Clause 22.01-2 in respect of rural residential living to provide opportunities around this type of residential development.

Application of zone and overlays:

- Apply the Low Density Residential Zone in Bright, Mount Beauty/Tawonga South, Myrtleford, Porepunkah, Tawonga, and Wandiligong to encourage a range of lots sizes to meet the needs of different users.
- Apply the Rural Living Zone to small precincts within Bright, Harrietville, Mount Beauty and Porepunkah and within the localities of Buffalo Creek, Buffalo River and Ovens River providing opportunities for residential development while still keeping the rural nature of these precincts.
- Apply the Rural Activity Zone in Freeburgh to provide for use and development which is compatible with agriculture and the landscape and environmental characteristics of the area.
- Apply the Development Plan Overlay in Bright, Mount Beauty/Tawonga South to ensure appropriate development and design principles are employed.

Further strategic work

- Investigate land in the vicinity of established townships for rezoning for the planned growth of urban settlements.
- Undertake a Rural Residential Living Strategy to review existing and identify the demand for new areas for rural living and rural residential development. Suitable locations for this type of use will:
 - Be in proximity to existing townships and have good access to services and facilities;
 - Not be subject to significant environmental risk and/or land management constraints;
 - Be aesthetically attractive and are capable of providing appealing lifestyle opportunities for future residents;
 - Not result in the loss of high quality agricultural land or agricultural land of strategic importance; and
 - Not detract from the landscape, cultural heritage or environmental values of adjoining land.

21.03-309/06/2016
C39**Rural lifestyle, subdivision and dwellings****Key issues and influences**

- Rural lifestyle aspirations have the potential to restrict and conflict with agricultural production and create demand for the dispersed provision of infrastructure to service lifestyle developments.
- Subdivision of productive agricultural land and the development of dwellings for rural residential purposes can have a cumulative effect of reducing the amount of land available for commercial farming.
- Provision of infrastructure and services.

Objectives

- Ensure that rural lifestyle use and development is directed to existing areas zoned for rural lifestyle or areas where it can be demonstrated that the development meets the policy guidelines for rural lifestyle development.
- Ensure that rural subdivision is linked to and required for an agricultural, associated rural activity or rural tourism purpose.
- Ensure that rural dwellings are linked to and required for an agricultural, associated rural activity or rural tourism purpose.
- Avoid loss of agricultural land which is of strategic significance in the local or regional contexts.
- Avoid the loss of productivity to adjoining land owners arising from land use conflict.

- Protect rural land from inappropriate development to provide social, economic and environmental benefits for existing and future generations.

Strategies

- Ensure that rural subdivision maintains agricultural production and does not impact on the right to farm.
- Limit rural lifestyle development in agricultural areas, particularly on 'high versatility' land.
- Ensure the cost effective servicing of towns and communities across the municipality through avoiding the impacts of a dispersed population base.
- Limit rural lifestyle use and development to defined rural residential settlements or zoned areas in proximity to urban areas where potential adverse impacts on agricultural and other rural based uses are minimised.
- Limit further fragmentation of rural land by subdivision.
- Ensure that subdivision proposals create lots of sufficient size to be of benefit to agricultural production.
- Retain the potential for large scale, broad acre based farming enterprises.
- Encourage the consolidation of rural lots.
- Limit the cumulative impact of house lot excisions, including serial small lot subdivisions.
- Ensure that house lot excisions are undertaken for legitimate reasons related to agriculture.
- Ensure that dwellings in rural areas maintain agricultural production and do not impact on the right to farm.
- Discourage the proliferation of dwellings not associated with agriculture.
- Require any dwelling proposal to demonstrate that a dwelling is required to support a legitimate, established agricultural or rural activity.
- Discourage the proliferation of dwellings where the agricultural use of the land does not require the presence of a land manager.
- Ensure that dwellings do not result in the further fragmentation of productive agricultural land.
- Ensure that the development of dwellings in rural areas does not prejudice existing agricultural activities on surrounding land.
- Consider a proposal for a dwelling for rural lifestyle purposes if the land:
 - Is less than 4 hectares in area;
 - Is of low agricultural value and versatility;
 - Is not able to be consolidated with adjoining land used for agriculture;
 - Can be accessed via a road in Council's Register of public roads;
 - Has no access to irrigation water.

Further strategic work

- Monitor the use of the existing Farming Zone to facilitate rural based tourism uses and the application of the Rural Activity Zone if required.
- Support North East Water Corporation in applying the Environmental Significance Overlay as a buffer to wastewater treatment plants.

21.03-409/06/2016
C39**Built form and heritage****Key issues and influences**

- Identified need to promote and encourage residential development that responds to the sustainability principles of design, siting, orientation, efficiency and reuse.
- Water sensitive urban design outcomes in new housing developments.
- A significant proportion of dwellings are not permanently occupied, serving as holiday homes.
- Settlements are highly car dependent communities with limited public transport services.
- Development pressure and insensitive design have the potential to threaten the character of towns and villages valued by residents and visitors alike.
- New development that responds to built and natural landscapes and aspires to high quality architectural standards is important in maintaining a strong sense of civic pride, enhancing the aesthetics and liveability of the Shire.
- Significant heritage items within the Shire including the historic area of Wandiligong, the National Trust recorded/classified landscapes and various buildings, sites and objects recorded in historic registers.
- There are significant areas of Aboriginal cultural heritage sensitivity situated throughout the Shire.

Objectives

- Ensure new residential subdivision lot layout and design can facilitate improved energy use and water efficiency outcomes within new dwellings.
- Ensure new development achieves environmentally sustainable principles.
- Facilitate connectivity between new housing and commercial precincts.
- Identify and conserve cultural and built heritage to enhance the community's appreciation of the history and development of the region.
- Facilitate the timely provision of a range of community and recreation facilities to meet the needs of local residents, and to promote accessibility, community health and cohesion.
- Ensure new residential development is serviced with water, sewerage, stormwater, underground electricity and sealed roads, appropriate for the area.
- Promotion of water sensitive urban design outcomes.

Strategies

- Where appropriate limit the height of buildings in towns and villages to reflect the current character and urban design and to maintain rural and mountain vistas.
- New areas should provide walkable neighbourhoods, respect neighbourhood character and ensure land use compatibility.
- Protect areas of recorded and classified historic or landscape importance.
- Encourage development that is consistent with the principles of ecologically sustainable development.
- Protect existing known heritage.
- Identify and assess new heritage items.

Implementation

- The strategies for Built Form and Heritage will be implemented by:
 - Applying zones and overlays

ALPINE PLANNING SCHEME

- Applying a Heritage Overlay to protect heritage places of significance as identified in the Thematic Environmental History of the Alpine Shire 2004 and the Historical Archaeology Report 2008.
- Applying the Design Development Overlay to Mount Beauty and Wandiligong to identify and protect streetscape character and setting.
- Applying a Vegetation Protection Overlay to protect significant street trees in Bright ensuring development minimises the loss of vegetation and preserving existing trees in the area.

Further strategic work

- Prepare appropriate policy in respect of neighbourhood and streetscape character across urban areas to compliment recommendations of Urban Design Framework Plans.
- Review and implement recommendations of the respective Urban Design Framework Plans across urban areas.
- Undertake comprehensive heritage and cultural study for the Shire to identify issues and items that are not already addressed in the Planning Scheme.
- Identify significant trees within urban areas.
- Investigate the development of a Domestic Wastewater Management Plan to assist in assessing the servicing of towns with reticulated sewerage.

21.0409/06/2016
C39**ENVIRONMENT AND NATURAL RESOURCES**

This Clause provides local content to support Clause 12 (Environmental and landscape values), Clause 13 (Environmental risks) and Clause 14 (Natural resource management) of the State Planning Policy Framework.

21.04-109/06/2016
C39**Native vegetation, biodiversity and environmental values****Key issues and influences**

- A major proportion of the Shire comprises public land containing significant environmental assets.
- The high conservation significance of much of these extensive public land holdings is reflected by the wide variety of flora and fauna supported including many rare, vulnerable and endangered species.
- The Alpine National Park and Mt Buffalo National Park are two of the 11 national parks and reserves that comprise the Australian Alps National Parks network protecting an area of great national and international importance.
- In excess of 20,000ha of native forest is also located on private land.
- The natural resources and environmental qualities of the Shire are also the key assets that contribute to its main industries tourism, timber and agriculture.
- The quality and appearance of the natural environment has a major impact on the prosperity and well-being of the community.
- There are numerous stakeholders in the management and protection of the natural resources and environment.
- Climate change is predicted to have significant consequences for biodiversity at many different levels from individual animals to ecosystems.
- Threats to flora and fauna from inappropriate land use, development and land management.
- Impacts of the reduction and modification of vegetation across freehold land.
- Public/private land interface issues.

Objectives

- Maintain, conserve and enhance biodiversity and native vegetation assets and values.
- Maintain, conserve and enhance the natural environment and environmental and values in rural areas.
- Facilitate protection of native fauna, conservation of native plant communities and significant species in their natural condition and the maintenance of genetic diversity.
- Support land use and development that maintains and enhances the natural environment for ecological, social and economic benefits of existing and future generations.
- Encourage the retention of and re-establishment of native vegetation on private land.
- Provide protection and appropriate management of significant remnant areas.
- Recognise and manage conflicts between the environment and other activities such as agriculture, forestry and tourism.
- Ensure that development and land use addresses the natural physical features and site context of the area, including soil, water quality, flora, fauna and biodiversity values.
- Anticipate and adapt to the effects of climate change.

Strategies

- Protect and enhance the biodiversity assets and natural environmental values of local, state, national and international significance.
- Protect and retain native vegetation and enhance its contribution to biodiversity values.
- Avoid the inappropriate zoning of land for development that has potential to, or will result in the loss of remnant vegetation, biodiversity and other areas of high environmental value.
- Achieve ecologically sustainable use, development and management of rural land, particularly in the agricultural, timber and other industries that rely on the natural resources.
- Ensure that land use and development protects and enhances the natural environment and environmental values.
- Recognise, protect and maintain environmental, cultural and aesthetic features and values of rural areas.
- Promote and facilitate sustainable land use and development, encouraging environmentally sustainable design outcomes.
- Foster recognition, appreciation and protection of natural and cultural heritage sites, places and features, including Aboriginal heritage.
- Protect, enhance and extend habitat and wildlife corridors across the landscape.
- Ensure that development is sited and designed to avoid and minimise removal of native vegetation.
- Retain, protect and enhance native vegetation, including roadside vegetation, remnant vegetation areas, large old paddock trees and revegetation areas.
- Prevent the ongoing and cumulative loss of native vegetation on both private and public land.
- Protect, rehabilitate and extend the integrity of habitat corridors across the landscape, particularly between private and public land.
- Encourage innovative environmental and native vegetation retention initiatives, including carbon farming
- Require as part of any application for a major development or rezoning an analysis of the direct and indirect impacts of the proposed use and development on native flora and fauna.

Implementation

- The strategies related to native vegetation and biodiversity will be implemented through the planning scheme by:

Using policy and the exercise of discretion

- When advancing local policy at Clause 22.02-1 in respect of native vegetation and biodiversity.

Application of zones and overlays:

- Apply the Rural Conservation Zone over remote rural properties surrounded by public land to protect the land from further development.
- Apply the Public Use Zones over land in public ownership including recreation facilities and public utilities to facilitate appropriate use.
- Apply the Vegetation Protection Overlay to significant roadside vegetation identified in the Roadside Vegetation Management Plan.

Further strategic work

- Work with the relevant Catchment Management Authorities to identify the appropriate planning tools to address catchment and water quality issues and to provide better linkages between the planning scheme and Regional Catchment Strategies.
- Liaise with Department of Environment, Land, Water and Planning, Goulburn Murray-Water, North East Water Corporation, North East Catchment Management Authority and East Gippsland Catchment Management Authority to prepare a regional water catchment policy so as to adequately address land use planning issues raised by designation of land as Special Water Supply Catchment areas.
- Prepare roadside vegetation management plans.
- Investigate the extent of remote rural areas in the Shire suitable for inclusion in the Rural Conservation Zone.
- Investigate application of the Vegetation Protection Overlay and the Environmental Significance Overlay to sites of biological significance and remnant native vegetation.
- Revise mapping and provide overlay controls for significant landscapes, erosion prone areas and significant environmental areas.

21.04-2

09/06/2016
C39

Alpine areas

Key issues and influences

- Substantial private and public landholdings across the Alpine Shire are located above 1100m AHD where snowfall may persist as ground cover for long periods over the winter months.
- These alpine areas are natural assets of local, regional and State significance. They also exhibit significant social, historic and cultural values.
- The alpine areas have a high recreational use all year round. During winter snow sports range from downhill skiing through to backcountry ski touring. For the rest of the year a wide variety of nature based and general outdoor pursuits include bush walking, mountain biking, camping, fishing, horse riding, and sight-seeing.
- The designated Mount Hotham and Falls Creek Alpine Resorts have been removed from the Shire and are administered under the Alpine Resort Planning Scheme.
- Dinner Plain is a significant freehold resort in the alpine area.
- Located 10 km from Dinner Plain at Horse Hair Plain is Mount Hotham Airport which at an elevation of 1300m AHD is the highest commercial airport in Australia.
- Other significant areas within the alpine and sub-alpine areas include Howman's Gap, Bogong Village and Dargo High Plains.
- The Alpine Resorts exert considerable influence over the Shire's economy and character.
- The Shire plays a major support role to the Alpine Resorts as well as Dinner Plain and Mount Buffalo through visitor accommodation, community facilities, commercial services, infrastructure, equipment, access and provision of supplies.
- The environment of the alpine areas is particularly sensitive and fragile.
- The natural condition of the catchments in the alpine areas helps deliver water to river systems that supply urban and rural land uses.
- There is ongoing development pressure on the environment, infrastructure and services of alpine areas.
- Impacts of climate change on alpine areas including natural condition values of alpine catchments.

ALPINE PLANNING SCHEME

- The importance of the Great Alpine Road and Mount Hotham Airport balanced against the impacts of increased accessibility to alpine areas.

Objectives

- Protect and maintain the natural, aesthetic and scientific values of the alpine areas including important geological and landform features.
- Ensure that development is supported by an appropriate level of infrastructure.
- Protect and enhance native vegetation and natural environmental assets on freehold land.
- Encourage the maintenance of the high quality visual amenity of the Great Alpine Road by ensuring any development outside of designated areas is not visible from the road.
- Provide for nature based tourism development that is small-scale and located in areas with access to appropriate tourist activities, services and amenity.

Strategies

- Consolidate development primarily in identified areas such as Mount Hotham, Falls Creek and the Dinner Plain area.
- Provide appropriate planning controls that protect the integrity of both the Mount Hotham Airport operations and the environment.
- Ensure development takes place only if it is supported by the appropriate level of infrastructure.

Implementation

- The strategies related to the alpine areas will be implemented through the planning scheme by:

Using policy and the exercise of discretion

- When advancing local policy at Clause 22.02-2 in respect of alpine areas and implementing relevant Local Area planning strategies for Dinner Plain and Bogong detailed in Clause 21.07.

Application of zones and overlays:

- Apply the Rural Conservation Zone: over isolated freehold land and land surrounded by National Parks and/or State Forests.
- Apply the Public Use Zones to land in public ownership to facilitate appropriate use and development.
- Apply the Special Use Zone to Mount Hotham Airport, Bogong Village and Dinner Plain village to maintain the specific development pattern so as not to detract from their alpine setting.

Other implementation measures:

- In addition to the planning scheme, the strategies will also be implemented through assisting and liaising with the Alpine Management Boards, Parks Victoria and Department of Environment, Land, Water and Planning in the management of its respective areas.

Further strategic work

- Investigate whether land adjacent to the Mount Hotham airport should be used for any use other than that directly associated with the operation of the airport. This work should also consider the presence of alpine bogs, heathlands and wetlands in proximity of the airport.
- Undertake assessment of freehold land to determine environmental significance.

21.04-309/06/2016
C39**Landscapes****Key issues and influences**

- There is a significant variety of landscapes across the Shire from the fertile valleys and terraces along the Kiewa, Ovens and Buffalo Rivers to the spectacular mountain ranges and alpine areas of the Great Dividing Range.
- The quality and appearance of the natural environment has a major impact on the prosperity and well-being of the community.
- Many people choose to live, invest or visit the Alpine Shire because of the spectacular rural and mountain scenery, as well as proximity to clean rivers, forests and open space.
- The Australian Alps (including the Alpine National Park and Mount Buffalo National Park) is one of ten recognised National Landscapes.
- Across the Shire there are also a number of landscapes that have been recorded or classified by the National Trust for their special appeal and characteristics.
- The panoramic views from the elevated viewing points of Mt Porepunkah “*encompassing bold mountain ranges and lush valley floors*” are also classified by the National Trust.
- Key landscapes across the Shire can be regarded as being of the highest level of public concern for visual management. Such areas are highly sensitive to visual intrusion.
- Many thousands of sightseers visit various scenic lookout and vantage points across the Shire. Poorly sited and designed buildings and changes in land management practices can reduce the quality of the view from these sites.
- Of significance to the visual and landscape character of the Shire is the absence of promotional signage along the main tourist and traffic routes within the Shire.

Objectives

- Protect the natural and built landscape setting, values, integrity and character in rural areas.
- Protect the Shire’s significant valley and alpine landscapes from inappropriate development.
- Highlight the iconic natural and cultural landscapes across the Shire to appeal to and improve the experience of the visitor.
- Minimise visual impacts on natural landscapes, especially from major viewing areas.
- Support development that maintains scenic qualities and demonstrates high levels of visual management where appropriate.
- Ensure that development is sensitive to the landscape values of the area.
- Protect natural landscapes, with special emphasis on areas of greatest scenic quality and viewer interest.
- Protect and maintain the environmental, scenic and natural attributes of the approaches to the Alpine areas.
- Restrict promotional signage along the main tourist and traffic routes within the Shire.

Strategies

- Assess the development and use of freehold land adjoining national parks to minimise detrimental impacts.
- Recognise and protect National Trust recorded / classified landscapes and views.
- Regulate signage, especially promotional signage along the declared roads and all other transport routes in the rural areas of the Shire and at entrances to the towns.

- Ensure that use and development in rural areas considers, protects and does not dominate the landscape setting, integrity, character and significance.
- Protect and maintain the rural character of the municipality by minimising the visual intrusion of new buildings on the natural landscape.
- Maintain locally significant views and vistas, particularly the open farmed landscape and ridgelines that have a view line to or from national and state parks or other crown land.
- Reduce the impact of use and development on land adjacent to national and state parks other crown land.
- Recognise and protect the landscape and tourism values of the agricultural sector.
- Recognise the economic value of agricultural landscapes along key touring routes.
- Minimise the visual impact of infrastructure and signage on the landscape and viewpoints.
- Protect and enhance the visual quality of road corridors, particularly between towns.

Implementation

- The strategies related to landscapes will be implemented through the planning scheme by:

Using policy and the exercise of discretion

- To advance local policy at Clause 22.02-3 in respect of significant landscapes when deciding on applications for use and development to protect the visual quality of landscapes.

Application of zones and overlays:

- Apply the Significant Landscape Overlay over National Trust recorded/classified landscapes in the Buckland Valley, Happy Valley, Harrierville Valley, Lake Buffalo, Mount Buffalo, Myrtle Creek Valley, Kiewa Valley, and Wandiligong Valley areas. Further areas may be identified through the Lower Hume and High Country Landscape Assessment Study.
- Apply the Vegetation Protection Overlay to significant vegetation in identified landscape areas.

Further strategic work

- Undertake a visual landscape assessment along touring routes including the alpine approaches, bicycle routes, gourmet routes, rail- trails and heritage routes.
- Prepare a roadside management plan for the Shire.
- Review the Significant Landscape Overlay mapping and schedule to recognise and protect significant landscapes of scenic and cultural value.

21.04-4

09/06/2016
C39

Environmental risk

Key issues and influences

- Flooding within parts of the Alpine Shire is a severe constraint on development with the extent of flooding in the Ovens River and tributaries being well documented.
- Bushfire hazard is a significant issue in many parts of the Alpine Shire with large sections of the municipality affected by the Bushfire Management Overlay
- Bushfire risks in both urban and rural areas are largely due to dense vegetation cover, difficulty of access for emergency vehicles, and exposure of development at the rural/urban interface.
- Conflict between vegetation retention and clearing to reduce the risk from bushfire.
- Impact of climate change on storm events and bushfire risk.
- Need to maintain fire regimes appropriate to the conservation of viable populations of indigenous flora and fauna.

- Contaminated land risk as a legacy of past land uses including tobacco, timber and mining industries.
- Landslip risk particularly in steeper areas of the Shire.

Objectives

- Identify, recognise and plan for environmental risks and constraints in planning for the use and development of land.
- Manage the risks of environmental hazards, including bush fire, flooding and land slip, to avoid adverse consequences on the natural and man-made environment.
- Ensure that land use and development addresses relevant site context and natural features of the area including the potential for bush fire, flooding and landslip risk.
- Facilitate a risk-based approach to land use planning in areas subject to environmental risk and require land use planning to integrate with and support other risk management and mitigation strategies.
- Implement bushfire risk assessment and mitigation in land use planning.

Strategies

- Implement appropriate planning controls to minimise impact and reduce threat to life and property.
- Discourage buildings, works, land use and subdivision that would be detrimental to the maintenance of the natural systems of land affected by flooding and inundation.
- Avoid re-zoning and development of land for urban purposes where there is a high risk of bushfire and flood.
- Strategic planning for new settlements or expansion of existing townships should ensure the appropriate provision and location of infrastructure such as roads and water supply.
- Ensure that environmental risks, constraints and hazards are fully considered in proposals for the use and development of land.
- Consider climate change in land use planning, including initiatives to address the issue such as fostering alternative energy sources, use environmentally sustainable development principles and carbon farming.
- Minimise the impact of pest plants and pest animals to protect environmental and biodiversity values and agricultural land.
- Prevent inappropriate development in areas subject to flooding.
- Ensure that areas subject to flooding are properly identified and considered to limit the potential for unsuitable development.
- Ensure that decisions on strategic and settlement planning prioritise the protection of human life over other policy considerations and apply the precautionary principle when assessing the risk to life, property and community infrastructure from bushfire.
- Strengthen community resilience to bushfire by ensuring that bushfire protection measures are considered and given effect to in decision making.
- Implement bushfire risk assessment and mitigation measures to:
 - Reduce the overall bushfire risk to communities;
 - Minimise risk to life and property from bushfire through the appropriate location, design and management of uses and developments;
 - Ensure that bushfire protection measures are implemented for land uses and developments to ensure an acceptable bushfire risk level to life and property;

- Integrate bushfire risk management and protection of human life in the consideration of land use and development.

Implementation

- The strategies related to environmental risks will be implemented through the planning scheme by:

Using the policy and the exercise of discretion

- Existing development within areas of high environmental risk should either be excluded from further redevelopment or alternatively be made to comply with relevant guidelines depending on the nature and extent of the risk.
- All applications for development or land use will be required to consider factors such as proximity to any areas posing a potential environmental risk and the need for appropriate buffers between those areas of risk and development.

Ensure residential development is not located on land:

- Considered a bushfire risk environment where residential development and use of land will intensify the risk and/or require a Bushfire Attack level rating in excess of 29;
- That is flood prone;
- With a slope greater than 20% (1 in 5);
- That is susceptible to landslip;
- That is contaminated (previously contaminated land must have an Environment Protection Authority audit clearance).

Application of zones and overlays:

- Apply the Land Subject to Inundation Overlay and Flood Overlay over identified land affected by the 1:100 year flood level. Land is identified in the Upper Ovens Flood Study 2015, The Myrtleford Floodplain Management Study and the Harrietville Floodplain Management Study.

Further strategic work

- Actively support and contribute to completing the remaining stages of the Flood Data Transfer Project with a view to amending the Alpine Planning Scheme to reflect these changes.
- Implement the Bushfire Management Overlay to recognise and protect land subject to high and severe bushfire risk, preparing schedules to the overlay to exempt the need for planning permit for dwellings in defined townships (subject to meeting specified Bushfire Attack Levels and other conditions), in conjunction with the Country Fire Authority and the Department, Environment, Land Water and Planning .
- Review the mapping and controls of the Floodway Overlay and Land Subject to Inundation Overlay implementing revised flood mapping to recognise and protect flood prone land, in conjunction with the North East Catchment Management Authority.
- Monitor and review the application and controls of the Erosion Management Overlay to recognise and protect land subject to high erosion risk, as required.

21.04-5

09/06/2016
C39

Public – Private land interface

Key Issues and influences

- The majority of the freehold land in the Alpine Shire is located along the valley areas of the Buckland, Buffalo, Kiewa and Ovens Rivers and major creeks including Running Creek, Morses Creek and Barwidgee Creek.

ALPINE PLANNING SCHEME

- As a consequence the typically elongated nature of these valley results in an extensive common boundary between the private and public land holdings.
- In addition the Shire also contains a number of remote rural sub-alpine areas that are effectively “islands” of private land surrounded by extensive public land holdings.
- The remote rural locations have significant areas of native vegetation and are regarded as having high conservation values being integral components of the sub-alpine environment.
- Issues related to development and maintenance of rail trails.
- Ongoing management issues along riparian corridors.
- Fire management on private land within boundary areas of public land.
- Pest plant and animal management issues. This includes not only accidental and deliberate release of domestic animals but also issues with wild dog impacts on farming land.
- The effect of vegetation clearing along fence lines.
- The role and significance of wildlife corridors across private land.
- Private land uses “spilling” into adjacent public land. In a number of locations, the boundary of public land is poorly defined on the ground and inadvertent clearing and grazing within the public lands including National Parks have occurred.
- Problems that can arise when access is sought to public land, via private property, on tracks located off surveyed road alignments.
- Parts of the Shire are located within the Alpine National Park Management Plan – Bogong Planning Unit.

Objectives

- Ensure that in managing private land, due consideration is given to the requirements and wishes of the adjacent public land manager.
- Minimise the potential for invasion of pest plants and animals causing disturbance of adjoining natural communities and/or adjoining farm land as the case may be.
- Encourage where appropriate the sympathetic management of adjacent publicly owned land.
- Encourage public and private land holders to co-operate in the protection of both private property and public land from fire, pests and other hazards.
- Protect the aesthetic, conservation, recreational and scientific values of National Parks and State Forests.
- Facilitate appropriate management and conservation of riparian corridors.

Strategies

- Encourage conservation and sound land management practices on private land adjoining public land.
- Before approving development of land which adjoins a National Park or nature reserve consideration will be given to the following:
 - Whether the development is compatible with and does not detract from the values of the national park or nature reserve;
 - Any management plans applicable to nearby areas within the National Park or nature reserve;
 - Whether the development has been designed and sited to minimise visual intrusion when viewed from vantage points within the National Park or nature reserve.
- Ensure residential development is not located on land:

- Considered a bushfire risk environment where residential development and use of land will intensify the risk;
 - Of high biodiversity value.
- Ensure development provides a minimum 30m setback from wetlands and waterways and support relevant Catchment Management Authority Works on Waterways processes for works which impact on designated waterways.

Implementation

- The strategies related to environmental risks will be implemented through the planning scheme by:

Using policy and the exercise of discretion

- Provide for consideration of referral comments of the Department of Environment, Land, Water and Planning in respect of applications for development or use of land adjacent to a National Park or State Forest.
- All applications for removal of native vegetation on property adjacent to public land be required to consider as appropriate the impacts of the proposed private property clearing on native vegetation, bio-links / wildlife corridors, landscapes, soils and water catchment values in the general area.
- Require plans of management to be prepared in respect of planning proposals for land in remote rural areas.
- Where private land adjoining the Alpine National Park - Bogong Unit or the Mount Buffalo National Park is offered for sale, the Department of Environment, Land, Water and Planning is encouraged to consider purchasing such land if it would be a worthwhile addition to the public estate and/or its purchase would assist public land management.

Application of zones and overlays:

- Apply the Farming Zone to strategically significant farming land identified within the Alpine Shire Rural Land Strategy 2015.
- Apply the Rural Conservation Zone over remote rural properties surrounded by public land to protect the land from further development identified within the Alpine Shire Rural Land Strategy 2015.
- Apply the Public Conservation and Resource Zone to protect and conserve the historic, natural and cultural values of the Shire's environmental assets which abuts public land.

Further strategic work

- Identify public land boundary anomalies on the ground and undertake action as necessary including rezoning.
- Identify significant wildlife corridors and important landscape linkages on private land.
- Review the extent and application of the Rural Conservation Zone to include consideration of properties that are:
 - Primarily uncleared bush having an Ecological Vegetation Class status of endangered, vulnerable or depleted;
 - Adjoining or surrounded by National Park or State forest;
 - Primarily uncleared bush and sharing boundaries neighbouring uncleared public land; and
 - Freehold areas which have some special environmental characteristic or are considered to form important landscape linkages on private land.

Catchments and waterways**Key issues and influences**

- The headwaters of a number of Victoria's major rivers are located in the Alpine Shire namely:
 - The Buckland, Buffalo, Kiewa and Ovens Rivers (North East Catchment Management area); and
 - The Dargo, Humffrey, Wongungarra and Wonnangatta Rivers (East Gippsland Catchment Management area).
- The Kiewa and Ovens Basins contribute over 2 million megalitres of surface water a year to the Murray Darling Basin.
- Townships and farming communities across the Shire and beyond are heavily dependent upon the health of the rivers and streams within these catchments for town water supplies and rural irrigation.
- The continued health of these catchments is not only important to the long term sustainability of the Shire and the economic wellbeing of the Shire's industry, agriculture, and settlements, but also other downstream communities.
- Climate change is impacting the natural condition of the catchments in alpine areas and this is affecting the water quality, its flow regime and the overall water yield of the catchments. This has major economic implications for the Murray-Darling Basin.
- The careful management of timber production is also critical to the protection of these catchments.
- There are six Special Water Supply Catchment Areas which affect a significant proportion of the Shire. These catchments are protected under the Catchment and Land Protection Act 1994.
- These Special Water Supply Catchment Areas have significant values as a source of water for urban water supplies, and domestic and stock use.
- As a consequence of the Ministerial Guidelines restricting development and subdivision in these catchments there are implications not only for farm restructuring but also development in unsewered townships, villages and rural residential areas.
- There is a pressing need for preparation of Catchment Plans within Special Water Supply Catchment Areas.

Objectives

- Maintain catchment and waterway health.
- Recognise the importance of the Shire as a significant catchment area within the Murray Darling Basin.
- Ensure the protection and maintenance of water quality within the Bakers Gully, Buckland River, Lake Hume, Buffalo River (Lake Buffalo), Ovens River (Bright), Ovens River (Wangaratta) and Upper Kiewa Special Water Supply Catchment Areas.
- Encourage best practice land and water management in Special Water Supply Catchment Areas across the Shire.
- Protect potable water supplies.
- Ensure that land use and development does not adversely affect the quality and quantity of water that is available for environmental allocation as well as domestic, industrial, commercial and agricultural consumption.
- Support the ongoing management of environmental flows in the various river catchments in the Shire.

ALPINE PLANNING SCHEME

- Support the preparation and implementation of Catchment Plans by the relevant water authority.
- Ensure appropriate land use and development setbacks from waterways on land within the Special Water Supply Catchment Areas.

Strategies

- Facilitate the health of land and water resources in rural catchments.
- Ensure that land use and development in water catchments does not adversely affect the quality and quantity of water that is available for domestic and agricultural consumption.
- Ensure that new development proposals within a Special Water Supply Catchment Area do not lead to an increase in the amount of nutrients reaching streams, surface water bodies and groundwater.
- Manage potable water supply catchments.
- Requiring development and use of land to be located and undertaken in a manner that minimises the risk to water catchments and water quality.
- Investigate the development of a Domestic Wastewater Management Plan to assist in assessing the servicing of towns with reticulated sewerage.
- Facilitate, in appropriate areas and with environmental safeguards, allocation of sufficient lands to allow the development of rural living communities within the Shire.

Implementation

- The strategies related to water will be implemented through the planning scheme by:

Using policy and the exercise of discretion

- Applications to use or develop land within a Special Water Supply Catchment Area will be required to demonstrate that the proposal will not adversely impact upon water quality in the catchment.
- All development in rural areas will be required to be designed so as to ensure that stormwater flows downstream of the site are restricted to predevelopment levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts.
- The creation of new point source discharges should be avoided and where practical existing discharge points be rationalised.
- Diffuse sources of pollution should be reduced and managed through the development and implementation of best practice land and water management.
- All development in rural areas will be required to retain and treat all effluent on site. Any application to construct a building within 100 metres of a waterway which would generate effluent should include evidence that the building site is capable of containing an appropriate water treatment system by providing an appropriate land capability assessment in accordance with the requirements of the relevant EPA “Code of Practice – Onsite Wastewater Management”.

Further strategic work

- Liaise with Department, Environment, Land, Water and Planning , Goulburn - Murray Water, North East Water Corporation, North East Catchment Management Authority and East Gippsland Catchment Management Authority to prepare a regional water catchment policy so as to adequately address land use planning issues raised by designation of land as Special Water Supply Catchment Areas.

ALPINE PLANNING SCHEME

- Investigate the development of a Domestic Wastewater Management Plan liaising with Department, Environment, Land, Water and Planning, Goulburn - Murray Water, North East Water Corporation, North East Catchment Management Authority and East Gippsland Catchment Management Authority.

21.0509/06/2016
C39**ECONOMIC ACTIVITY**

This Clause provides local content to support Clause 17 (Economic development) of the State Planning Policy Framework.

21.05-109/06/2016
C39**Tourism****Key issues and influences**

- The tourism sector is a major driver of the economy of the Alpine Shire attracting more than a million visitors a year from all over Australia, and increasingly from overseas.
- The tourism industry is underpinned by the proximity of the alpine resorts; all-year round nature and adventure based activities; and the environmental values and scenic / landscape qualities of the Shire.
- The Shire also boasts a range of exceptional tourism products from quality wine and food establishments through to the historic settlement of Wandiligong and the wide range of accommodation offerings.
- Combined with the alpine ski resorts of Falls Creek and Mount Hotham, tourism is worth around \$300 million per annum to the region.
- Rural based tourism has a vital role to play in the continuing economic success and development of the Alpine Shire.
- Ongoing growth in tourism is expected.
- The Alpine National Park and Mount Buffalo National Park both present significant opportunities for the development of nature and adventure based activities focussed around a diversity of environmental values and scenic / landscape qualities of national significance.
- Apart from injecting money into the local economy, tourism benefits the community by employing around 25% of the Shire's workforce, creating business and development opportunities and improving services.
- The benefits of tourism need to be balanced against the potential negative impacts, including:
 - Impacts on local communities through loss of amenity, pressure on infrastructure (water supply, wastewater treatment, waste disposal, roads, car parking) and environmental damage;
 - Pressure for higher density and larger scale urban tourist development, which can compromise existing character and appearance of townships and villages;
 - Pressure for tourism development on productive rural land as well as land in remote and environmentally sensitive locations which has potential to compromise the natural environment, scenic views, landscape values and agricultural activities.
 - Climate change is likely to impact on tourism.

Objectives

- Enhance and expand the tourism industry, while protecting the environmental, landscape and cultural values of the Shire and the lifestyle of its residents.
- Facilitate the growth of rural based tourism in a manner that builds on and complements the agricultural industry and environmental assets.
- Encourage a diverse range of tourist activities and facilities in appropriate locations to meet changing visitor needs.
- Generate increased visitation, yield, length of stay, and visitation dispersal, both geographic and seasonal.

ALPINE PLANNING SCHEME

- Ensure that the stimulation of tourism by development and promotion is carried out within the constraints of public land management objectives to preserve and protect the natural environment, and conserve flora and fauna.
- Minimise the negative impact that tourism can have on the built and natural environment within the Shire.

Strategies

- Encourage and support development at Dinner Plain that compliments the year round vision of the village.
- Support Mount Hotham and Falls Creek not only as premier snow skiing destinations but as all-year round destinations.
- Recognise that the alpine approaches to Mount Hotham and Falls Creek warrant special attention in the context of planning and development.
- Ensure new tourism development uses high quality, low intensity, unobtrusive, site responsive buildings and works based on ecologically sustainable design principles.
- Encourage use and development that will increase visitor length of stay and increase visitor numbers throughout winter and summer periods.
- Facilitate the provision of appropriate infrastructure to support the tourism industry including nature based and agriculture based land uses.
- Ensure that rural based tourism is linked to agriculture, agri-tourism or the natural environment, reinforcing the predominant use of the rural area for agricultural production and maintaining the rural character of the area.
- Ensure that rural based tourism builds on and is compatible with other rural land uses and protect the landscape, environmental and heritage values of the area.
- Ensure that rural based tourism protects key environmental features, preserves land of high scenic quality, recognises the importance of the natural and built environment and is sensitively designed and located in the landscape to avoid adverse visual impacts.
- Promote agri-tourism uses, encouraging and promoting non-traditional agri-tourism experiences.
- Facilitate growth in tourism to assist with diversification of the economy, encouraging new tourist development in appropriate locations.
- Encourage growth in rural tourism and facilitate future tourism opportunities to diversify the rural economy.
- Encourage new tourist development in appropriate rural locations.
- Provide diversity in tourist attractions, accommodation and eating establishments.
- Service the needs of people visiting the natural features of the area such as the Alpine Resorts and national parks.

Implementation

- The strategies related to tourism will be implemented through the planning scheme by:

Using policy and the exercise of discretion

- To advance local policy at Clause 22.03-1 in respect of tourist use and development to facilitate this, and other economic activities.

Application of zones and overlays:

- Apply the Public Conservation and Resource Zone to protect and conserve the historic, natural and cultural values of the Shire's environmental and therefore its economic assets identified from the precinct areas stipulated in the Alpine Shire Rural Land Strategy 2015.

- Applying a Special Use Zone to Mount Hotham Airport, Dinner Plain and Bogong Village to encourage more intensive tourism development.
- Apply the Public Park and Recreation Zone to recognise areas for public recreation and open space.
- Apply Significant Landscape Overlays to protect the visual quality of landscapes identified by the National Trust and other identified significant rural landscapes such as the Buckland, Happy, Harrierville, Upper Kiewa Valleys, Lake Buffalo and Buffalo which form part of the Shire's natural tourism offering.
- Apply the Design and Development Overlay to enhance the design and built form of Mount Beauty and Wandiligong.
- Apply the Heritage Overlay to buildings, areas, places and sites identified as having heritage significance across the municipality to support the economy of the shire through its heritage offering.

Further strategic work

- Prepare a Tourism Strategy for the Shire that identifies strategic directions for tourism including focus for the type and locations of preferred tourist outcomes.
- Investigating with Department Environment, Land, Water and Planning options for broadening the scope for limited tourism opportunities in the Rural Conservation Zone to support nature based tourism use and development that is compatible with the conservation values of remote rural areas.

21.05-2

09/06/2016
C39

Commercial and industrial

Key issues and influences

- Commerce is limited to retail and service business in the major townships. This is geared towards the local community and tourists.
- Ongoing need to identify and assess resources.
- Major retail requirements are met by the regional centres of Albury/Wodonga and Wangaratta.
- Opportunity for attracting value adding business and industry to complement the agricultural sector.
- Agriculture in the Alpine Valleys region supports a rich and diverse agrifood sector including growers, processors, marketers and associated service providers.
- Significant warehouse and processing plant opportunities are available along the Myrtleford-Yackandandah Road in Myrtleford.
- Mount Beauty Airfield and surrounds is seen as providing an important opportunity for light industrial and air-park development.
- Climate change is a significant environmental consideration for the Alpine Shire however it can also present economic opportunities.
- The geography of the Shire ensures that it will have a greater security of water for business and industry than many other locations.
- The impacts of industrial and employment uncertainties in key business sectors and natural disasters can be significant on the local economy.
- Boundary issues particularity in locations where residential uses are situated nearby.

Objectives

- Recognise and reinforce the important commercial, service and employment roles played by Bright, Myrtleford and Mount Beauty/Tawonga South.
- Facilitate the growth of current businesses and work to attract new business to the Shire.
- Maintain and enhance the economic competitiveness, performance and viability.
- Promote the Shire as a desirable and attractive place to work, live, visit and invest.
- Capitalise on the opportunities that climate change may bring.
- Support the elimination of telecommunication black spots.
- Support the development and installation of improved telecommunications including the National Broadband Network in appropriate locations.
- Encourage value adding business to complement and support agricultural production.
- Promote appropriate landscaping in commercial and industrial areas.

Strategies

- Continue to seek the attraction of greater levels of investment and funding into the Shire.
- Avoid inappropriate commercial and industrial land use and development that could impair the unique and highly significant tourism attributes of the Shire.
- Recognising that development of the digital economy is a great opportunity for rural business growth across the Shire.

Implementation

- The strategies related to commercial and industrial land use and development will be implemented through the planning scheme by:

Using policy and the exercise of discretion

- To advance local policy at Clause 22.03-4 in respect of industrial areas in Bright, Myrtleford and Mount Beauty/Tawonga South and in conjunction with local policy at Clause 21.07 in respect of Porepunkah Aerodrome and Mount Beauty Airpark.

Application of zones and overlays

- Apply the Commercial 1 Zone in the towns of Bright, Mount Beauty and Myrtleford to allow for further expansion.
- Apply the Mixed Use Zone in the towns of Porepunkah and Tawonga South to designate them as mixed use activity clusters.
- Apply the Industrial 1 Zone to the Existing industrial areas in Bright, Mount Beauty and Myrtleford to allow for further expansion.
- Apply the Industrial 2 Zone to Myrtleford Mill to allow for increased growth.
- Apply the Special Use Zone to the airfields in Mount Beauty, Porepunkah and Mount Hotham facilitating a mix of development and uses.
- Apply the Significant Landscape Overlay to Alpine areas and significant landscapes to protect natural tourism assets identified in the Alpine Shire Rural land Strategy 2015.

Other implementation measures:

- In addition to the planning scheme, the strategies will also be implemented through the increased interaction between planning and tourism/economic development within the Council.

Further strategic work

- Review and update the Shire Economic Development Strategy to promote and attract new and alternative business activities particularly related to value adding outcomes.
- Investigate application of the Industrial 3 Zone for land located in proximity of the Myrtleford Mill.

21.05-309/06/2016
C39**Agriculture****Key issues and influences**

- The total area available for agriculture in the Alpine Shire is around 70.7km² and in 2006 generated around \$47.4 million (\$670/ha excluding tobacco).
- Livestock particularly beef cattle, milk, fruit and nut production, cut flowers, hay production, hops and grapes are the major contributors to value of agricultural production in the Shire.
- There is a significant diversity in the Shire's farming sector that ranges from small family run farms all the way up to larger corporate farms run with new production methods to increase productivity.
- The closure of the tobacco industry in 2006 has left a significant legacy in skills and infrastructure for intensive horticultural production.
- There are opportunities for growth and replacement activities include green tea, capsicum, grapes, berries, vegetable seeds, hops, tree crops and essential oils.
- There is significant scope for value adding as well developing rural dependent enterprises to provide new development in the agricultural and associated industries and provide employment opportunities.
- The Shire's mineral potential could lead to important development opportunities.
- The Alpine Shire has the natural attributes, soil types, climate, and water availability that make it capable of producing a wide range of agricultural products. Areas of high agricultural capability are evident in the Kiewa Valley, the Happy Valley, Mudgegonga and Rosewhite areas as well as around Myrtleford and the Buckland Valley.
- A key constraint to the scale of the agricultural industry in the Alpine Shire is the area available for agriculture, constrained to the narrow valleys between steep mountain ranges.
- There is a continuing shift towards more intensive agricultural industries and boutique, lifestyle or part time farming. This is changing the rural landscape of parts of the Shire.
- There are many drivers that continue to contribute to structural changes in agriculture and subsequent landscape change across not only the Shire but all of rural Australia.
- Inappropriate development and subdivision can remove land from productive rural use, create conflict with rural activities, fragment land holdings and creates pressure for dwellings.
- Remote rural areas of the Shire are generally located in areas of high conservation significance and include land holdings aligned within significant landscapes and touring routes, some of national significance. These areas are under increasing development pressure.
- As a legacy of the original Crown grants, gold mining and tobacco there are a significant number of small rural lots particularly along the river flats of the Ovens, Buffalo and Buckland Rivers.
- Climate change will likely have both positive and negative impacts on productivity and farming systems requiring adaptation and modification of farming practices.

Objectives

- Maintain a viable and sustainable agricultural industry to support the municipal economy and wellbeing.

ALPINE PLANNING SCHEME

- Maintain and protect strategically significant agricultural land for production.
- Facilitate rural industries and value adding in rural areas that support the agricultural sector.
- Support rural based/agri-tourism in appropriate locations.
- Support value adding and rural dependent enterprises.
- Encourage alternative forms of sustainable agriculture that increase farm viability.
- Recognise the mineral potential within the Shire and its impact on the environment and community.
- Recognise the agricultural importance of the highly productive valley floors and to protect such land from inappropriate development and land use especially residential expansion.
- Recognise the environmental significance of remote rural areas and to protect such land from inappropriate development and land use.
- Acknowledge the various rural precincts identified across the Shire and that a one-size-fits-all approach will not necessarily deliver preferred land use outcomes.

Strategies

- Recognise and protect the importance of primary production to the sustainable economic future of the Alpine Shire.
- Facilitate the provision of appropriate infrastructure in key locations to support the tourism industry including nature based and agriculture based land uses.
- Support, in appropriate locations, the use and development of land for rural dependent enterprises providing an opportunity to explore new developments in the agricultural and associated industries and provide employment opportunities.
- Reinforce agricultural production as the primary purpose of the Farming Zone.
- Protect agricultural land from inappropriate use and development such as isolated non-agricultural uses including residential and tourism uses.
- Minimise the loss of broad acre commercial farming units through subdivision for inappropriate land uses.
- Protect the locational competitive advantages for agriculture in rural precincts.
- Foster and enhance an expansion of 'clean and green' agriculture.
- Facilitate the growth of key agricultural activities and associated rural industries to maintain and enhance the economic base of the municipality.
- Support and encourage the expansion of the horticultural industry, recognising that horticultural activities may be legitimately established on smaller allotments.
- Support and encourage the expansion of the dairy industry, retaining larger lot sizes in core dairy areas.
- Facilitate the growth and expansion of farms, recognising industry requirements for incremental growth.
- Facilitate the potential diversification and value adding in agriculture to enhance the economic viability of the industry.
- Protect strategically significant agricultural land to support existing and future agricultural industries and the economic performance of agriculture.
- Ensure that agricultural land is maintained for the production of agricultural food and raw materials.

- Protect strategically significant agricultural land for the continued operation of agricultural production.
- Ensure that rural land is used and developed in a way that will support agricultural production.
- Encourage and support sustainable agricultural practices that are capable of increasing productivity levels.
- Encourage rural industries that specifically support the agricultural sector.
- Promote emerging natural resource based rural industries.
- Attract and develop value adding opportunities for rural industries to diversify the economy and maximise employment opportunities in rural areas.
- Encourage well designed, sustainable rural industries that enhance the visual amenity of rural areas.

Implementation

- The strategies related to agriculture will be implemented through the planning scheme by:

Using policy and the exercise of discretion

- Using the *Alpine Shire Rural Land Strategy*, Alpine Shire Council, 2015 to protect, guide and facilitate the use and development of rural land.
- Advancing local policy at Clause 22.03-2 in respect of protecting, enhancing and complementing existing agricultural activities.

Application of zones and overlays:

- Apply and maintain the Farming Zone to strategically significant farming land identified within the *Alpine Shire Rural Land Strategy*, Alpine Shire Council, 2015 to facilitate complementary activities and ensure farming land availability.
- Apply the Farming Zone to all freehold land outside of townships and rural living areas, including existing softwood plantations to protect and enhance agricultural activities.
- Apply the Rural Conservation Zone to remote rural areas adjacent to National Parks, State Forests and Crown land.

Further strategic work

- Prepare a strategy to promote and attract new and alternative agricultural activities.
- Review the Shire's Economic Development Strategy to pursue opportunities for integration of agricultural production with appropriate value adding opportunities across the Shire.
- Investigate identification of high quality agricultural land and the options for applying the Environmental Significance Overlay to this land.
- Investigate application of the Rural Activity Zone in appropriate locations.
- Incorporate Rural Land Strategy into the Planning Scheme to ensure a coordinated approach.

21.05-4

09/06/2016
C39

Timber Production

Key issues and influences

- Most softwood holdings exceed 40 hectares, providing the necessary scale for commercial viability. The remainder are smaller-scale farm forestry plantations that provide both on-farm (timber and shelter) and landscape (environmental) benefits.

ALPINE PLANNING SCHEME

- Of the 409,700ha of native forest across the Shire approximately 220,070ha is located within State forest and around 23,200ha is located on private land. Approximately 20% of the State forest hardwood resource is potentially available for timber harvesting by VicForests for saw logs and residual logs. The balance is predominantly National Park, State Park or conservation reserve and is unavailable for timber harvesting.
- Timber processing is an important activity for the Alpine Shire particularly for the Myrtleford community.
- The cartage of timber associated with harvesting operations has a potential to adversely impact upon road networks including local and arterial roads.
- Alpine Shire's softwood timber plantation estate is around 14,800ha (around 23% of the total area of softwood plantation across north east Victoria. The total area of softwood plantation has not increased or decreased significantly over the last decade.
- There is also approximately 83ha of hardwood plantation.
- The timber plantation industry is dominated by softwood radiata pine plantations owned and managed by Hancock Victoria Plantations. The majority of these plantations are situated Crown land held under a perpetual lease.
- To date the production of sawlogs and residual logs from privately owned native forest across the Shire has been negligible.
- Salvage harvesting operations of native forest allows timber killed or badly damaged by bushfire to be utilised.
- Potential for negative effects on natural environment and areas of significant landscape and heritage significance.
- Interface issues with freehold land and the extensive plantation holdings across the Shire.

Objectives

- Facilitate timber production and value adding.
- Encourage the establishment of small-scale plantations (<40ha), trees on farms and agri-forestry on previously cleared agricultural land within areas that can provide the necessary road infrastructure.
- Ensure any further expansion of the timber industry does not impact upon sensitive areas in the Shire including significant landscapes and sub-alpine areas.
- Ensure that timber production does not impact adversely on areas designated as high quality agricultural land, National Trust classified landscapes and other significant landscapes, the environs of towns, or tourist roads.
- Ensure that road networks are not detrimentally affected by new timber production activities.

Strategies

- New timber production in National Trust classified landscapes particularly along valleys will be controlled to provide a balance between Council's support for the timber industry and the need to protect the Shire's natural assets.
- Encourage the further value adding and processing of timber products to strengthen the municipal economy and increase local employment opportunities.
- Ensure that the establishment of plantation forestry on private land avoids the loss of agricultural land of strategic national / state, regional or sub-regional significance.
- Minimise the impact of timber plantations and forestry on the environment and areas of significant landscape.
- Minimise the impact of timber plantation and forestry on rural infrastructure.

Implementation

- The strategies related to timber production will be implemented through the planning scheme by:

Using policy and the exercise of discretion

- Advancing local policy at Clause 22.03-3 in respect of the establishment of new timber plantations and timber industries.

Application of zones and overlays

- Apply the Farming Zone including commercial timber plantations on leased Crown land to enable plantation activities.
- Apply the Significant Landscape Overlay over National Trust classified landscapes to protect and enhance these landscapes from inappropriate use and development.

Further strategic work

- Review the Shire's Economic Development Strategy to pursue opportunities for establishing small scale plantations.
- Link with the Shire's Rural Land Strategy to acknowledge the economic importance of the timber industry.
- Liaise with Department Environment, Land, Water and Planning to canvass the possibility of a Victoria Planning Provisions Amendment to introduce a Rural – Plantations Zone which among other things would prohibit dwellings on all land within the zone.
- Prepare a Strategic Timber Production Strategy/Plan to encourage sustainable and appropriate development of the timber industry and assist in locating new timber production away from areas of high value agricultural land, areas of remnant vegetation and habitat for threatened species.

21.0609/06/2016
C39**INFRASTRUCTURE**

This Clause provides local content to support Clause 18 (Transport) and Clause 19 (Infrastructure) of the State Planning Policy Framework.

21.06-109/06/2016
C39**Infrastructure****Key issues and influences**

- Bright, Mount Beauty, Tawonga South, Myrtleford, Porepunkah and Tawonga (part only) are serviced with reticulated sewerage.
- The Bright/Porepunkah, Myrtleford and Mount Beauty wastewater treatment plants all have spare capacity to treat wastewater from increased population levels.
- Bright, Harrietville, Mount Beauty, Myrtleford, Porepunkah, Tawonga, Tawonga South and Wandiligong are serviced with reticulated water.
- Bright, Mount Beauty and Myrtleford are all generally well serviced in terms of civil infrastructure with sealed roads, footpaths, lighting and stormwater implemented comprehensively in the town centres and outwards in varying degrees of completion towards the town limits.
- Residential development in other areas of the Shire is restricted by various infrastructure limitations.
- Development is also limited by the environmental capacity of the surrounding land and is influenced by proximity to road infrastructure and community, health and recreational opportunities.
- The arterial road network within and around the Alpine Shire provides a major role in the main economic sectors of the Shire namely tourism, agriculture, forestry and commerce.
- Hydro-electricity generation at Mt Beauty is a significant industry.
- Three aerodromes are situated within the Alpine Shire: Mount Hotham Airport at Horsehair Plain as well as Mount Beauty and Porepunkah aerodromes.
- The Murray to the Mountains Rail Trail is an important network of distinct bicycle and walking trails linking the Murray River at Rutherglen with the mountains at Bright.
- Issues associated with clearing of native vegetation for the installation and/or maintenance of infrastructure.
- The availability telecommunications including broadband internet is critical to the economy of the Shire.
- Climate change and natural disasters impact on infrastructure maintenance.

Objectives

- Support consolidation of the Shire's population in the main towns and some villages so as to make effective use of existing infrastructure with sufficient spare capacity.
- Limit the need for new infrastructure and reduce the loss of agricultural land for the purposes of urban/residential development.
- Support the extension of runway facilities at the Mount Beauty aerodrome.
- Facilitate efficient and effective provision and maintenance of physical services to adequately service the Shire.
- Minimise the visual impact of infrastructure.
- Ensure sensitive uses do not impact upon the continued operation of North East Water Corporation treatment plants throughout Alpine Shire.

ALPINE PLANNING SCHEME

- Support the maintenance of appropriate buffers around waste water treatment plants.
- Facilitate appropriate infrastructure to support agricultural and rural tourism uses and growth.

Strategies

- Maximise the use of existing infrastructure and limit the need for new infrastructure by consolidating growth in towns with reticulated services and encouraging higher density development.
- Encourage the use of alternative systems (effluent/power/water) in rural areas of the Shire.
- Support North East Water Corporation to apply the Environmental Significance Overlay to existing wastewater treatment plants.
- Establish and maintain an effective and efficient tourist road network.
- Promote pedestrian and cycle routes to facilitate links between residential and commercial and community facilities.
- In conjunction with the Wangaratta Rural City and Indigo Shire, develop and promote the Murray to the Mountains Rail Trail.
- Ensure development in isolated or inadequately serviced areas does not impose unnecessary costs on the general community for service provision.
- Maintain the rural character presented along major tourist routes including the Great Alpine Road.
- Have regard to the various environmental, waterway and flood site constraints when investigating opportunities for runway extension at the Mount Beauty aerodrome.
- Provide an adequate level of infrastructure to service agricultural, commercial and tourism uses and developments in rural areas.
- Provide appropriate infrastructure to support agricultural growth, maintaining a safe and efficient road network in the municipality.
- Maintain a safe and efficient rural road network in the municipality.
- Improve infrastructure in rural areas, particularly along key touring routes.
- Encourage new freight transport facilities and activities in Myrtleford that will improve economic development opportunities
- Protect airports from inappropriate development.

Implementation

- The strategies related to Infrastructure will be implemented through the planning scheme by:

Using policy and the exercise of discretion

- To advance local policy at Clause 22.04-1 in respect of the provision of adequate infrastructure for residential development and subdivision.

Application of zones and overlays

- Apply the Residential Zones to serviced residential land to allow for future growth and expansion.
- Apply the Commercial 1 Zone to commercial and retail land in the three main towns of Bright, Myrtleford and Mount Beauty/Tawonga South.
- Apply the Industrial 1 & 2 Zones to all industrial land in the three main towns of Bright, Myrtleford and Mount Beauty/Tawonga South.

ALPINE PLANNING SCHEME

- Apply the Road Zone 1 & 2 to declared roads and roads that carry significant economic/social traffic routes.
- Apply the Special Use Zone to Mt Hotham, Mt Beauty and Porepunkah airfields to facilitate future use and development.

Other implementation measures:

These strategies will also be implemented through co-ordinating planning approvals for development and uses adjacent to the Great Alpine Road and the Murray to the Mountains Rail Trail with adjoining Municipal Councils and relevant agencies.

Further strategic work

- Investigate the development of a Domestic Wastewater Management Plan to assist in assessing the servicing of towns with sewerage..
- Investigate options for protecting the rural character of the Great Alpine Road and Kiewa Valley Highway.
- Investigate application of the Special Use Zone for the Rail Trail environs.

21.0702/03/2017
C38**LOCAL AREAS**

This Clause focuses on local area implementation of the objectives and strategies set out earlier in the Alpine Planning Scheme. Each section relates to a particular township, village or identified rural precinct within the Shire and should be read in conjunction with the rest of the Municipal Strategic Statement.

The sections are organised under the following Local Area headings:

21.07-1 - Bright

21.07-2 - Myrtleford

21.07-3 - Mt Beauty / Tawonga South

21.07-4 - Harrietville

21.07-5 - Porepunkah

21.07-6 - Tawonga

21.07-7 - Wandiligong

21.07-8 - Dederang

21.07-9 - Dinner Plain

21.07-10 - Bogong

21.07-11 - Rural Precincts

21.07-102/03/2017
C38**Bright****Key issues and influences**

- Bright is the 2nd largest town within the Alpine Shire and plays a significant role in the housing and servicing of the Shire's residents.
- It lies on the major route to Victoria's snowfields within the Alpine National Park. Mount Buffalo National Park is also nearby.
- Bright has evolved from the influences of gold mining, forestry and agriculture to that of a tourism oriented town attracting almost all sectors of the tourism market and employing around 30% of the town's population in the industry.
- A significant number of dwellings provide for holiday accommodation and consequently infrastructure and service facilities in the two townships must also provide for the peak visitor population.
- Bright also services the surrounding small towns and hamlets of the Upper Ovens Valley including Harrietville, Smoko, Freeburgh, Germantown, Porepunkah and Wandiligong.
- A signature characteristic of Bright is the dominant deciduous European alpine and avenue plantings including significant avenues in Delany Avenue, Cobden Street, and Wood Street which create strong linear spaces within the public realm.
- The pedestrian scale of Bright is also a fortunate legacy of the township's settlement in the mid 1800's. Today, a network of dedicated and shared paths provide safe access for pedestrians and cyclists across much of the township.
- The town is dissected by the Great Alpine Road running east-west along the northern boundary of Bright's town centre and surrounded by the Ovens River, Morses Creek and Bakers Gully Creek and their associated public open spaces.
- The valley in this location is narrow and the surrounding hills, with their pine plantations, enclose the town including Apex Hill to the north and Mystic Hill to the south.

- Opportunity for industrial development in Bright is currently limited to the industrial zoned land in Churchill Avenue.

Objectives

- Recognise Bright as a hub for tourist activities in the region and a vibrant place to live.
- Maintain and enhance the character of Bright as a vibrant tourist town in a rural setting that is well served by parklands and waterways surrounding the town centre and is predominantly pedestrian in scale.

Strategies

- Restrict development to be within the determined town boundaries and maintain the “green buffer” between Bright and Porepunkah and Wandiligong.
- Ensure commercial development, including motels and tourist accommodation, is of high quality design and does not dominate the streetscape.
- Direct medium density development into identified precincts.
- Maintain the open landscape aspect and predominance of exotic vegetation within the town, between and amongst the buildings.
- Encourage the provision of sufficient site area in new development to accommodate mature tree plantings.
- Maintain view corridors from public and private places.
- Requiring new housing development to take account of the scale, mass, form, roof pitch, height, materials, colour, landscape features and view lines of the local environs.
- Ensure minimum lots sizes for residential subdivision are appropriate to the area and have regard to the existing lot size and density of development in the neighbourhood.
- Subject to the necessary site investigations and consultation with relevant authorities focus new development within identified urban growth areas.
- Maintain building separation and the rhythm of building setback and form in established streetscapes.
- Ensure development is located to minimise the obstruction of flood waters particularly overland flooding associated with Morses Creek, Stackey Gully Creek and Bakers Gully Creek.
- Ensure future development takes into account risk of bushfire and provides reasonable levels of safety through the accessibility to roads, water, telecommunications and other reasonable infrastructure.
- Work with relevant authorities to ensure future development mitigates bushfire risk.

Implementation

- These strategies will be implemented by ensuring that any proposed use or development within the Bright Township is generally consistent with the Bright Structure Plan (Figure 1) as well as appropriate recommendations of the Bright Future: Urban Design Framework (2003) and Bright Framework Plan (2009).
- Use the *Alpine Shire Rural Land Strategy*, Alpine Shire Council, 2015 to protect, guide and facilitate the use and development of rural land and rural precincts around Bright.

Future strategic work

- Review and implement the recommendations of the Bright Future: Urban Design Framework Plan.
- Undertake a detailed assessment of the industrial/service needs of Bright.

ALPINE PLANNING SCHEME

- Consider application of the Design and Development Overlay.
- Identify significant trees on private land across the township and apply the Vegetation Protection Overlay.
- Introduce the Flood Overlay and Land Subject to Inundation Overlay over areas identified as subject to flood risk.

21.07-209/06/2016
C39**Myrtleford****Key issues and influences**

- Myrtleford is the largest town within the Shire accommodating around 21% of the Shire's population.
- The township is located 28 km to the north-west of Bright in the foothills of Mount Buffalo.
- Myrtleford is characterized by the broad open Ovens Valley which is accentuated by the magnificent views to nearby Mount Buffalo and the forested hill rising to the immediate north and east.
- Adjacent to the township area are the Ovens River, Happy Valley Creek and Barwidgee Creek floodplains.
- Myrtleford is well serviced and generally supports the Upper Ovens Valley communities with regard to access to goods and services.
- The town also plays an important service role to surrounding agricultural based land uses and enterprises. As a consequence the township has also shared in the impacts of the legacy of the tobacco industry on the surrounding district.
- The township primarily runs east – west along the valley floor with some residential areas as well as the urban centre prone to flooding from the Ovens River and Happy Valley Creek.
- The primary commercial / retail area is located centrally adjacent to the Great Alpine Road and is abutted by residential area. An industrial area is located at the towns' west edge and another larger industrial area is located on the northern edge / Myrtleford-Yackandandah Road.
- The town is predominantly residential in nature with the main residential areas of the town being located to the north east of the Great Alpine Road on undulating hillsides. The residential areas of Myrtleford are also predominantly single dwellings on lots generally greater than 600sqm.
- The recreational areas to the south of the Great Alpine Road are subject to flood inundation.
- Timber processing is an important industry for the township with the Carter Holt factory situated on the Myrtleford-Yackandandah Road.
- The architectural style of buildings in the town centre is diversified and there are very few historical buildings. There is no unifying or predominant architectural or design style.
- Building alignments are however consistent with continuous buildings along street frontages and from side boundary to side boundary. Verandahs are also a prominent and practical feature in Clyde and Standish Streets.
- Revitalisation and renewal of the Myrtleford commercial area is required to stimulate commercial investment.

Objectives

- Recognise Myrtleford's rich cultural, heritage and natural resources.
- Maintain and enhance Myrtleford's access to a diverse range of lifestyle opportunities and quality visitor experience supported by local trade and industry.

Strategies

- Ensure development is located to minimise the obstruction of flood waters.
- Encourage high quality building design to provide visual cohesion within the town centre.
- Encourage commercial/retail development around Clyde and Myrtle Streets between Standish Street and Elgin Street.

ALPINE PLANNING SCHEME

- Support highway oriented, lower density retail and commercial activities to the east and west of the main commercial centre and within existing business zoned land.
- Maintain a visually and physically continuous facade of buildings in the commercial centre of town.
- Ensure all new development provides an active street frontage.
- Requiring new housing development to take account of the scale, mass, form, roof pitch, height, materials, colour, landscape features and view lines of the local environs.
- Ensure minimum lots sizes for residential subdivision are appropriate to the area and have regard to the existing lot size and density of development in the neighbourhood.
- Ensure that redevelopment of land between Clyde Street and the Great Alpine Road addresses both streets but maintains the key retail focus in Clyde Street.
- Support residential growth in areas already zoned for residential development.
- Discourage new residential development and especially increased residential densities in areas affected by flooding.
- Promote large, heavy, offensive or dangerous industrial development to the north of the township on land currently zoned for this purpose.
- Encourage light industrial development in the McGeehan Crescent industrial estate with application of appropriate buffers to surrounding properties.
- Provide appropriate buffers between the urban residential areas in town and the industrial precinct on the Myrtleford-Yackandandah Road.
- Ensure future development takes into account risk of bushfire and provides reasonable levels of safety through the accessibility to roads, water, telecommunications and other reasonable infrastructure.
- Work with relevant authorities to ensure future development mitigates bushfire risk.

Implementation

- These strategies will be implemented by ensuring that any proposed use or development within the Myrtleford township is generally consistent with the Myrtleford Structure Plan (Figure 2) as well as appropriate recommendations of the Myrtleford Master Plan Study and any subsequent master plans.
- Use the *Alpine Shire Rural Land Strategy*, Alpine Shire Council, 2015 to protect, guide and facilitate the use and development of rural land and rural precincts around Myrtleford.

Future strategic work

- Implement the adopted recommendations of the Myrtleford Flood Study.
- Review and implement the recommendations of the Myrtleford Master Plan Study and any subsequent master plans.
- Investigate application of the Development Plan Overlay over larger undeveloped areas of the township.

Myrtleford Structure Plan

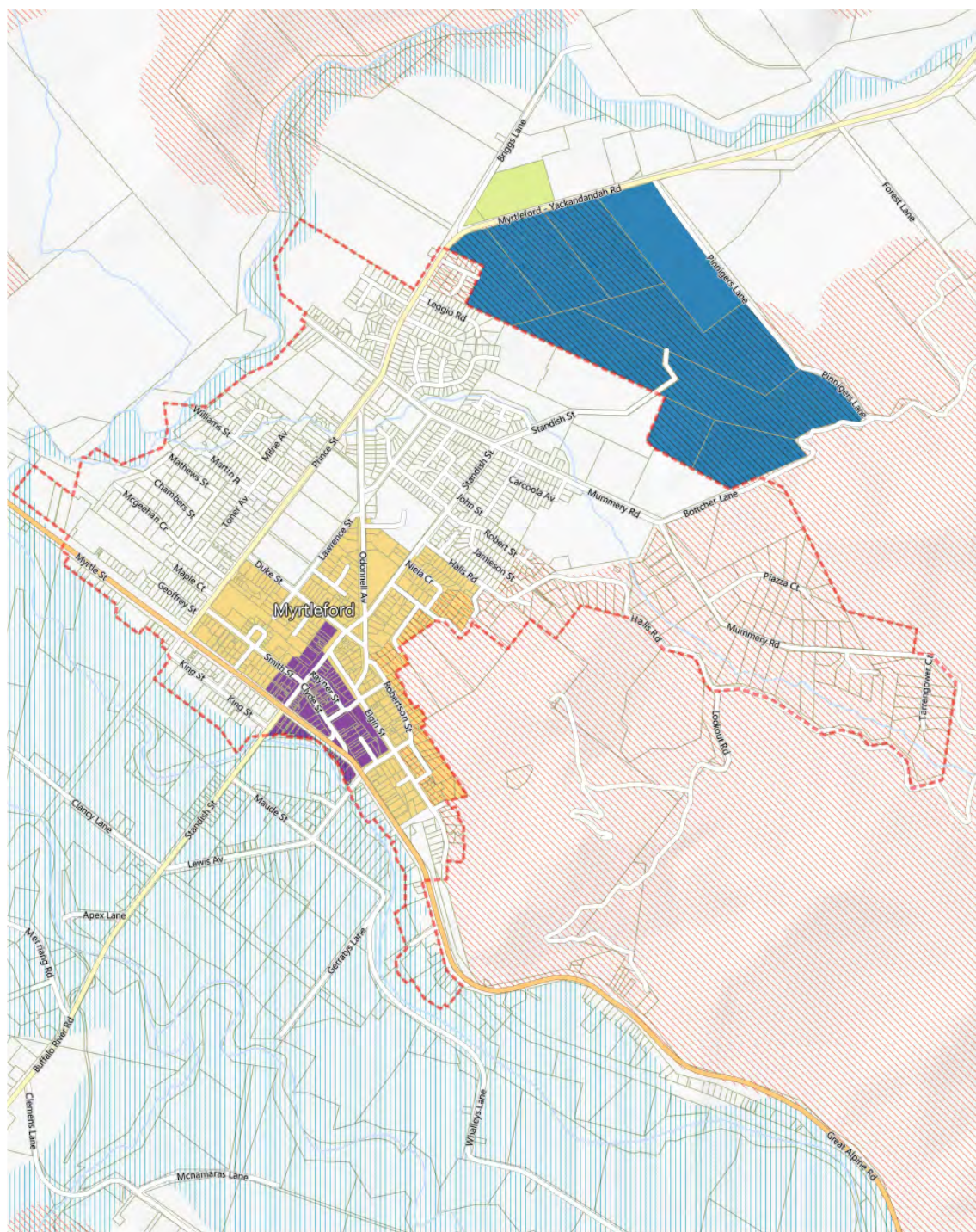


Figure 2: Myrtleford Structure Plan

21.07-302/03/2017
C38**Mount Beauty - Tawonga South****Key issues and influences**

- The townships of Mount Beauty and Tawonga South are located approximately 19km to the north east of Bright and 90km to the south of Albury / Wodonga.
- Although distinct townships with individual history and character, Mount Beauty and Tawonga South are physically and economically linked.
- Mount Beauty was originally established as a State Electricity Commission town and retains much of this development history and building fabric in the older section of the town.
- The combined towns support the agriculture, tourism and power generation industries of the Upper Kiewa Valley.
- Mount Beauty and Tawonga South also service the surrounding rural community as well as nearby Tawonga and Falls Creek.
- These two settlements are located in the foothills of the Alpine National Park in the upper Kiewa Valley.
- The respective township areas are surrounded by a highly scenic and National Trust classified landscape that includes the distant and immediate backdrop of the Alpine National Park and Mount Bogong and views across the agricultural fields of the Kiewa Valley.
- Together these settlements form the gateway to the alpine recreation areas of Falls Creek Alpine Resort and the Bogong High Plains.
- Integral with the urban fabric are the scenic assets of the Kiewa River and the hydro power generation regulating pond at Mt Beauty.
- A significant number of dwellings provide for holiday accommodation and consequently infrastructure and service facilities in the two townships must also provide for the peak visitor population.
- The Mount Beauty Airfield is situated approximately one kilometre north of Mount Beauty, immediately north of the hydro power station regulating pondage. It services general aviation as well as smaller aircraft including ultralights, microlights and sailplane gliders (winch and air-tow launching). It also accommodates seasonal firebombing and aerial ambulance.
- The Mount Beauty Aerodrome is rated as an Aeroplane Landing Area (ALA), where it is the pilot's responsibility to ensure that the ALA can be used safely for the type of operation envisaged.
- The Mount Beauty Aerodrome environs provide significant opportunities for a runway extension to service larger emergency aircraft as well as development of ancillary air park facilities capitalising on the sub-alpine location as well as excellent conditions for gliding.

Objectives

- Maintain and enhance the significant environmental, landscape and recreational qualities of Mount Beauty and Tawonga South.
- Ensure that future development within the township areas respects the town's heritage, is integrated with the existing open space network and protects the environment.
- To ensure that the operations of the Mount Beauty Airport are not impacted by inappropriate use, development or subdivisions within or around the airport site.

Strategies

- Maintain the rural land use and development pattern on the eastern (river) side of the Kiewa Valley Highway between Mount Beauty and Tawonga South.

ALPINE PLANNING SCHEME

- Maintain the scenic landscape throughout the valley and significant sightlines from the Kiewa Valley Highway to Mount Bogong across the valley.
- Prevent ribbon development along the Kiewa Valley Highway.
- Maintain the respective rural ‘green buffers’ between Mt Beauty / Tawonga / Tawonga South to protect township character and identity.
- Require new housing development to take account of the scale, mass, form, roof pitch, height, materials, colour, landscape features and view lines of the local environs.
- Ensure minimum lots sizes for residential subdivision are appropriate to the area and have regard to the existing lot size and density of development in the neighbourhood.
- Improve pedestrian and cycle access within and between Mount Beauty and Tawonga South to encourage more people to walk and cycle more often.
- Subject to the necessary site investigations and consultation with relevant authorities focus new development within identified urban growth areas.
- Facilitate public riverside access along a network of paths and trails.
- Facilitate the runway extension and development consistent with Mount Beauty Aerodrome master plans.
- Ensure future development takes into account risk of bushfire and provides reasonable levels of safety through the accessibility to roads, water, telecommunications and other reasonable infrastructure.
- Work with relevant authorities to ensure future development mitigates bushfire risk.

Implementation

- These strategies will be implemented by ensuring that any proposed use or development within the Mount Beauty and Tawonga South area is generally consistent with the Mount Beauty - Tawonga South Structure Plan (Figure 3) and relevant recommendations of the Mount Beauty Master Plan 2003 and Mount Beauty /Tawonga South Master Plan 1998.
- Use the *Alpine Shire Rural Land Strategy*, Alpine Shire Council, 2015 to protect, guide and facilitate the use and development of rural land and rural precincts around Mount Beauty – Tawonga South.

Future strategic work

- Review and implement the recommendations of the Mount Beauty Master Plan and the Mount Beauty and Tawonga South Framework Plan including any subsequent amendments to the plans.
- Finalise the implementation of the Tawonga South Pride of Place project.
- Develop urban design/landscape guidelines for the Mount Beauty commercial centre and residential areas and the Tawonga South mixed use strip.
- Investigate and apply an appropriate zone to land that performs the desired “green buffers” on the eastern or river side of the Kiewa Valley Highway and between Tawonga South and Tawonga to give due recognition to the national significance of the landscape and scenic values and to ensure that these important areas are protected from development that may compromise the rural-urban interface.
- Investigate application of the Design and Development Overlay to the older and relatively intact areas of Mount Beauty.

Mount Beauty - Tawonga South Structure Plan

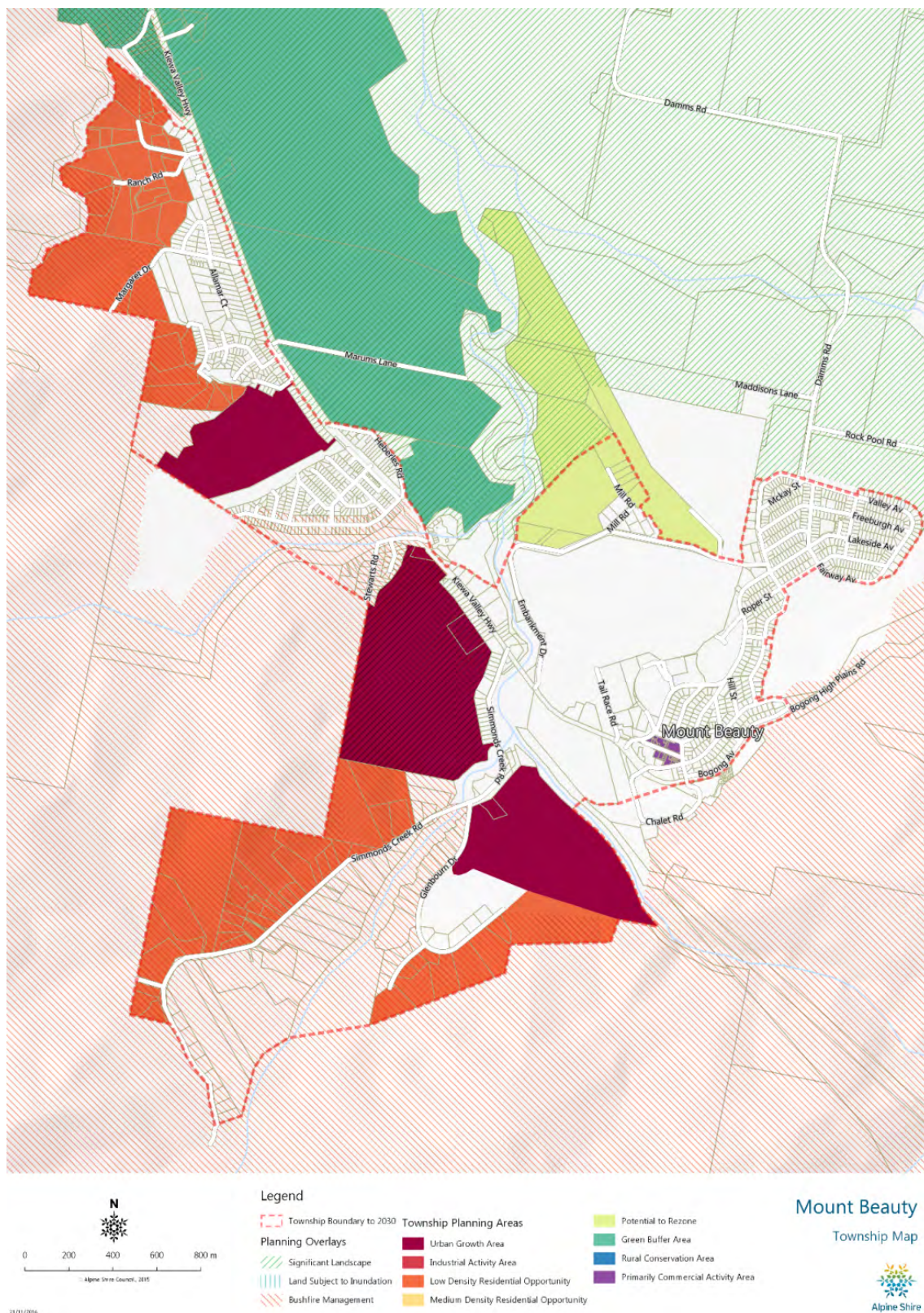


Figure 3: Mount Beauty - Tawonga South Structure Plan

21.07-409/06/2016
C39**Harrietville****Key issues and influences**

- Harrietville is a small sub-alpine village situated around 20km south east of Bright and stretching along the valley floor of the upper Ovens River Valley.
- The town is flanked to the east by eucalypt-forested slopes of the Alpine National Park which features Mt Feathertop immediately above the town. To the west is Crown land comprising forested slopes.
- Harrietville is the last settlement before accessing Mt Hotham and Dinner Plain and is valued by residents and visitors for its proximity to outdoor activities and environmental assets.
- Areas of Harrietville are subject to risk of flooding.
- The village relies on Bright for provision of goods and services.
- Key elements of the town's character result from its development history and general lack of commercialisation, the broader landscape setting, the extensive areas of public open space within the township area and its historic character and mining heritage.
- Services include two hotels, bus depot and ski hire facilities and a number of tourist accommodation facilities. There is also a primary school as well as a private outdoor educational centre.
- One of the town's greatest assets (and greatest management challenges) is the number, size and diversity of its public open spaces elements including an oval, picnic areas, swimming holes and walking trails.
- Many residents work in Bright or the nearby ski fields at Mt Hotham.
- There is a lack of definition to the town centre and the potential for inappropriate development to occur in key locations.
- Harrietville has an adequate supply of lots to accommodate short to medium term housing demand.
- Investigate the development of a Domestic Wastewater Management Plan to assist in assessing the servicing of towns with reticulated sewerage..
- Future residential and tourism growth is also likely to attract new commercial facilities and services to the town.

Objectives

- Recognise the existing low scale and historic character of Harrietville.
- Ensure that future development within the township respects the town's heritage, is integrated with the existing open space network and protects the environment.

Strategies

- Encourage in-fill residential development to promote township consolidation.
- Investigate the development of a Domestic Wastewater Management Plan to assist in assessing the servicing of towns with reticulated sewerage. Improve intersection of the Great Alpine Road and Mill Road.
- Encourage rehabilitation of dredged areas to improve and enhance the ecological integrity and aesthetic quality of these areas.
- Promote commercial development between Pioneer Park and Bon Accord Track through application of a Design Development Overlay and development of a Streetscape Strategy.
- Ensure buildings are appropriately sited so as not to interfere with or preclude future development opportunities in the event of reticulated services becoming available.

ALPINE PLANNING SCHEME

- Require Land Capability Assessments to ensure the ability of a site to adequately contain and treat any on-site effluent in accordance with the requirements of the relevant Environment Protection Authority “Code of Practice – Onsite Wastewater Management”.
- Ensure future development takes into account risk of bushfire and provides reasonable levels of safety through the accessibility to roads, water, telecommunications and other reasonable infrastructure.
- Work with relevant authorities to ensure future development mitigates bushfire risk.

Implementation

- These strategies will be implemented by ensuring that any proposed use or development within the Harrietville area is generally consistent with Harrietville Structure Plan (Figure 4) and relevant recommendations of the Harrietville Framework Plan (2009).
- Use the *Alpine Shire Rural Land Strategy*, Alpine Shire Council, 2015 to protect, guide and facilitate the use and development of rural land and rural precincts around Harrietville.

Future strategic work

- Review and implement the recommendations of the Harrietville Town Framework Plan.
- Identify an area to encourage appropriate light industrial development within the village.
- Investigate and implement the use of alternative effluent treatment systems to septic tanks.
- Consult with VicRoads as to the future use of the authority’s depot and the treatment of the intersection of the Great Alpine Road and Mill Road.
- Investigate application of a Development Plan Overlay over vacant areas within the village with identified development potential.
- Investigate further the implications for development of the old tip site.
- Introduce the Flood Overlay and Land Subject to Inundation Overlay over areas identified as subject to flood risk.

Harrietville Town Plan

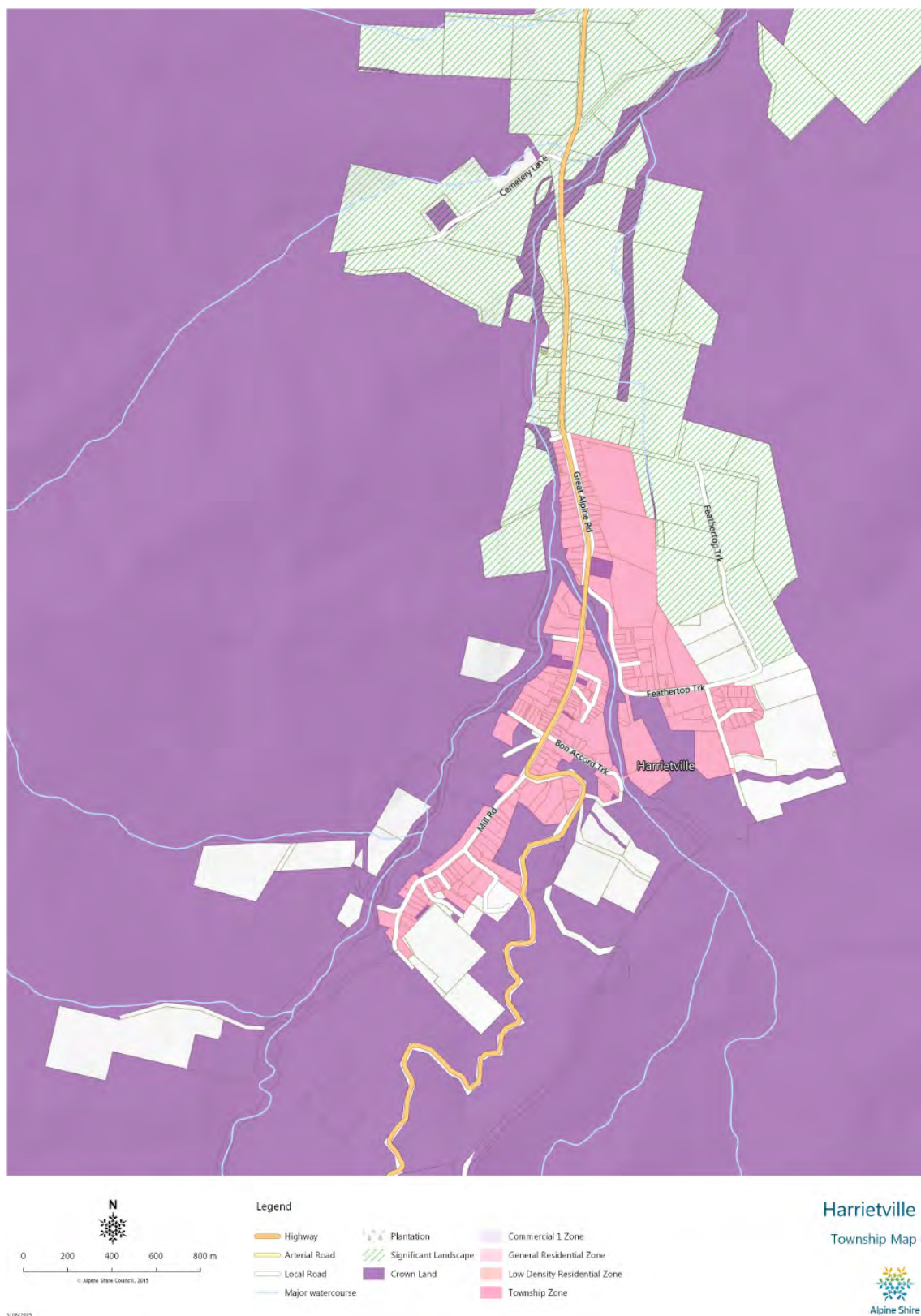


Figure 4: Harrietville Town Plan

21.07-509/06/2016
C39**Porepunkah****Key issues and influences**

- Porepunkah is a small residential village situated around 5km northwest of Bright.
- With a focus on relaxed and affordable rural living, the local community values the residential nature of the town, compared to the perceived tourism focus of nearby Bright.
- Porepunkah currently offers limited services of a general store and a hotel. There is also a recreation reserve and community hall adjacent to the primary school.
- There are significant views of Mount Buffalo from within the village area.
- Open space is a key feature of the town, particularly the popular riverside park, the golf course on Back Porepunkah Road and walking and cycling trails. The Murray to the Mountains Rail Trail passes through Porepunkah, connecting the town with Myrtleford and Wangaratta to the northwest and Bright to the southeast.
- Minor service type industrial uses are also located in the town.
- The Porepunkah Airfield is located in the Buckland Valley 2 km south of the township on the east side of Mount Buffalo National Park. It services general aviation, ultralight and micro-light aircraft, hang gliders, paragliders, aero-tow sailplanes and radio controlled model aircraft.
- Porepunkah has significant potential for residential expansion.
- Growth in Porepunkah will be affected by reticulated service provision and constraints on development in Bright including land prices and lack of available land for residential development.
- Issues associated with stormwater drainage.

Objectives

- Recognise the existing rural town character and separate identity of Porepunkah.
- Ensure future development within the town leads to improved levels of infrastructure within the township while respecting the town's rural look and feel, recreation and open space values.

Strategies

- Encourage residential development within the township boundaries.
- Prepare guidelines for future residential subdivisions and developments to support neighbourhood character and promote appropriate design and connectivity.
- Encourage the scale and bulk of new and redeveloped buildings to reflect that of existing development.
- Ensure minimum lots sizes for residential subdivision are appropriate to the area and have regard to the existing lot size and density of development in the neighbourhood.
- Encourage service and light industrial development in the vicinity of the former railway goods yard.
- Ensure that service and light industrial development is of a scale and use that is consistent and respectful of the surrounding residential uses.
- Promote commercial development around the existing centre and discourage it along Station Street.

Implementation

- These strategies will be implemented by ensuring that any proposed use or development within the Porepunkah area is generally consistent with Porepunkah Structure Plan (Figure 5) and relevant recommendations of the Porepunkah Framework Plan (2009).

ALPINE PLANNING SCHEME

- Use the *Alpine Shire Rural Land Strategy*, Alpine Shire Council, 2015 to protect, guide and facilitate the use and development of rural land and rural precincts around Porepunkah.

Future strategic work

- Review and implement the recommendations of the Porepunkah Town Framework Plan.
- Investigate the rezoning of the village area from Township to General Residential, Commercial 1 and Industrial 1 as appropriate.

Porepunkah Town Plan

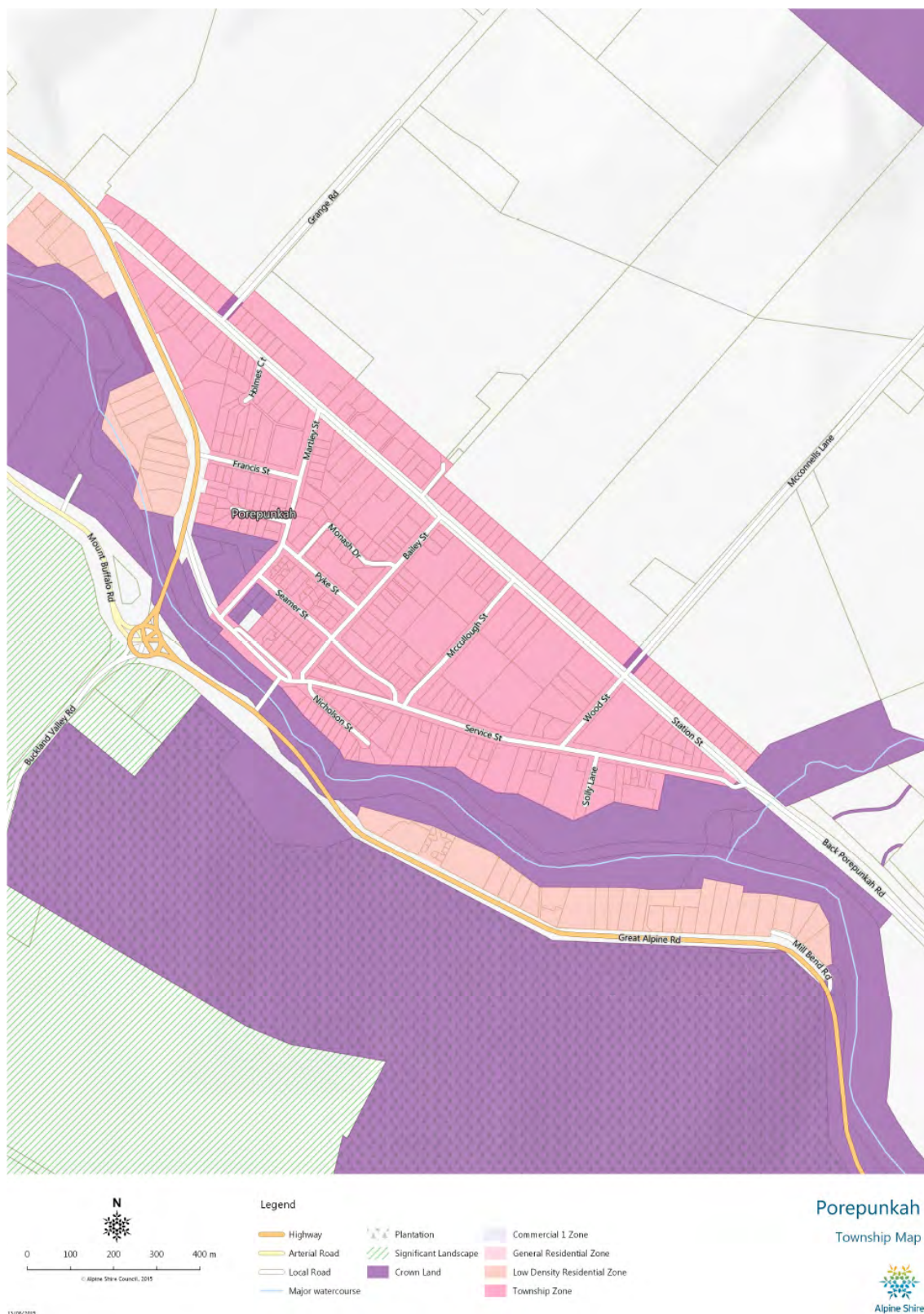


Figure 5: Porepunkah Town Plan

21.07-609/06/2016
C39**Tawonga****Key issues and influences**

- Situated 7km to the north of Mount Beauty, Tawonga is the oldest settlement in the upper end of the Kiewa valley, dating back to the 1850's.
- The town is located on the Alpine approach to Falls Creek and functions as an outlying residential area to Mount Beauty / Tawonga South. The town character is dominated by its semi-rural setting.
- To the east are significant views to Mount Bogong and north and south views along the Kiewa valley, while to the west forested hills skirt the town.
- There is no reticulated sewer. Other urban services are limited.
- Development is dispersed along the Kiewa Valley Highway with two distinct hubs, being:
 - a commercial precinct comprising a hotel, motel accommodation and restaurant at the intersection of the Kiewa Valley Highway and Mountain Creek Rd; and
 - a predominately residential living area to the north of the town which also includes local community services such as the community hall, primary school, Country Fire Authority Brigade, general store, mechanical repairs shop and scout hall.
- A recreation reserve is located opposite the general store which includes tennis courts, public toilets, picnic facilities and play area.

Objectives

- Recognise the high visual quality of the landscape setting of Tawonga.
- Maintain and enhance retain Tawonga's character while managing its existing range of facilities and services that can cater for local needs and those of passing visitors.
- Investigate the development of a Domestic Wastewater Management Plan to assist in assessing the servicing of towns with reticulated sewerage.

Strategies

- Support consolidation of commercial and community uses between the two hub areas to avoid the risk that such development extending outside these areas.
- Facilitating the opportunity for residential development on the western side of Kiewa Valley Highway.
- Ensure residential subdivision and development supports township character and promotes appropriate design and connectivity outcomes.
- Ensure future development takes into account risk of bushfire and provides reasonable levels of safety through the accessibility to roads, water, telecommunications and other reasonable infrastructure.
- Work with relevant authorities to ensure future development mitigates bushfire risk.
- Investigate the development of a Domestic Wastewater Management Plan to assist in assessing the servicing of towns with reticulated sewerage.

Implementation

- These strategies will be implemented by ensuring that any proposed use or development within the Tawonga area is generally consistent with Tawonga Structure Plan (Figure 6) and relevant recommendations of the Tawonga Town Framework Plan (2009).
- Use the *Alpine Shire Rural Land Strategy*, Alpine Shire Council, 2015 to protect, guide and facilitate the use and development of rural land and rural precincts around Tawonga.

Future strategic work

- Review and implement the recommendations of the Tawonga Town Framework Plan.

Tawonga Town Plan



Figure 6: Tawonga Town Plan

21.07-709/06/2016
C39**Wandiligong****Key issues and influences**

- The township of Wandiligong is located approximately 4km to the south east of Bright.
- It was founded in the 1850's as a mining settlement that stretched along the valleys of Morses and Growlers Creek and today is notable for its high landscape value that is enhanced by buildings dating from the late 1800's.
- Despite its close proximity to Bright, Wandiligong has developed its own distinctive character; based on its irregular lot layouts and sizes capitalising on its location to the Morses and Growlers creeks and building on its heritage.
- Other important elements of the town's historic character include the semi-rural valley setting that presents an interesting mosaic of patterns, forms and colours, the extensive areas of open space, and the lack of a defined commercial core with commercial and tourist services being dispersed through the village.
- Areas of open space along the creeks have been developed to provide community facilities including an historic oval, picnic areas and walking trails.
- The older buildings are generally simple and unpretentious and sit amongst exotic trees such as willows, oaks, chestnuts, elms and poplars.
- There is no reticulated sewer. Other urban services are limited.
- There is pressure for expansion of the township particularly around Centenary Ave.

Objectives

- Recognise and protect the distinct landscape setting and heritage attributes of Wandiligong.
- Ensure future development within the town leads to improved levels of infrastructure within the township while respecting the town's historic semi-rural look and feel, recreation and open space values.

Strategies

- Maintain the rural 'green belt' between Bright and Wandiligong.
- Apply Heritage controls over individual buildings and neighbourhood character controls over Wandiligong in general.
- Maintain the relationship of historic buildings with the landscape.
- Ensure development, specifically housing and subdivision, is sympathetic to the natural, historical and cultural landscape and maintains the historical density of development.
- Ensure future subdivision provides for a variety of lot size and lot layout patterns on land capable of disposing of waste water and effluent on site.
- Encourage the scale and bulk of new and redeveloped buildings to reflect that of existing development.
- Ensure future development takes into account risk of bushfire and provides reasonable levels of safety through the accessibility to roads, water, telecommunications and other reasonable infrastructure.
- Work with relevant authorities to ensure future development mitigates bushfire risk.

Implementation

- These strategies will be implemented by ensuring that any proposed use or development within the Wandiligong area is generally consistent with Wandiligong Structure Plan (Figure 7) and relevant recommendations of the Wandiligong Framework Plan (2009).

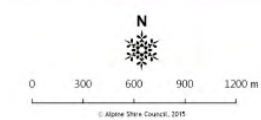
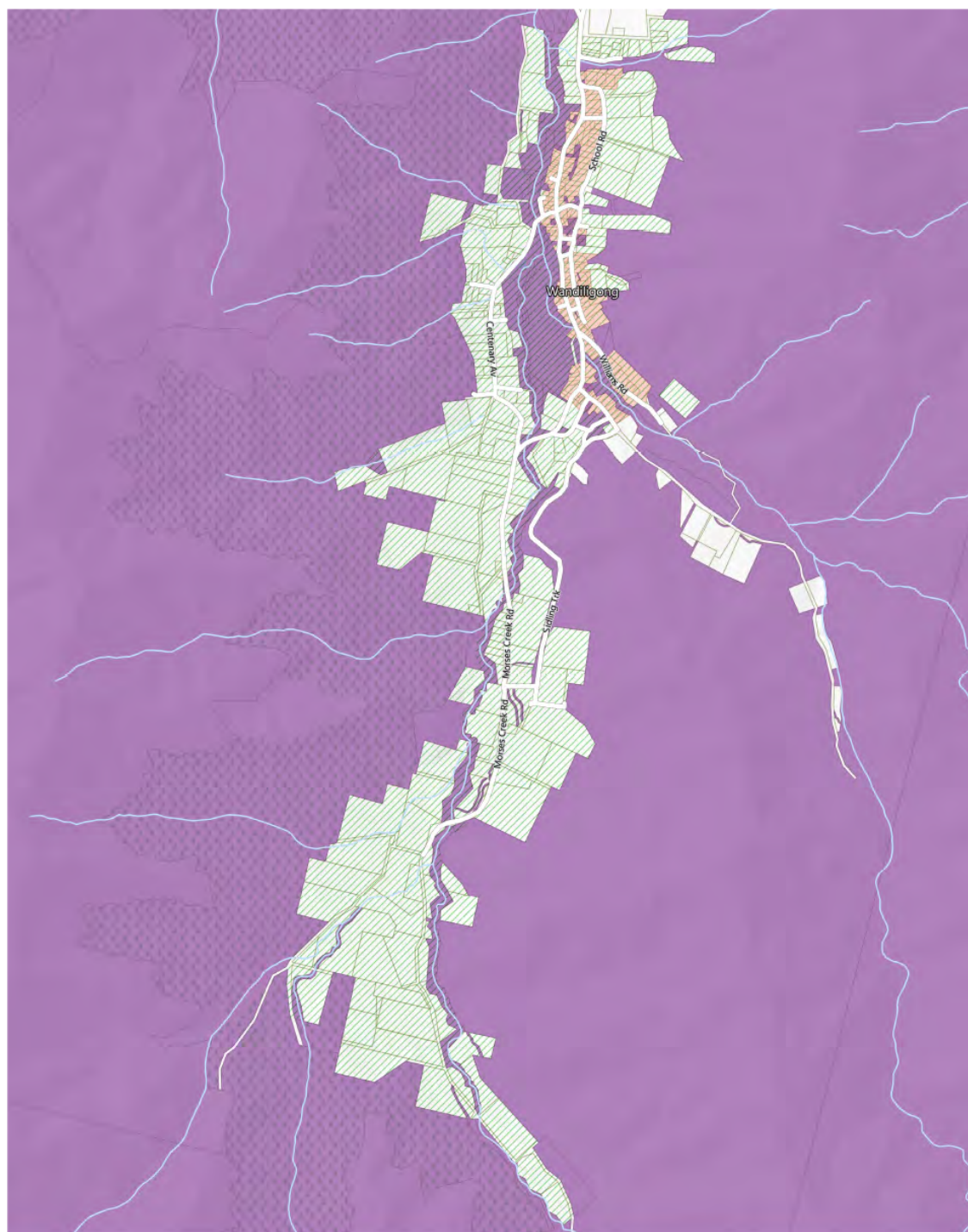
ALPINE PLANNING SCHEME

- Use the *Alpine Shire Rural Land Strategy*, Alpine Shire Council, 2015 to protect, guide and facilitate the use and development of rural land and rural precincts around Wandiligong.

Future strategic work

- Review and implement the recommendations of the Wandiligong Town Framework Plan.
- Investigate rezoning of land to the west of Morses Creek (Centenary Avenue) from Farming Zone to a more appropriate zone outcome.

Wandiligong Town Plan



Legend

Highway	Plantation	Commercial 1 Zone
Arterial Road	Significant Landscape	General Residential Zone
Local Road	Crown Land	Low Density Residential Zone
Major watercourse		Township Zone

13/08/2015

Wandiligong
Township Map



Figure 7: Wandiligong Town Plan

21.07-8

09/06/2016
C39**Dederang****Key issues and influences**

- Dederang is located on the Kiewa Valley Highway, some 36km north of Mount Beauty and 50km to the south of Wodonga serving rural communities of the northern part of the Shire.
- It is spread over 2-3 kilometres along the Kiewa Valley Highway without a defined town centre. Services include a primary school, police station, Country Fire Authority brigade, hotel, general store, churches and recreational facilities.
- Residences are spread along the highway with a cluster of subdivided lots also located just to the north of the recreation reserve.
- Overall the town retains a strong rural character with farming properties extending to, and continuing within the town boundaries.
- There are three distinct nodes of activity within the town, namely area near the hotel and primary school, the recreation reserve and the area near the general store.
- The recreation reserve in particular is seen as a key asset in the town, comprising two ovals, community hall, racecourse, golf course, lawn bowls, camping/caravan facilities and a number of related buildings.

Objectives

- Recognise the role of Dederang as a rural service centre with access to high quality community facilities and services.
- Maintain and enhance Dederang's rural character while managing its existing range of facilities and services that can cater for local needs and those of passing visitors.

Strategies

- Facilitate better connectivity with pedestrian and scenic links, bringing together the separate activity nodes in Dederang.
- Encourage any additional commercial development to locate adjacent to existing commercial use.
- Maintain the 'green belt' between activity nodes.
- Protect the scenic quality of the valley.
- Promote the ongoing rural use of land within the village area.

Implementation

- These strategies will be implemented by ensuring that any proposed use or development within the Dederang area is generally consistent with Dederang Structure Plan (Figure 8) and relevant recommendations of the Dederang Town Framework Plan (2009).
- Use the *Alpine Shire Rural Land Strategy*, Alpine Shire Council, 2015 to protect, guide and facilitate the use and development of rural land and rural precincts around Dederang.

Future strategic work

- Review and implement the recommendations of the Dederang Town Framework Plan.

Dederang Town Plan

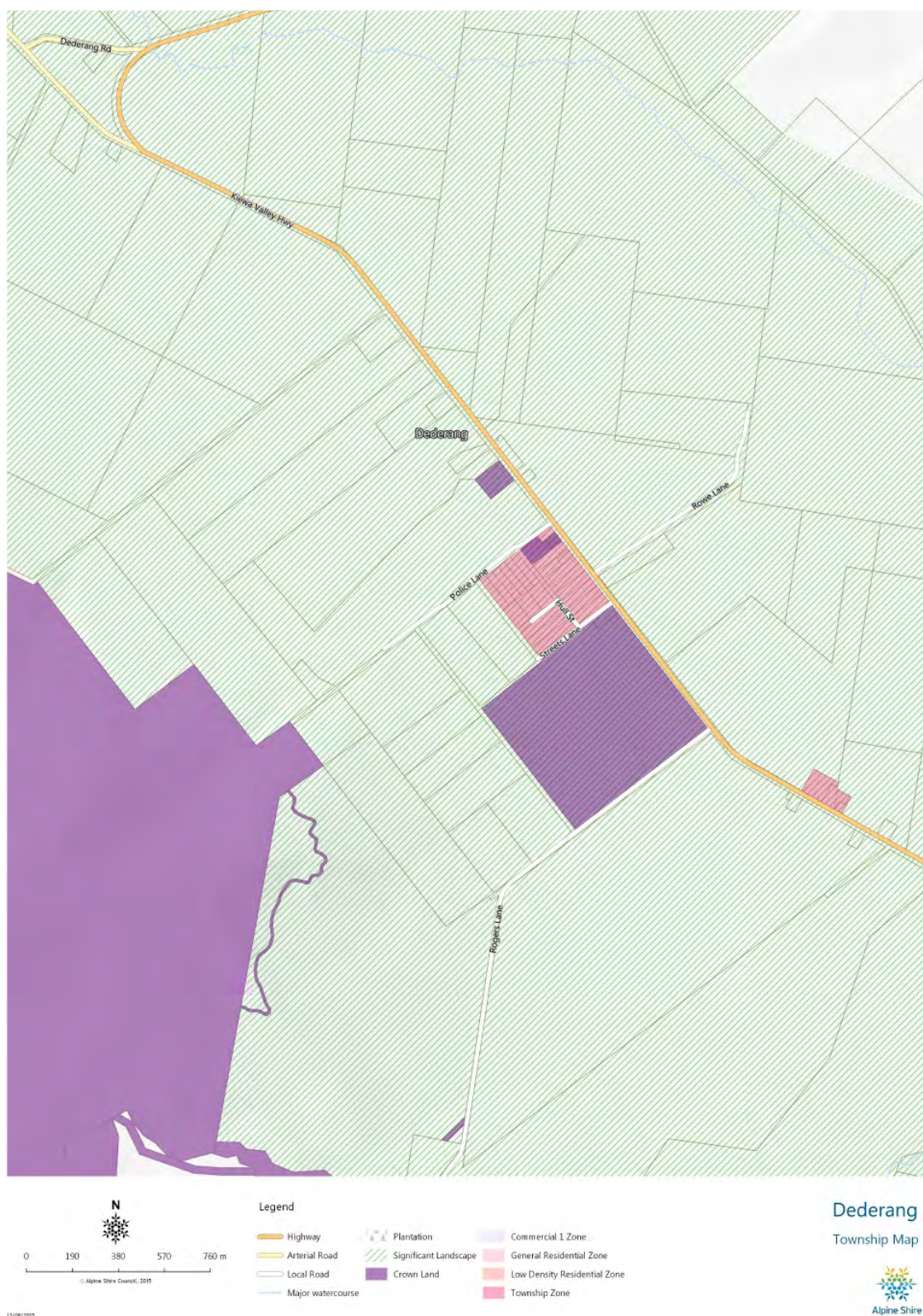


Figure 8: Dederang Town Plan

21.07-909/06/2016
C39**Dinner Plain****Key issues and influences**

- Dinner Plain is a freehold alpine village resort located approximately 10 km south east of the Mount Hotham Alpine Resort. The village is approximately 231 hectares in area and is completely surrounded by the Alpine National Park.
- The village comprises approximately 4,000 beds within a mixture of commercial lodges, apartments and individual houses.
- The character of the Dinner Plain village has been achieved through careful planning and consistently applied building controls and design standards to create buildings that are both imaginative and sympathetic to the natural environment of the area.
- Some recent developments have varied from the original style leading to support for more specific planning and design controls to protect the special local architectural and environmental characteristics.

Objectives

- Recognise Dinner Plain as the pre-eminent freehold alpine settlement in Australia.
- Enhance and maintain the high architectural standard of development within this significant alpine landscape setting.

Strategies

- Provide for the use and development of a quality integrated alpine tourist village with appropriate ancillary services.
- Ensure that the design, scale, intensity, bulk and character of any development maintains the special local character of the village and its natural setting.
- Encourage year round use of the village by facilitating a range of tourist and recreational facilities that complement the village character and setting.
- Facilitate the development of land adjacent to the village for ancillary infrastructure, support and recreational facilities and for educational and accommodation facilities that are sympathetic and complimentary to the alpine environment but due to their scale or nature would not be appropriate in the village.
- Maintain and protect areas identified as being of high conservation significance.
- Ensure future development takes into account risk of bushfire and provides reasonable levels of safety through the accessibility to roads, water, telecommunications and other reasonable infrastructure.
- Work with relevant authorities to ensure future development mitigates bushfire risk.

Implementation

- These strategies will be implemented by ensuring that any proposed use or development within the Dinner Plain area is generally consistent with Dinner Plain Structure Plan (Figure 9) and relevant recommendations of the Dinner Plain Development Code and Dinner Plain Master Plan 2008.

Future strategic work

- Review and implement the recommendations of the Dinner Plain Master Plan 2008.

Dinner Plain Structure Plan

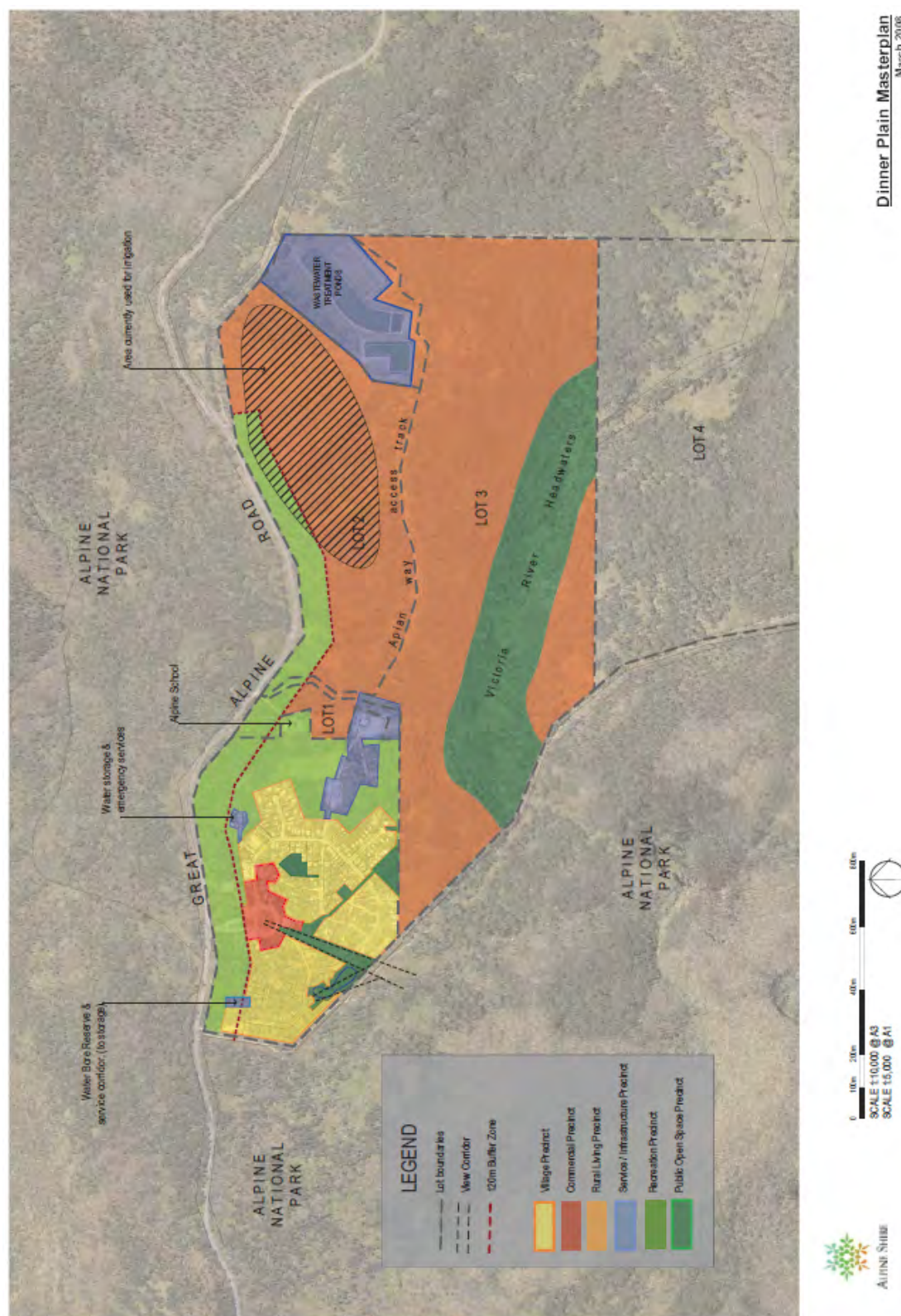


Figure 9: Dinner Plain Master Plan 2008

21.07-1009/06/2016
C39**Bogong****Key issues and influences**

- Situated in the foothills of the Australian Alps midway between Mt Beauty and Falls Creek, Bogong Village is a leasehold settlement surrounded by the Alpine National Park.
- After the original camp to house men working on the Kiewa Hydro Scheme was destroyed by bushfires in 1939 the State Electricity Commission commenced construction of a more permanent settlement.
- By 1940 there were 26 single men's huts. Soon after a store, post office and a primary school were built.
- By 1950 it had grown to 40 homes with a population of around 200.
- In 1968 the Victorian Department of Education acquired four buildings and established the Bogong Outdoor Education Centre
- Today AGL Hydro is the head leaseholder and Bogong Outdoor Education Centre and Bogong Alpine Village each having sub-leases of the village area.
- The majority of the residences located within the Village are used as holiday homes and tourist accommodation. A licensed café is also located within the village.
- There are significant opportunities to capitalise on nature based tourism.

Objectives

- Recognise the history and existing low scale of development of the small sub-alpine settlement of Bogong.
- Maintain and enhance the existing character of development within this significant landscape setting.

Strategies

- To contain future development within the existing leasehold area.
- Ensure that development maintains the character and scale of the village and its natural setting.
- Provide for a range of tourist and recreational facilities that complement the special character of the village and the surrounding natural environment and encourage year round use of the village.
- Ensure future development takes into account risk of bushfire and provides reasonable levels of safety through the accessibility to roads, water, telecommunications and other reasonable infrastructure.
- Work with relevant authorities to ensure future development mitigates bushfire risk.

Implementation

- These strategies will be implemented by applying the Special Use Zone and the Design and Development Overlay to the existing developed area of Bogong Village.

Future strategic work

- Develop and implement a Comprehensive Outline Development Plan and an Urban Design Framework Plan to guide future land use decisions.

21.07-1109/06/2016
C39**Rural precincts**

It is acknowledged within the Alpine Rural Land Strategy that the rural areas of the Alpine Shire are varied and face differing constraints and opportunities. To assist in recognising and responding to these variances the rural areas of the Alpine Shire will be analysed in precincts and specific local area strategies will be applied.

These precincts as indicated at Figure 10 are identified as:

1. Bright to Harrietville
2. Bright to Myrtleford
3. Wandiligong Valley
4. Buffalo River to Gapsted
5. Buckland Valley
6. Happy Valley to Mudgegonga
7. Kiewa Valley
8. High Country and remote areas

Implementation

- The respective local area strategies for the nominated Rural Precincts will be implemented by:
 - Applying the Farming Zone Rural Activity Zone and the Rural Conservation Zone where appropriate;
 - Ensuring that any proposed use or development within a Rural Precinct area is generally consistent with relevant recommendations of the Alpine Rural Land Strategy (2015); and
 - Use the *Alpine Shire Rural Land Strategy*, Alpine Shire Council, 2015 to protect, guide and facilitate the use and development of rural land and rural precincts.

Rural Precincts

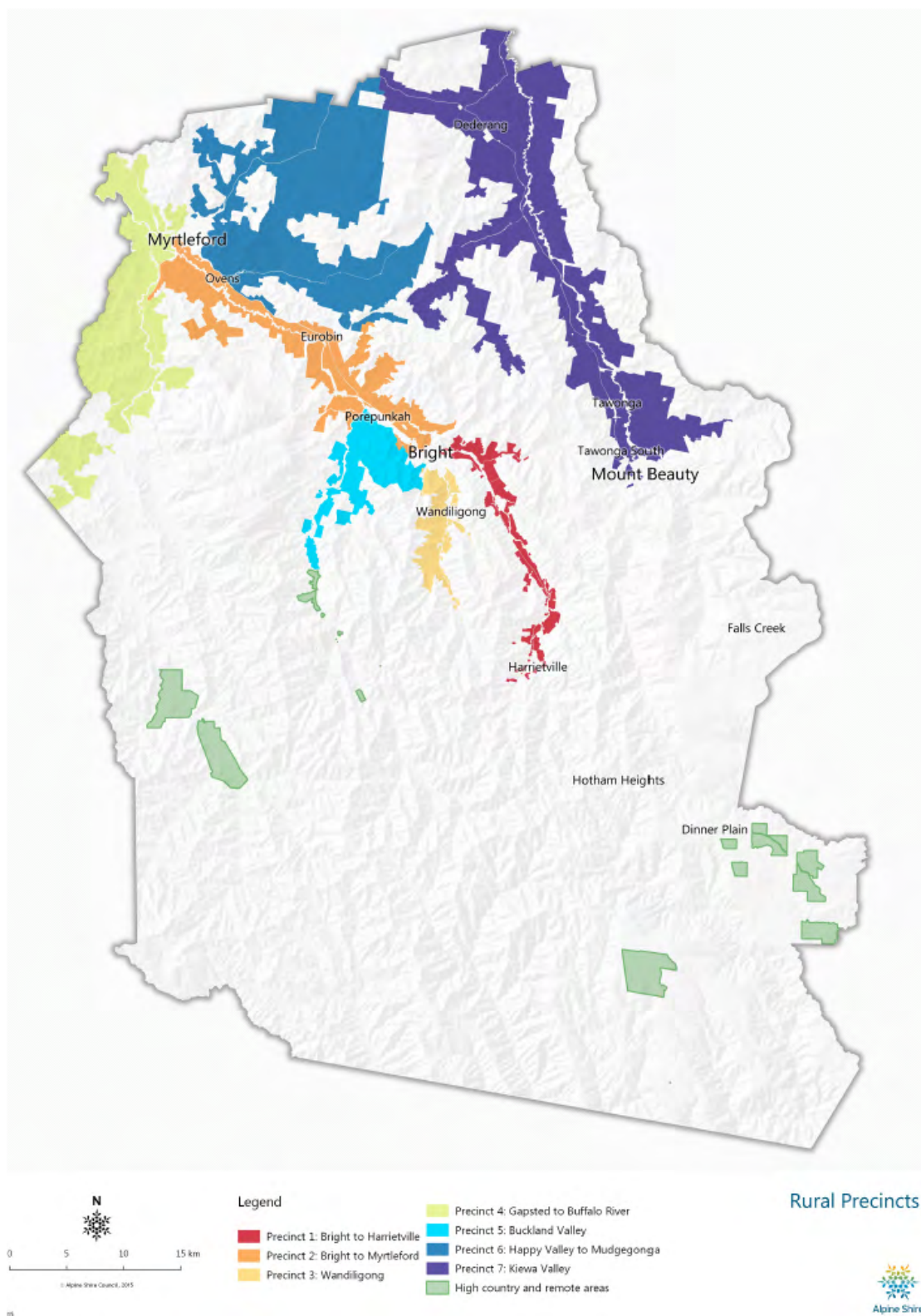


Figure 10: Alpine Shire Rural Precincts

REFERENCE DOCUMENTS

The following documents are reference or policy documents to the Alpine Planning Scheme:

Name of Document
Alpine High Country Tourism Strategic Plan, IER Pty Ltd, November 1995
Alpine Shire 2005 Residential Land Review, August 2006
Alpine Shire 2030 Community Vision, June 2005
Alpine Shire Rural Land Strategy, Alpine Shire Council, 2015
Alpine National Park Management Plan, Department of Conservation and Environment, September 1992
Alpine National Park Management Plan – Bogong Unit, Parks Victoria 2014
Alpine Liveability Plan, Alpine Shire Council, 2009
Alpine Shire Economic Development Strategy 1996-1999
Alpine Shire Stormwater Management Plan Volume 1, 2004, Earth Tech
Alpine Shire Strategic Land Use Plan, John Bennett & Bernie Ebbs, 1996
Alpine Shire Town Framework Plan - Bright, Inspiring Place Pty Ltd, 2009
Alpine Shire Town Framework Plan - Dederang, Inspiring Place Pty Ltd, 2009
Alpine Shire Town Framework Plan - Harrietville, Inspiring Place Pty Ltd, 2009
Alpine Shire Town Framework Plan – Mt Beauty and Tawonga South, Inspiring Place Pty Ltd, 2009
Alpine Shire Town Framework Plan - Myrtleford, Inspiring Place Pty Ltd, 2009
Alpine Shire Town Framework Plan - Porepunkah, Inspiring Place Pty Ltd, 2009
Alpine Shire Town Framework Plan - Wandiligong, Inspiring Place Pty Ltd, 2009
Alpine Valleys Agri-food, Rural City of Wangaratta and Alpine Shire Council, 2010
Alpine Region Strategic Tourism Plan 2009-2011, Alpine Shire Council, 2009
Alpine Shire Municipal Emergency Management Plan, Alpine Shire Council, 2012
Bright Future: Urban Design Framework, Hassell, 2003
Bright Water Supply System Plan, North East Water Corporation, 2012
Bright Wastewater System Plan, North East Water Corporation, 2012
Caring for Our Australian Alps Catchments, Department of Climate Change and Energy Efficiency, Canberra, 2011
Community Profile for Alpine Shire, Insight Social & Health Research, 2008
Change and Disadvantage in the Hume Region, Victoria, DPCD, 2011
Climate Change in the North East Region, DSE, 2008
Climate Change in the North East Region: Socio-economic Resilience Plan, North East Greenhouse Alliance, 2012,
Design and Siting Guidelines – Bushfire Protection for Rural Houses, Ministry for Planning and Environment & Country Fire Authority, 1990
Dinner Plain Master Plan, Alpine Shire Council Strategic Services Department, 2008
East Gippsland Regional Catchment Strategy, East Gippsland Catchment & Land Protection Board, June 1997
Great Alpine Road B500 – Wangaratta to Bairnsdale Management Study, 2004
Great Alpine Road – Roadside Management Plan Wangaratta to Omeo, 1999

ALPINE PLANNING SCHEME

Name of Document
Guidelines for the Protection of Water Quality, North East Planning Referrals Committee, 2001
Guidelines for Transport Impact Assessment Reports, Victoria Government Department of Main Roads, 2006
Harrierville Floodplain Management Plan, Geo Eng Australia Pty Ltd, 2001
Harrierville Floodplain Management Plan, GHD, 2003
Harrierville Water Supply System Plan, North East Water, 2012
Hume Regional Growth Plan, Victorian Government, 2014
Hume Strategy for Sustainable Communities 2010 – 2020, Regional Development Victoria 2010
Landscape Planning & Conservation in North East Victoria, National Trust of Australia (Victoria), 1977
Landscape and Townscape Study Method – A Case Study – Bright, Centre for Environmental Studies, University of Melbourne, 1978
Legends, Wine and High Country Regional Tourism Plan, Tourism Victoria, 1997
Linking Victoria, Roads Corporation
Mount Beauty Master Plan, EDAW Gillespies Aust., 2003
Mount Beauty Aerodrome Master Plan, EDM 2011
Mount Beauty/Tawonga South Master Plan, Geoff Sanderson & Assoc., 1998
Mount Beauty Water Supply System Plan, North East Water, 2012
Mount Beauty Wastewater System Plan, North East Water, 2012
Mount Buffalo National Park Management Plan, NRE, 1996
Myrtleford Framework Plan 1990, John Bennett and Associates, 1990
Myrtleford Master Plan Study, Gillespies, 2001
Myrtleford Townscape Study, Michael Nunez, 1990
Myrtleford Floodplain Management Study, Sinclair Knight Merz, 2000
Myrtleford Water Supply System Plan, North East Water Corporation, 2012
Myrtleford Wastewater System Plan, North East Water Corporation, 2012
North East Forest Management Plan 2001
North East Native Vegetation Plan, North East Catchment Management Authority, 2005
North East Waste Water Strategy, North East Water, 2001
North East Water's Water Plan 3 2013-2018, 2013
North East Regional Catchment Strategy, North East Catchment Management Authority, 2004
North East Regional Landcare Plan, Landcare Victoria, June 1993
North East Regional River Health Strategy, North East Catchment Management Authority, 2006
(Draft) North East Salinity Strategy, North East Catchment & Land Protection Board, December 1997
North East Victoria Review : Final Report, Local Government Board, October 1997
(Draft) Ovens Basin Water Quality Strategy, North East Catchment Management Authority, June 1998
Ovens River Catchment Floods, Department of Natural Resources and Environment, 1993
Planning Conditions and Guidelines for Subdivisions, Country Fire Authority, 1991

ALPINE PLANNING SCHEME

Name of Document
Planning Permit Applications in Open Potable Water Supply Catchment Areas, Department Sustainability and Environment, Nov 2012
Porepunkah Aerodrome Master Plan, Airports Plus Pty Ltd. 2005
Protection of Mt Beauty WWTP from Residential Encroachment by ESO, Consulting Environmental Engineers, February 2015
Recommended Separation Distances for Industrial Residual Air Emissions Guidelines, EPA publication number 8913, February 2013
Shire of Bright Conservation Planning Study, Centre for Environmental Studies, University of Melbourne, December 1976
Shire of Bright Local Conservation Strategy, August 1994
Shire of Bright – Rural Land Mapping Project, Town and Country Planning Board, 1980
Shire of Myrtleford – Rural Land Mapping Project, Town and Country Planning Board, 1978
The Thematic Environmental History of Alpine Shire, LRGM Services, 2004
Timber Industry Road Evaluation Study (TIRES) – Funding Needs Analysis of Local Roads Servicing the Timber Industry of North East Victoria 2006-2010
Towards a Victorian Private Forestry Strategy, Private Industry Taskforce, 1997
Upper Ovens River Flood Study, Earth Tech, 2004
Urban Stormwater: Best Practice Environmental Guidelines, 2006, CSIRO
Victorian Bushfire Royal Commission 2009 - Final Report, 2010
Victoria in Future, Department of Environment, Land, Water and Planning, 2015
Wandiligong Heritage Guidelines, 2016
Wastewater Forward Development Plan for Bright-Porepunkah, Final Report, Kellog Brown & Root Pty Ltd, 2005
Wastewater Forward Development Plan for Myrtleford, Final Report, Kellog Brown & Root Pty Ltd, 2005
Wastewater Strategy, North East Water Corporation, 2012
Water Supply Master Plan for Mount Beauty, Final Report, Beca Pty Ltd, 2004
Water Supply Demand Strategy, North East Water Corporation, 2012

22.0109/06/2016
C39**SETTLEMENT, BUILT FORM AND HERITAGE**

This Clause provides local policy to support Clause 21.03, Settlement, built form and heritage, and Clause 21.07, Local areas, of the Municipal Strategic Statement.

22.01-109/06/2016
C39**Battle-axe blocks policy**

This policy applies to all land in the General Residential Zone, Township Zone and Low Density Residential Zone.

Policy basis

Residential land within the Alpine Shire is characterised by a variety of lot sizes and shapes including irregular battle axe type allotments.

The State Planning Policy Framework encourages diversity of choice with respect to settlement and the Municipal Strategic Statement encourages subdivision and development, which responds positively to site features, integrates well with the neighbourhood, provides a functional environment and achieves energy efficient and environmentally sensitive layouts.

Objectives

- Ensure that site entries are clearly defined and visible.
- Ensure that driveways are designed and located to create visual interest.
- Ensure driveways are designed and sited to retain existing vegetation and provide adequate opportunity for landscaping.
- Ensure that driveways provide safe, manageable and convenient access to dwellings.
- Provide for the shared use of driveways and new infrastructure.
- Ensure that satisfactory arrangements are made for waste collection and maintenance of facilities.

Policy

It is local policy that the following criteria be addressed when considering applications for battle axe blocks:

- Consideration be given to opportunities for possible access to subdivisions from existing laneways or roadways in preference to a battle axe subdivision.
- If deemed appropriate in the circumstances, unless site dimensions or characteristics warrant a variation access handles are to be designed with a minimum width of:
 - 8 metres for the Low Density Residential Zone;
 - 5 metres for two lot subdivisions in the General Residential and Township Zones;
 - 6 metres for 3 or more lots in the General Residential and Township Zones.
- A single driveway is to be constructed in subdivisions that would result in two or more adjoining access handles.
- Driveway design should be curvilinear to create visual interest and to encourage vehicles to slow down and to create landscaping opportunities.
- Driveway widths and incorporation of passing bays should be designed to reflect likely usage patterns with consideration to the number of lots and driveway length.
- Service infrastructure should be provided within a common trench.
- Dividing fences constructed on the common boundaries of the access handle will be discouraged.

- Services and/or conduits are to be provided to the end of the access handle at the time of subdivision works to avoid disturbance to landscaping and infrastructure within handle when lots are developed.

Decision guidelines

Before deciding on an application the responsible authority will consider as appropriate:

- Whether the location of the access handle enables safe and convenient vehicle access.
- Whether the width of the access handle is compatible with the surrounding pattern of development.
- The length, layout, width and design of driveways and opportunities for vehicles to pass, where facilities are shared.
- Opportunities for landscaping and the retention of existing vegetation within the access handle to soften the appearance of driveways and create legibility in the streetscape.
- Proposed methods for the maintenance of facilities and landscaping.

22.01-2

09/06/2016
C39

Rural residential living

This policy applies to all land in the Low Density Residential Zone and Rural Living Zone.

Policy basis

Demand for the subdivision of rural land for rural residential living opportunities has been an important element of development in the Shire. It has facilitated a variety of lifestyle choices and in certain instances more intensive use of agricultural land.

The areas within the Shire zoned Low Density Residential and Rural Living seek to recognise existing developed areas able to support rural residential living situations including where appropriate a mix of small scale commercial farming operations.

Subdivision and development for rural residential living needs to take into account the constraints and opportunities provided by the site as well as the infrastructure and servicing requirements of the development.

Objectives

- Direct rural residential use and development to appropriate areas so as to protect agricultural areas from urban sprawl and conflicting land uses.
- Ensure that the use and development of land for the purposes of rural residential living is compatible with:
 - The environmental characteristics of the area; and
 - Any existing or surrounding agricultural land uses.
- Ensure that appropriate infrastructure is provided to rural residential areas.
- Ensure that the supply of rural residential living lots is commensurate with demand.
- Encourage the identification of site opportunities and constraints so as to maximise development opportunities.

Policy

It is local policy that:

- In respect of development that cannot be serviced with reticulated sewer that a land capability assessment report be prepared in accordance with the Environment Protection Authority Code of Practice for Onsite Waste Water Treatment, demonstrating the capability of the land to contain and treat effluent on-site.

ALPINE PLANNING SCHEME

- To require an application for subdivision or development to be accompanied by a site analysis and a design response explaining how the proposal responds to the site analysis. The site analysis should show:
 - The existing physical characteristics of each lot including slope, soil type, drainage pattern, existing vegetation, prevailing wind direction, hazard areas ie. areas subject to erosion, bushfire, flooding, etc. and any areas of environmental significance;
 - The existing or likely use and development of adjoining and nearby land;
 - Any existing buildings on site; and
 - Any roads, property fences and boundaries, water races, electricity and other service easements.
- The design response should show:
 - Proposed building envelopes, effluent disposal envelopes and vehicular access and egress;
 - Outbuildings, shedding, large water tanks etc located behind the main dwelling where appropriate;
 - Proposed landscaping treatment where appropriate;
 - How the proposed subdivision and/or development relates to the existing or likely use and development of adjoining and nearby land;
 - How the proposal addresses relevant matters outlined in Clause 21.02-1-2 Rural Residential Living; and
 - In the case of a staged subdivision, how the balance of the land may be subdivided.
- Ensure rural residential development is not located on land:
 - Considered a bushfire risk environment where residential development and use of land will intensify the risk;
 - That is flood prone;
 - With a slope greater than 20% (1 in 5);
 - That is susceptible to landslip;
 - That is contaminated (previously contaminated land must have an EPA audit clearance).
- The preparation of outline development plans be required for any areas rezoned for rural residential living purposes in order to maximise efficiency and ensure appropriate staging of development.
- Development servicing vulnerable persons such as nursing homes and childcare facilities should be located away from the interface with bushland and grassland.

22.0209/06/2016
C39**ENVIRONMENT AND NATURAL RESOURCES**

This Clause provides local policy to support Clause 21.04, Environment and natural resources, of the Municipal Strategic Statement.

22.02-109/06/2016
C39**Native vegetation and biodiversity**

This policy applies to all land in the Alpine Shire.

Policy basis

Extensive areas of native vegetation cover much of the Alpine Shire. The intent of this policy is to give consideration to the importance of this natural resource not only from a biodiversity perspective but also because of the significant landscape and recreational values that provide close links to the sustainable and economic well-being of the Shire.

Objectives

- Protect threatened species and remnant native vegetation.
- Protect and enhance the habitat, particularly critical habitat, of Victorian Rare and Threatened Flora and Fauna species including, but not limited to, those listed under Schedule 2 of the Flora and Fauna Guarantee Act 1988.
- Promote the maintenance of ecological processes and genetic diversity.
- Avoid inappropriate development in or near areas of high value native vegetation, habitat for threatened species or other areas of high environmental values.
- Encourage maintenance and development of linkages between existing remnant vegetation.
- Recognise the catchment wide land and water management benefits resulting from vegetation retention.

Policy

It is local policy that:

- Buildings and works (including on-site effluent disposal fields, fencing and access tracks) need to be sited and designed to avoid and minimise the requirement for native vegetation removal or any detrimental impacts on retained native vegetation.
- Preference be given to proposals, which incorporate measures to avoid and minimise the impact on remnant vegetation.
- Preference be given to proposals that provide areas of open space directly adjacent to existing vegetation or areas of public land.
- High value remnant vegetation of an Ecological Vegetation Class with a conservation status of depleted, rare or endangered; or, that is identified as habitat for rare and threatened species; or that is considered an area of significant local value, should not be removed.
- Where the removal of native vegetation cannot be avoided, conditions in accordance with native vegetation regulations and policy requirements will be included on any permit granted, to ensure that offsets achieve no net loss of native vegetation.
- Revegetation projects using appropriate native species need to be designed and located to enhance and protect existing remnant vegetation across the landscape. There is however the need to ensure that revegetation projects including offset works, are not located within or in a manner that compromises the defensible space requirements for a dwelling where a Bushfire Management Overlay applies to the land.
- The siting and design of any revegetation projects will be required to contribute to the protection and enhancement of vegetation links and habitat corridors across the landscape; the stabilisation of waterways; and the enhancement of riparian areas.

22.02-209/06/2016
C39**Alpine areas**

This policy applies to all land located above 1100m Australian Height Datum across the Alpine Shire where snowfall may persist as ground cover for long periods over the winter months.

Policy basis

The high-altitude alpine areas of the Shire are natural assets of local, regional and State significance. They contain high levels of biodiversity across montane, sub-alpine and alpine habitat. These areas also exhibit significant social, historic and cultural values.

There are two alpine resorts within the Shire namely Mount Hotham and Falls Creek which have been removed from the Shire's jurisdiction. They are instead administered under the Alpine Resort Planning Scheme. Dinner Plain comprises freehold development nearby to Mount Hotham while Mount Buffalo is National Park administered by Parks Victoria.

The Shire plays a major support role to all these areas through visitor accommodation, community facilities, commercial services, infrastructure, equipment, access and provision of supplies. Because of these varied roles the alpine resorts and other alpine areas exert considerable influence over the Shire's economy and character and as such these areas also demand some strategic focus within the Alpine Planning Scheme.

Apart from Dinner Plain other significant freehold areas within the alpine and sub-alpine areas include Howman's Gap, Cobungra and Treasure Plain. Mount Hotham Airport is situated 10km from Dinner Plain with commercial air services generally operating from mid-June to mid-September during the winter season.

Changes in snow regimes predicted under future climate change scenarios are likely to have a significant impact on the animals and plants whose ecology is intrinsically linked to snow conditions. Likely impacts on the tourism industry will also require adaptive responses.

Objectives

- Encourage consolidation of tourism activities in the designated alpine resorts and Dinner Plain locality.
- Strengthen linkages with State policy including the Alpine Resorts Planning Scheme.
- Facilitate the responsible recreational use of the freehold sub-alpine and alpine areas of the Shire.
- Encourage sensitively designed development in designated areas within the alpine areas including the periphery of Dinner Plain village and land adjacent to Mount Hotham Airport.
- Recognise that the approaches to Falls Creek, Mount Hotham and Mount Buffalo warrant special attention in the context of planning and development to maintain a high visual amenity.
- Ensure that development is sited and designed to minimise any adverse visual and environmental impact.
- Facilitate the use and development of a quality integrated alpine tourist village at Dinner Plain with appropriate ancillary services.

Policy

It is local policy that:

- Buildings and works, including on-site effluent disposal fields and access tracks, should be sited and designed to minimise any potential to destroy or threaten native flora and fauna habitats.
- Any buildings and works be sited to minimise their visibility from public places.
- Any nature-based tourist accommodation facility within alpine areas or sub-alpine areas that provides overnight accommodation for more than 12 people:

- Will be centrally managed by on-site management with all structural components being the responsibility of one management whether or not individual structures are owned by different entities; and
 - The development will contain facilities for the teaching, researching or dissemination of knowledge in respect of the natural and cultural history of the area; and
 - The development will provide opportunities for visitors to experience nature and culture in ways that lead to a greater understanding, appreciation and enjoyment.
- Any development within alpine areas or sub-alpine areas:
 - Is required to be designed to utilise building materials that blend with the surrounding landscape, promoting the use of natural materials and materials sourced from the region; and
 - Will maximise energy efficiency and use a minimum of non-renewable energy; and
 - Is developed appropriately on the basis of ecological sustainability and an understanding of the potential environmental impacts; and
 - Does not dominate the visual landscape and is compatible with the local cultural character; and
 - Ensures that water consumption in the development will be minimised, and that the water supply is ecologically sustainable; and
 - Retains and treats any on-site effluent to such a level that no environmental harm results from discharges.
 - Require that any planning proposal for development within alpine and sub-alpine localities has identified any environmental risks that may arise from the proposed development and has consequently prepared relevant management actions.
 - Requiring land capability assessments to demonstrate site suitability and recommend effluent disposal systems that are best suited to local conditions and provide the highest level of environmental performance.
 - Any development within proximity of the Mount Hotham Airport have regard to the presence of, and the potential impacts on, alpine bogs, heathlands and wetlands.

22.02-3

09/06/2016
C39

Landscapes

This policy applies to all applications for buildings and works within significant landscapes and view sheds including land on significant hilltops and ridgelines.

Policy basis

The natural landscape of the Shire is an important asset that requires protection from inappropriate use and development. Apart from extensive views across pastoral landscapes to the treed slopes and hilltops beyond, there are also many views of significance from numerous various scenic lookouts and vantage points across public land to the valley floors stretched out below. A number of these landscapes have been classified by the National Trust of Victoria while the Australian Alps are one of ten recognised National Landscapes.

The visual and environmental implications of inappropriate development along these natural features can readily destroy the significance, attractiveness and environmental qualities of the area.

Objectives

- Recognise landscapes across the Shire for their special appeal and characteristics.
- Maintain and protect areas of environmental and visual significance from inappropriate development.

ALPINE PLANNING SCHEME

- Limit development on prominent ridges and hilltops.
- Encourage the protection and revegetation of landscape features as an enhancement.
- Contribute to the protection of the environmental qualities of important view sheds.
- Ensure that all structures blend in with the surrounding environment.
- Ensure that the aesthetic amenity of the area is preserved and/or enhanced.

Policy

It is policy that:

- Environmental, landscape and visual significance of hilltops and ridgelines are considered in the assessment of applications for use and development.
- Developments must be sited to ensure that rooflines do not protrude above ridgelines when viewed from any road or public land.
- Mature vegetation which provides a backdrop for any development must not be removed or lopped.
- All external finishes must be non-reflective and of colours that blend with the surrounding landscape.
- The external cladding of all buildings within the rural areas of the Shire is to be of a muted tone except in instances where the buildings are not readily visible from roads, public land or adjoining properties due to the topography or existing vegetation.
- Views should be protected along the Murray to Mountains Rail Trail.

22.0309/06/2016
C39**ECONOMIC ACTIVITY**

This Clause provides local policy to support Clause 21.05, Economic activity, of the Municipal Strategic Statement.

22.03-109/06/2016
C39**Tourist use and development**

This policy applies to use and development:

- For tourist purposes; or
- Those which may affect the natural, built and cultural resources of the Shire which contribute to its tourism appeal.

Policy basis

Tourism is a major contributor to the Shire's economy. Due to the Alpine Shire's popularity as a tourist destination it is important to protect the values that attract people to the Shire both in the townships and the rural areas.

Objectives

- Support quality tourist development in association with the environmental, landscape, and the heritage values of rural and urban areas.
- Maintain existing character of towns by ensuring that township boundaries are not compromised and that linear development along major traffic routes is avoided.
- Ensure tourist facilities provide infrastructure appropriate with the scale and function of the development.
- Encourage tourist facilities to locate in areas with an adequate level of support services and facilities.
- Encourage tourism development related to agricultural and other rural based industries, while minimising the loss of rural land and potential for land use conflicts with current or potential agricultural production.
- Ensure tourist facilities are designed to complement the surrounding environment in terms of character and amenity.
- Support nature based tourism in appropriate locations across the Shire.
- Discourage linear development of tourist facilities along the major traffic routes including the Great Alpine Road, the Kiewa Valley Highway and the alpine approaches.

Policy

It is local policy that:

- The design and siting of buildings and works will have regard to:
 - The natural and built environment;
 - Its location relative to transport routes;
 - The landscape features of the immediate environs;
 - Integration with existing commercial use and development;
 - The use of landscaping treatment to assist in the presentation of the development;
 - Height, scale, mass and colour to reflect building forms and types that are compatible with the environment;
 - Native vegetation, watercourses and other natural features;
 - The capability of the site to accommodate the proposed use and development; and

ALPINE PLANNING SCHEME

- Access from roads, both internal and external to the site and the provision of car parking areas for patrons.
- Advertising signs for tourism uses should relate to the land on which the sign is located. When deciding on applications in a rural zone, the responsible authority will consider:
 - Tourism use and development should be located in areas that are highly accessible and preferably serviced with sealed road access;
 - Tourism development in rural areas should demonstrate compatibility with surrounding agricultural or nature based uses. Generally these activities will be restricted to bed and breakfasts, host farms or tourist uses undertaken in conjunction with the agricultural or recreational use of the land;
 - Tourism development should be of a type, designed and sited to avoid conflict with landscape and environmental values;
 - Tourism development should where appropriate, enhance the environmental condition of the land through protection and re-establishment of native vegetation and control of pest plants and animals, erosion, salinity, stormwater and nutrient runoff. This should be demonstrated through the development and implementation of a management plan;
 - Discouraging tourism development from locating in prime productive farming areas, particularly in areas with an open rural landscape;
 - Access to tourism sites must be provided via an all-weather two wheel drive road (this applies to the government and internal road) with dimensions adequate to accommodate emergency vehicles and constructed in a manner which minimises any negative impact on the environment;
 - Tourism development should be avoided in areas prone to high bushfire risk, flooding and erosion.
- Discourage tourism development in close proximity to wastewater treatment plants.
- That an application for a tourist facility include a report, prepared by a suitably qualified person, that:
 - Addresses this policy and other relevant provisions of the Alpine Planning Scheme;
 - Justifies the chosen location;
 - Assesses the demand for the type of tourist facility proposed;
 - Specifies a timeframe within which the development will be commenced and completed;
 - Outlines the operational details including hours of operation, numbers of staff, numbers of patrons, maintenance procedures for landscaping;
 - Assesses the character of the area and how the proposal addresses that character;
 - Assesses the impact of the proposal on the agricultural productivity of the site and the general area;
 - Establishes that the proposal will not create a conflict with the surrounding rural land use;
 - Provides full specifications of the proposed means of potable water supply, effluent disposal and stormwater drainage;
 - Analyses the bushfire risk created by the proposal and details of the fire prevention and management measures to be employed;
 - Includes a detailed set of plans, drawn to scale, showing:
 - Site layout;
 - Floor plans;

- Elevations;
 - Building materials;
 - Car parking areas, loading facilities and access;
 - Open space;
 - Recreational facilities; and
 - Landscaping.
- A Transport Impact Assessment Report is to be submitted with applications for tourism developments.

22.03-2

09/06/2016
C39

Agriculture

This policy applies to all land in the rural zones.

Policy basis

Agriculture is a key industry in the Shire, its protection and enhancement is linked to the environmental and economic well-being of the Shire.

Objectives

- Protect the natural and physical resources upon which agricultural industries rely.
- Promote agricultural industries which are ecologically sustainable and incorporate best management practices.
- Prevent land use conflicts between agricultural uses and sensitive uses and ensure that use and development in the Shire is not prejudicial to agricultural industries or the productive capacity of the land.
- Support the diversification of agriculture, the development of rural dependent enterprises in appropriate locations and value adding through the processing of agricultural products grown within the municipality.
- Ensure that dwellings do not adversely impact on the rural activities carried out on the land and the general area.
- Ensure that the agricultural capability of the land is not threatened or reduced by inappropriate subdivision or fragmentation of landholdings.
- Ensure that the subdivision results in a clear improvement to farm efficiency and land management.

Policy

It is local policy that:

Agricultural Resources:

- Land capability and land suitability will be taken into account in the assessment of use and development proposals. Where relevant the findings of the Rural Land Mapping Project for the Shires of Myrtleford and Bright will be relied upon.
- Agricultural land will be protected as an economic and environmentally valuable resource. Conversion of land to non-soil based use and development will be strongly discouraged unless there is clear public benefit associated with the establishment of the proposed use such as a rural dependent enterprise that complements the agricultural production base of the Shire.
- The retention of the resource of agricultural land in productive units will be preferred and further fragmentation of land will be strongly discouraged.

- Use and development which alienates agricultural resources, is sensitive to off-site effects, lessens the capacity of essential infrastructure or in any other way may prejudice agricultural resources and agricultural production will be strongly discouraged.

Agricultural Practices:

- Sustainable agricultural industries which incorporate best management practice will be strongly supported.
- Intensive agricultural industries will be located and managed having regard to soil and water quality, the adequacy of infrastructure services and the location of sensitive use and development.

Agricultural Development:

- Use and development of agricultural lands will ensure the long term sustainable management of the natural resources and environment that support the agricultural use of land.
- Use, development and subdivision, which is in support of sustainable agriculture and improved land management will be strongly supported.
- Applications related to alternative and/or intensive agricultural activities will be carefully assessed to ensure that conflict will not be created with traditional forms of agriculture or nearby residential areas.
- A subdivision to create a lot less than 40 hectares in the Farming Zone demonstrate that:
 - The lot size is necessary for genuine agricultural and/or rural production that can be substantiated by a ‘whole farm plan’ or is associated with a legitimate rural based enterprise;
 - The balance of the land will comply with the minimum lot size specified in the Zone;
 - Appropriate rural infrastructure has been established on the land to support the rural activity conducted on the land;
 - The use of the lot will be compatible with the surrounding rural activities and will not create a conflict between land uses;
 - The lot will not be used solely for the purpose of a dwelling or provision for a future dwelling;
 - There is no other available land for the proposed land use and the lot cannot be created by a means of restructuring existing lots;
 - The balance of the landholding is consolidated; and
 - The subdivision does not fragment or further fragment a farm or land holding.

Application requirements:

- An application for use, development and subdivision in a rural area shall include:
 - A report, prepared by a suitably qualified person, that addresses:
 - This policy;
 - The findings and recommendations of the Alpine Shire Rural Land Strategy, Alpine Shire Council, 2015;
 - The decision guidelines of the relevant zone;
 - The relevant matters outlined in Clause 65.02; and
 - The objectives of any relevant strategies and policies including regional catchment strategies.
- An application for use and development including a dwelling in a rural area shall include:

- A site analysis outlining notable features of the site and surrounding area including topography, orientation, slope, vegetation, existing buildings and works, roads (made and unmade), utility services, easements, prevailing wind direction, soil type and other relevant features.
- An environmental assessment detailing:
 - Full specifications of the proposed means of potable water supply, effluent disposal and stormwater drainage;
 - Evidence that the proposed means of effluent disposal will have no net detrimental impact on the environment and provides the highest possible environmental performance;
 - The bushfire risk created by the proposal and details of the fire prevention and management measures to be employed;
 - The impacts of the proposal on the environment including any impacts on native vegetation; and
 - A detailed set of plans, drawn to scale, showing site layout; floor plans; elevations; building materials; and proposed access arrangements.
- An application for subdivision in a rural area shall include:
 - A detailed set of plans, drawn to scale, showing:
 - Existing and proposed property boundaries;
 - Existing site features including contours, land forms, slopes, soil conditions, vegetation, creeks, gullies, drainage lines, dams, ridge lines, views;
 - Existing buildings and fences;
 - Existing and proposed roads and access ways (including unmade roads);
 - Utility service locations; and
 - Existing and proposed easements.
 - When the lot to be created contains a dwelling:
 - Evidence that the land is capable of containing an appropriate waste water treatment system in accordance with relevant legislation, policies and codes of practice;
 - Full specifications of the proposed means of potable water supply for the dwelling; and
 - Details of the fire prevention and management measures available to the dwelling.

22.03-3

09/06/2016
C39

Timber and timber processing industries

This policy applies to the establishment of new timber plantations and timber industries.

Policy basis

The timber industry is a major industry that offers the Shire with substantial opportunities for new investment and job creation. Sustainable timber production and the development of timber industries to process product are supported where they are undertaken so as to minimise any adverse impacts.

Objectives

- Ensure that processing and value adding industries are located within the Shire.
- Ensure that timber production is developed in accordance with the Code of Practice for Timber Production.
- Ensure that water quality is not affected during planting and harvesting of timber.

- Ensure that adequate road infrastructure is provided to all sites.
- Ensure that adequate fire safety measures for all plantations are implemented and maintained.

Policy

It is policy that:

- All applications for timber production will be accompanied by the following:
 - A report demonstrating compliance with the Code of Practice for Timber Production;
 - A Management Plan(s) endorsed by an independent qualified forester or where appropriate a Consultative Committee of Council consisting of timber representatives for harvesting and planting of plantations coupes will be provided addressing the issues of stormwater runoff, erosion and sediment control and expected changes to catchment water yield during both planting and harvesting;
 - Road infrastructure report which has examined issues relating to existing and future access, tonnage of timber to be harvested and impacts on road, drainage and bridge infrastructure;
 - Environmental Effects report on the location of timber processing industries on the surrounding natural and built environment.
- A Transport Impact Assessment Report is to be submitted with applications for timber plantations.
- Further timber plantations are discouraged from areas designated as National Trust classified landscapes and other significant landscape areas (within the Significant Landscape Overlay), the environs of towns, or within close proximity to tourist roads.
- Applications for timber plantations will be assessed by Council for impact on:
 - Landscape and heritage values;
 - Existing and likely future agricultural uses;
 - The present and future use and development of high quality agricultural land;
 - Existing tourist and recreation uses and development;
 - The local road network.

22.03-4

09/06/2016
C39

Industrial areas policy

This policy applies to all land in the Industrial Zones, the Mixed Use Zone and other areas identified for industrial use.

Policy basis

The existing industrial precincts are close to full capacity. In order for the Shire to facilitate new industrial uses these precincts should be retained for industrial uses and not be taken up by other uses.

There are also a number of industrial precincts located in close proximity to residential areas including land in Nelse Street, Mount Beauty and land within the Industrial 3 Zone on the northern edge of Myrtleford.

It is important that any new development and redevelopment of land in the industrial zones of the Shire enhance the amenity of the area.

Objectives

- Ensure that development allows for functional layouts and use of land.

- Ensure that the use and development and redevelopment of sites within the industrial precincts are for industrial uses.
- Ensure that new development and redevelopment within the industrial precincts positively contributes to the visual amenity of the area.
- Minimise the impact of industrial uses on the amenity of surrounding residential areas from factors such as traffic, noise and air emissions.

Policy

It is policy that:

- Access to a lot should be suitable and unobstructed for all types of vehicles likely to be associated with the intended use including emergency vehicles.
- That industrial uses be discouraged from the Mixed Use Zone particularly where there is conflict with other landuses.
- Loading/unloading facilities should not be used for external storage or long term parking of vehicles.
- Stormwater disposal arrangements are considered at the planning stage of a development.
- Non-industrial uses, not appurtenant to an industrial use will be strongly discouraged in the industrial precincts.
- Landscaping should be provided along common property boundaries and within frontage setbacks and areas. Landscaping should use suitable native indigenous species. In designing landscaping consideration should be given to management of fire risk.
- Buildings should be of a high quality design and construction. The use of materials and colours of muted tones that blend in with the surrounding environment is encouraged.
- Building heights, setbacks and form should have regard to and seek to be compatible with the surrounding development and the character of the locality in which the development is situated.

22.0409/06/2016
C39**INFRASTRUCTURE**

This Clause provides local policy to support Clause 21.06, Infrastructure, of the Municipal Strategic Statement.

22.04-109/06/2016
C39**Infrastructure**

This policy applies to the subdivision and/or development of residential land in the General Residential Zone and Low Density Residential Zone.

Policy basis

New residential subdivision and development is required to satisfy standards regarding service connections, road construction and development impact.

Objectives

- Ensure that all forms of residential subdivision and/or development are connected to reticulated sewerage, water, power and stormwater facilities.
- Ensure that urban development does not adversely impact on the environment and on downstream water quality.
- Ensure that all roads that service a residential development are fully constructed and sealed.

Policy

It is local policy that applications for the subdivision and/or development of residential land will have regard to:

- Residential development should be provided with reticulated services.
- Where it is impractical to connect low-density residential development to reticulated sewerage a report should accompany the application demonstrating how effluent is to be treated and disposed of.
- A soil and water report should accompany all development proposals which demonstrate how stormwater is to be disposed of and where appropriate what downstream retardation works will be required to alleviate the inundation of properties, siltation of watercourses or soil erosion.
- An infrastructure report should be submitted with each application demonstrating that the site can be connected to reticulated water, sewerage and power. Comments from all servicing authorities should be submitted with this report.
- A road report may be required to set out details on the width and standard of construction of all roads.
- A Transport Impact Assessment Report, approved by the Roads Corporation will be required where the site is serviced from a Road Zone Category 1 road.
- That provision of infrastructure will be to the satisfaction of the Responsible Authority and in accordance with any relevant adopted Infrastructure Design Manual which seeks to provide a basis for standardised infrastructure requirements and assist with consistency and transparency in setting planning permit conditions.

22.04-409/06/2016
C39**Urban stormwater management**

This policy applies to the subdivision and/or development of urban land in the residential, commercial and industrial zones.

Policy basis

Council is committed to progressing the principles of environmental sustainability, and effective stormwater management which form a key component of this objective.

The Alpine Shire Stormwater Management Plan has identified the Shire's waterways as being valuable assets, providing important ecological habitats, attractive recreational areas and in some instances contain sites of cultural significance and serve to enhance property values.

It is acknowledged however, that urban areas within the Shire can have an impact on water quality and the values of the waterways. The Alpine Shire Stormwater Management Plan is relevant to the urban areas including residential areas, industrial and commercial land use activities, and open space areas.

Objectives

- Maintain and enhance stormwater quality throughout the Shire.
- Ensure that new development complies with the Infrastructure Design Manual.

Policy

It is local policy that:

- Best practice measures such as those contained in the Alpine Shire Stormwater Management Plan and the Urban Stormwater Best Practice Management Guidelines be incorporated into the design of new developments.
- Off-site discharge of stormwater be minimised through the use of porous pavements, on-site collection, water conservation and re-use.
- Where appropriate stormwater management infrastructure be provided at the time of development.

23.01

31/07/2018
VC148

RELATIONSHIP TO THE PLANNING POLICY FRAMEWORK

Clauses 21 and 22 of this planning scheme (the Local Planning Policy Framework) form part of the Planning Policy Framework. Where a provision of this planning scheme requires consideration of the Planning Policy Framework, that consideration must include Clauses 21 and 22.

A reference in this planning scheme, including any incorporated document, to the:

- State Planning Policy Framework or the Local Planning Policy Framework is to be taken to be a reference to the Planning Policy Framework.
- Planning Policy Framework is to be taken to include the Local Planning Policy Framework.

23.0231/07/2018
VC148**OPERATION OF THE MUNICIPAL STRATEGIC STATEMENT**

The Municipal Strategic Statement (MSS) is a concise statement of the key strategic planning, land use and development objectives for the municipality and the strategies and actions for achieving the objectives. It furthers the objectives of planning in Victoria to the extent that the State Planning Policy Framework is applicable to the municipality and local issues. It provides the strategic basis for the application of the zones, overlays and particular provisions in the planning scheme and decision making by the responsible authority.

The MSS provides an opportunity for an integrated approach to planning across all areas of council and should clearly express links to the corporate plan. The MSS is dynamic and enables community involvement in its ongoing review. The MSS will be built upon as responsible authorities develop and refine their strategic directions in response to the changing needs of the community.

When preparing amendments to this planning scheme and before making decisions about permit applications, planning and responsible authorities must take the MSS into account.

23.0331/07/2018
VC148**OPERATION OF THE LOCAL PLANNING POLICIES**

Local Planning Policies are tools used to implement the objectives and strategies of the Municipal Strategic Statement.

A Local Planning Policy is a policy statement of intent or expectation. It states what the responsible authority will do in specified circumstances or the responsible authority's expectation of what should happen. A Local Planning Policy gives the responsible authority an opportunity to state its view of a planning issue and its intentions for an area. A Local Planning Policy provides guidance to decision making on a day to day basis. It can help the community to understand how the responsible authority will consider a proposal. The consistent application of policy over time should achieve a desired outcome.

When preparing amendments to this planning scheme and before making decisions about permit applications, planning and responsible authorities must take any relevant Local Planning Policy into account.

ZONES

This section sets out the zones which apply in this scheme.

31

31/07/2018
VC148

[NO CONTENT]

RESIDENTIAL ZONES

32.0331/07/2018
VC148**LOW DENSITY RESIDENTIAL ZONE**

Shown on the planning scheme map as **LDRZ** with a number (if shown).

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.

32.03-126/10/2018
VC152**Table of uses****Section 1 - Permit not required**

Use	Condition
Animal keeping (other than Animal boarding)	Must be no more than 2 animals.
Bed and breakfast	No more than 10 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Community care accommodation	Must meet the requirements of Clause 52.22-2.
Dependent person's unit	Must be the only dependent person's unit on the lot. Must meet the requirements of Clause 32.03-2.
Dwelling (other than Bed and breakfast)	Must be the only dwelling on the lot. Must meet the requirements of Clause 32.03-2.
Home based business	
Informal outdoor recreation	
Medical centre	The gross floor area of all buildings must not exceed 250 square metres. The site must adjoin, or have access to, a road in a Road Zone.
Railway	
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Accommodation (other than Community care accommodation, Dependent person's unit and Dwelling)	
Agriculture (other than Animal keeping, Animal production and Apiculture)	
Animal boarding	

ALPINE PLANNING SCHEME

Use	Condition
Animal keeping (other than Animal boarding) – if the Section 1 condition is not met	Must be no more than 5 animals.
Car park	Must be used in conjunction with another use in Section 1 or 2.
Car wash	The site must adjoin, or have access to, a road in a Road Zone.
Convenience restaurant	The site must adjoin, or have access to, a road in a Road Zone.
Convenience shop	
Dependent person's unit – if the Section 1 condition is not met	Must meet the requirements of Clause 32.03-2.
Dwelling (other than Bed and breakfast) – if the Section 1 condition is not met	Must result in no more than two dwellings on the lot. Must meet the requirements of Clause 32.03-2.
Food and drink premises (other than Convenience restaurant)	
Grazing animal production	
Leisure and recreation (other than Informal outdoor recreation and Motor racing track)	
Market	
Place of assembly (other than Amusement parlour, Carnival, Circus and Nightclub)	
Plant nursery	
Service station	The site must either: <ul style="list-style-type: none"> Adjoin a commercial zone or industrial zone. Adjoin, or have access to, a road in a Road Zone. The site must not exceed either: <ul style="list-style-type: none"> 3000 square metres. 3600 square metres if it adjoins on two boundaries a road in a Road Zone.
Store	Must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 – Prohibited

Use**Amusement parlour****Animal production (other than Grazing animal production)****Brothel****Cinema based entertainment facility****Industry (other than Car wash)****Motor racing track****Nightclub****Office (other than Medical centre)****Retail premises (other than Convenience shop, Food and drink premises, Market and Plant nursery)****Saleyard****Stone extraction****Transport terminal****Warehouse (other than Store)****32.03-2**19/01/2006
VC37**Use for one or two dwellings or a dependent person's unit**

A lot may be used for one or two dwellings provided the following requirements are met:

- Each dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available, all wastewater from each dwelling must be treated and retained within the lot in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 1970*.
- Each dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply, with appropriate storage capacity, to the satisfaction of the responsible authority.
- Each dwelling must be connected to a reticulated electricity supply or have an alternative energy supply to the satisfaction of the responsible authority.

These requirements also apply to a dependent person's unit.

32.03-331/07/2018
VC148**Subdivision****Permit requirement**

A permit is required to subdivide land.

Each lot must be at least the area specified for the land in a schedule to this zone. Any area specified must be at least:

- 0.4 hectare for each lot where reticulated sewerage is not connected. If no area is specified each lot must be at least 0.4 hectare.
- 0.2 hectare for each lot with connected reticulated sewerage. If no area is specified each lot must be at least 0.2 hectare.

A permit may be granted to create lots smaller than 0.4 hectare if the subdivision:

- Excises land which is required for a road or a utility installation.
- Provides for the re-subdivision of existing lots and the number of lots is not increased.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	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 59.01

32.03-4

31/07/2018
VC148

Buildings and works

A permit is required to construct or carry out any of the following:

- A building or works associated with a use in Section 2 of Clause 32.03-1.
- An outbuilding which has dimensions greater than those specified in a schedule to this zone.

This does not apply to structural changes to a dwelling provided the size of the dwelling is not increased or the number of dwellings is not increased.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
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 zone used for residential purposes: <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 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 59.04

32.03-515/07/2013
VC100**Application requirements****Subdivision**

An application must be accompanied by a site analysis, documenting the site in terms of land form, vegetation coverage and the relationship with surrounding land, and a report explaining how the proposed subdivision has responded to the site analysis. The report must:

- In the absence of reticulated sewerage, include a land assessment which demonstrates that each lot is capable of treating and retaining all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 1970*.
- Show for each lot:
 - A building envelope and driveway to the envelope.
 - Existing vegetation.
 - In the absence of reticulated sewerage, an effluent disposal area.
- Show how the proposed subdivision relates to the existing or likely use and development of adjoining and nearby land.
- If a staged subdivision, show how the balance of the land may be subdivided.

32.03-631/07/2018
VC148**Decision guidelines****General**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.

Subdivision

- The protection and enhancement of the natural environment and character of the area including the retention of vegetation and faunal habitat and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.
- The availability and provision of utility services, including sewerage, water, drainage, electricity, gas and telecommunications.
- In the absence of reticulated sewerage:
 - The capability of the lot to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 1970*.
 - The benefits of restricting the size of lots to the minimum required to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria).
 - The benefits of restricting the size of lots to generally no more than 2 hectares to enable lots to be efficiently maintained without the need for agricultural techniques and equipment.
- The relevant standards of Clauses 56.07-1 to 56.07-4.

32.03-731/07/2018
VC148**Signs**

Sign requirements are at Clause 52.05. This zone is in Category 3.

19/01/2006
VC37

SCHEDULE TO THE LOW DENSITY RESIDENTIAL ZONE

Shown on the planning scheme map as **LDRZ**.

		Land	Area
Minimum subdivision area (hectares).		None specified	
Dimensions above which a permit is required to construct an outbuilding			
None specified			

32.0431/07/2018
VC148**MIXED USE ZONE**

Shown on the planning scheme map as **MUZ** with a number (if shown).

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality.

To provide for housing at higher densities.

To encourage development that responds to the existing or preferred neighbourhood character of the area.

To facilitate the use, development and redevelopment of land in accordance with the objectives specified in a schedule to this zone.

32.04-115/07/2013
VC100**Objectives**

A schedule to this zone may contain objectives to be achieved for the area.

32.04-226/10/2018
VC152**Table of uses****Section 1 – Permit not required**

Use	Condition
Animal keeping (other than Animal boarding)	Must be no more than 2 animals.
Art gallery	
Bed and breakfast	No more than 10 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Community care accommodation	Must meet the requirements of Clause 52.22-2.
Dependent person's unit	Must be the only dependent person's unit on the lot.
Dwelling (other than Bed and breakfast)	
Food and drink premises	The leasable floor area must not exceed 150 square metres.
Home based business	
Informal outdoor recreation	
Medical centre	The gross floor area must not exceed 250 square metres.
Museum	
Office (other than Medical centre)	The leasable floor area must not exceed 250 square metres.
Place of worship	The gross floor area of all buildings must not exceed 250 square metres.

ALPINE PLANNING SCHEME

Use	Condition
Railway	
Residential aged care facility	
Rooming house	Must meet the requirements of Clause 52.23-2.
Shop (other than Adult sex product shop)	The leasable floor area must not exceed 150 square metres.
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Accommodation (other than Community care accommodation, Dependent person's unit, Dwelling, Residential aged care facility and Rooming house)	
Agriculture (other than Animal keeping, Animal production and Apiculture)	
Animal boarding	
Animal keeping (other than Animal boarding) – if the Section 1 condition is not met	Must be no more than 5 animals.
Grazing animal production	
Industry (other than Materials recycling and Transfer station)	Must not be a purpose listed in the table to Clause 53.10.
Leisure and recreation (other than Informal outdoor recreation)	
Place of assembly (other than Art gallery, Carnival, Circus, Museum and Place of worship)	
Retail premises (other than Food and drink premises and Shop)	
Utility installation (other than Minor utility installation and Telecommunications facility)	
Warehouse	Must not be a purpose listed in the table to Clause 53.10.
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Adult sex product shop
Animal production (other than Grazing animal production)
Brothel
Materials recycling

Use**Transfer station****Stone extraction****32.04-3**31/07/2018
VC148**Use for industry, service station and warehouse****Amenity of the neighbourhood**

The use of land for an industry, service station or warehouse must not adversely affect the amenity of the neighbourhood, including through:

- The transport of materials or goods to or from the land.
- The appearance of any stored materials or goods.
- Traffic generated by the use.
- Emissions from the land.

32.04-431/07/2018
VC148**Subdivision****Permit requirement**

A permit is required to subdivide land.

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:

- Must meet all of the objectives included in the clauses specified in the following table.
- Should meet all of the standards included in the clauses specified in the following table.

Class of subdivision	Objectives and standards to be met
60 or more lots	All except Clause 56.03-5.
16 – 59 lots	All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.
3 – 15 lots	All except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.
2 lots	Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	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 59.01

Class of application	Information requirements and decision guidelines
Subdivide land into lots each containing an existing building or car parking space where:	Clause 59.02
<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. 	
Subdivide land into 2 lots if:	Clause 59.02
<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. 	

32.04-531/07/2018
VC148**Construction and extension of one dwelling on a lot****Permit requirement**

A permit is required to construct or extend one dwelling on a lot of less than 300 square metres.

A development must meet the requirements of Clause 54.

No permit required

No permit is required to:

- Construct or carry out works normal to a dwelling.
- Construct or extend an out-building (other than a garage or carport) on a lot provided the gross floor area of the out-building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.
- Make structural changes to a dwelling provided the size of the dwelling is not increased or the number of dwellings is not increased.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Construct an outbuilding or extend a dwelling if the development:	Clause 59.14
<ul style="list-style-type: none"> Does not exceed a building height of 5 metres. Is not visible from the street (other than a lane) or a public park. 	

Class of application**Information
requirements and
decision guidelines**

- Meets the requirements in the following standards of Clause 54:
 - A10 Side and rear setbacks.
 - A11 Walls on boundaries.
 - A12 Daylight to existing windows.
 - A13 North-facing windows.
 - A14 Overshadowing open space.
 - A15 Overlooking.

For the purposes of this class of VicSmart application, the Clause 54 standards specified above are mandatory.

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.

32.04-6

31/07/2018
VC148

Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings**Permit requirement**

A permit is required to:

- Construct a dwelling if there is at least one dwelling existing on the lot.
- Construct two or more dwellings on a lot.
- Extend a dwelling if there are two or more dwellings on the lot.
- Construct or extend a dwelling if it is on common property.
- Construct or extend a residential building.

A permit is required to 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, and
- The fence exceeds the maximum height specified in Clause 55.06-2.

A development must meet the requirements of Clause 55. This does not apply to a development of five or more storeys, excluding a basement.

An apartment development of five or more storeys, excluding a basement, must meet the requirements of Clause 58.

A permit is not required to construct one dependent person's unit on a lot.

Transitional provisions

Clause 55 of this scheme, as in force immediately before the approval date of Amendment VC136, continues to apply to:

- An application for a planning permit lodged before that date.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before that date.

Clause 58 does not apply to:

- An application for a planning permit lodged before the approval date of Amendment VC136.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before the approval date of Amendment VC136.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
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 59.03

32.04-7

15/07/2013
VC100

Requirements of Clause 54 and Clause 55

A schedule to this zone may specify the requirements of:

- Standards A3, A5, A6, A10, A11, A17 and A20 of Clause 54 of this scheme.
- Standards B6, B8, B9, B13, B17, B18, B28 and B32 of Clause 55 of this scheme.

If a requirement is not specified in a schedule to this zone, the requirement set out in the relevant standard of Clause 54 or Clause 55 applies.

32.04-8

26/10/2018
VC152

Residential aged care facility

Permit requirements

A permit is required to construct a building or construct or carry out works for a residential aged care facility.

A development must meet the requirements of Clause 53.17 - Residential aged care facility.

32.04-9

26/10/2018
VC152

Buildings and works associated with a Section 2 use

A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.04-2.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
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 zone used for residential purposes: <ul style="list-style-type: none"> – A10 Side and rear setbacks. 	Clause 59.04

Class of application	Information requirements and decision guidelines
<ul style="list-style-type: none"> - 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 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>	

32.04-10

26/10/2018
VC152

Buildings on lots that abut another residential zone

Any buildings or works constructed on a lot that abuts land which is in a General Residential Zone, Neighbourhood Residential Zone, Residential Growth Zone, or Township Zone must meet the requirements of Clauses 55.03-5, 55.04-1, 55.04-2, 55.04-3, 55.04-5 and 55.04-6 along that boundary.

This does not apply to a building or works for a residential aged care facility.

32.04-11

26/10/2018
VC152

Maximum building height requirement

A building must not be constructed that exceeds the maximum building height specified in a schedule to this zone.

A building may exceed the maximum building height specified in a schedule to this zone if:

- It replaces an immediately pre-existing building and the new building does not exceed the building height of the pre-existing building.
- There are existing buildings on both abutting allotments that face the same street and the new building does not exceed the building height of the lower of the existing buildings on the abutting allotments.
- It is on a corner lot abutted by lots with existing buildings and the new building does not exceed the building height of the lower of the existing buildings on the abutting allotments.
- It is constructed pursuant to a valid building permit that was in effect prior to the introduction of this provision.
- It is a residential aged care facility and the maximum building height in the schedule to the zone is less than 16 metres.

An extension to an existing building may exceed the maximum building height specified in a schedule to this zone if it does not exceed the building height of the existing building.

A building may exceed the maximum building height by up to 1 metre if the slope of the natural ground level, measured at any cross section of the site of the building wider than 8 metres, is greater than 2.5 degrees.

The maximum building height requirement in this zone or a schedule to this zone applies whether or not a planning permit is required for the construction of a building.

Building height if land is subject to inundation

If the land is in a Special Building Overlay, Land Subject to Inundation Overlay or is land liable to inundation the maximum building height specified in the zone or schedule to the zone is the vertical distance from the minimum floor level determined by the relevant drainage authority or floodplain management authority to the roof or parapet at any point.

32.04-12

26/10/2018
VC152

Application requirements**General**

Any application requirements specified in a schedule to this zone.

Use for industry and warehouse

Unless the circumstances do not require, an application to use land for an industry or warehouse must be accompanied by the following information:

- The purpose of the use and the types of activities to be carried out.
- The type and quantity of materials and goods to be stored, processed or produced.
- Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.
- Whether a notification under the Occupational Health and Safety Regulations 2017 is required, a licence under the *Dangerous Goods Act 1985* is required, or a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012 is exceeded.
- How land not required for immediate use is to be maintained.
- The likely effects, if any, on the neighbourhood, including noise levels, traffic, air-borne emissions, emissions to land and water, light spill, glare, solar access and hours of operation (including the hours of delivery and dispatch of materials and goods).

Buildings and works associated with a Section 2 use

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A site analysis and descriptive statement explaining how the proposal responds to the site and its context.
- Plans drawn to scale and dimensioned which show:
 - The layout of proposed buildings and works.
 - An elevation of the building design and height.
 - Setbacks to property boundaries.
 - All proposed access and pedestrian areas.
 - All proposed driveway, car parking and loading areas.
 - Existing vegetation and proposed landscape areas.
 - The location of easements and services.

32.04-13

26/10/2018
VC152

Exemption from notice and review**Subdivision**

An application for subdivision is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

Other applications

A schedule to this zone may specify that an application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

32.04-14

26/10/2018
VC152

Decision guidelines**General**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The objectives set out in a schedule to this zone.
- Any other decision guidelines specified in a schedule to this zone.
- The impact of overshadowing on existing rooftop solar energy facilities on dwellings on adjoining lots in a Mixed Use Zone or Residential Growth Zone.

Use for industry, service station and warehouse

- The effect that existing uses on adjoining or nearby land may have on the proposed use.
- The design of buildings, including provision for solar access.
- The availability and provision of utility services.
- The effect of traffic to be generated by the use.
- The interim use of those parts of the land not required for the proposed use.
- Whether the use is compatible with adjoining and nearby land uses.
- For non-residential uses, the proposed hours of operation, noise and any other likely off-site amenity impacts.

Subdivision

- The pattern of subdivision and its effect on the spacing of buildings.
- For subdivision of land for residential development, the objectives and standards of Clause 56.

Construction and extension of one dwelling on a lot

- The objectives, standards and decision guidelines of Clause 54.

Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings

- For two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55. This does not apply to an apartment development of five or more storeys, excluding a basement.
- For an apartment development of five or more storeys, excluding a basement, the objectives, standards and decisions guidelines of Clause 58.

32.04-15

26/10/2018
VC152

Signs

Sign requirements are at Clause 52.05. This zone is in Category 3 unless a schedule to this zone specifies a different category.

15/07/2013
VC100

SCHEDULE TO CLAUSE 32.04 MIXED USE ZONE

Shown on the planning scheme map as **MUZ**.

ALPINE MIXED USE AREAS

1.0

15/07/2013
VC100

Objectives

None specified.

2.0

15/07/2013
VC100

Clause 54 and Clause 55 requirements

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

3.0

15/07/2013
VC100

Maximum building height requirement

None specified.

4.0

15/07/2013
VC100

Exemption from notice and review

None specified.

5.0

15/07/2013
VC100

Application requirements

None specified.

6.0

15/07/2013
VC100

Decision guidelines

None specified.

32.0531/07/2018
VC148**TOWNSHIP ZONE**

Shown on the planning scheme map as **TZ** with a number (if shown).

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To provide for residential development and a range of commercial, industrial and other uses in small towns.

To encourage development that respects the neighbourhood character of the area.

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

32.05-127/03/2017
VC110**Neighbourhood character objectives**

A schedule to this zone may contain the neighbourhood character objectives to be achieved for the area.

32.05-226/10/2018
VC152**Table of uses****Section 1 - Permit not required**

Use	Condition
Animal keeping (other than Animal boarding)	Must be no more than 2 animals.
Bed and breakfast	No more than 10 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Community care accommodation	Must meet the requirements of Clause 52.22-2.
Dependent person's unit	Must be the only dependent person's unit on the lot. Must meet the requirements of Clause 32.05-3.
Dwelling (other than Bed and breakfast)	Must meet the requirements of Clause 32.05-3.
Home based business	
Informal outdoor recreation	
Medical centre	The gross floor area of all buildings must not exceed 250 square metres.
Place of worship	The gross floor area of all buildings must not exceed 250 square metres.
Railway	
Residential aged care facility	
Rooming house	Must meet the requirements of Clause 52.23-2.
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 – Permit required

Use	Condition
Accommodation (other than Community care accommodation, Dependent person's unit, Dwelling, Residential aged care facility and Rooming house)	
Agriculture (other than Animal keeping, Animal production and Apiculture)	
Animal boarding	
Animal keeping (other than Animal boarding) – if the Section 1 condition is not met	Must be no more than 5 animals.
Dependent person's unit - if the Section 1 condition is not met	Must meet the requirements of Clause 32.05-3.
Grazing animal production	
Industry (other than Transfer station and Refuse disposal)	Must not be a purpose listed in the table to Clause 53.10.
Leisure and recreation (other than Informal outdoor recreation and Motor racing track)	
Office (other than Medical centre)	
Place of assembly (other than Carnival, Circus and Place of worship)	
Retail premises (other than Adult sex product shop)	
Transfer station	Must meet the threshold distance requirements in the Table to Clause 53.10.
Utility installation (other than Minor utility installation and Telecommunications facility)	
Warehouse	Must not be a purpose listed in the table to Clause 53.10.
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Adult sex product shop
Animal production (other than Grazing animal production)
Brothel
Dwelling – if the Section 1 condition is not met
Motor racing track
Refuse disposal
Saleyard
Stone extraction

32.05-327/03/2017
VC110**Use for a dwelling or a dependent person's unit**

A lot may be used for a dwelling provided the following requirements are met:

- Each dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available, all wastewater from each dwelling must be treated and retained within the lot in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 1970*.
- Each dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply, with appropriate storage capacity, to the satisfaction of the responsible authority.
- Each dwelling must be connected to a reticulated electricity supply or have an alternative energy supply to the satisfaction of the responsible authority.

These requirements also apply to a dependent person's unit.

32.05-427/03/2017
VC110**Use for industry and warehouse****Amenity of the neighbourhood**

The use of land for an industry or warehouse must not adversely affect the amenity of the neighbourhood, including through:

- The transport of materials or goods to or from the land.
- The appearance of any stored materials or goods.
- Traffic generated by the use.
- Emissions from the land.

32.05-531/07/2018
VC148**Subdivision****Permit requirement**

A permit is required to subdivide land.

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:

- Must meet all of the objectives included in the clauses specified in the following table.
- Should meet all of the standards included in the clauses specified in the following table.

Class of subdivision	Objectives and standards to be met
16 or more lots	Clauses 56.02-1, 56.03-5, 56.04-2 to 56.04-5, 56.05-1, 56.05-2, 56.06-2, 56.06-4, 56.06-5, 56.06-7, 56.06-8 and 56.07-1 to 56.09-4.
3 – 15 lots	Clauses 56.03-5, 56.04-2 to 56.04-5, 56.05-1, 56.06-2, 56.06-4, 56.06-5, 56.06-7 and 56.06-8 to 56.09-4.
2 lots	Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5 and 56.06-8 to 56.09-2.

Each lot must be provided with reticulated sewerage, if available. If reticulated sewerage is not available, the application must be accompanied by:

- A land assessment which demonstrates that each lot is capable of treating and retaining all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 1970*.
- A plan which shows a building envelope and effluent disposal area for each lot.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Subdivide land to realign the common boundary between 2 lots where:	Clause 59.01
<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:	Clause 59.02
<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. 	
Subdivide land into 2 lots if:	Clause 59.02
<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. 	

32.05-6

31/07/2018
VC148

Construction and extension of one dwelling on a lot

Permit requirement

A permit is required to construct or extend one dwelling on:

- A lot of less than 300 square metres.
- A lot of between 300 square metres and 500 square metres if specified in a schedule to this zone.

A permit is required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with one dwelling on:
 - A lot of less than 300 square metres, or
 - A lot of between 300 and 500 square metres if specified in a schedule to this zone, and

- The fence exceeds the maximum height specified in Clause 54.06-2.

A development must meet the requirements of Clause 54.

No permit required

No permit is required to:

- Construct or carry out works normal to a dwelling.
- Construct or extend an out-building (other than a garage or carport) on a lot provided the gross floor area of the out-building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.
- Make structural changes to a dwelling provided the size of the dwelling is not increased or the number of dwellings is not increased.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
<p>Construct an outbuilding or extend a dwelling if the development:</p> <ul style="list-style-type: none"> ▪ 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 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 59.14
Construct or extend a front fence within 3 metres of a street if the fence is associated with one dwelling.	Clause 59.03

32.05-7

31/07/2018
VC148

Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings

Permit requirement

A permit is required to:

- Construct a dwelling if there is at least one dwelling existing on the lot.

- Construct two or more dwellings on a lot.
- Extend a dwelling if there are two or more dwellings on the lot.
- Construct or extend a dwelling if it is on common property.
- Construct or extend a residential building.

A permit is required to 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, and
- The fence exceeds the maximum height specified in Clause 55.06-2.

A development must meet the requirements of Clause 55. This does not apply to a development of five or more storeys, excluding a basement.

An apartment development of five or more storeys, excluding a basement, must meet the requirements of Clause 58.

A permit is not required to construct one dependent person's unit on a lot.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
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 59.03

Transitional provisions

Clause 55 of this scheme, as in force immediately before the approval date of Amendment VC136, continues to apply to:

- An application for a planning permit lodged before that date.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before that date.

Clause 58 does not apply to:

- An application for a planning permit lodged before the approval date of Amendment VC136.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before the approval date of Amendment VC136.

32.05-8

27/03/2017
VC110

Requirements of Clause 54 and Clause 55

A schedule to this zone may specify the requirements of:

- Standards A3, A5, A6, A10, A11, A17 and A20 of Clause 54 of this scheme.
- Standards B6, B8, B9, B13, B17, B18, B28 and B32 of Clause 55 of this scheme.

If a requirement is not specified in a schedule to this zone, the requirement set out in the relevant standard of Clause 54 or Clause 55 applies.

32.05-926/10/2018
VC152**Residential aged care facility****Permit requirements**

A permit is required to construct a building or construct or carry out works for a residential aged care facility.

A development must meet the requirements of Clause 53.17 - Residential aged care facility.

32.05-1026/10/2018
VC152**Buildings and works associated with a Section 2 use**

A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.05-2.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
<p>Construct a building or construct or carry out works with an estimated cost of up to \$100,000 where:</p> <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 zone used for residential purposes: <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 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>	<p>Clause 59.04</p>

32.05-1126/10/2018
VC152**Maximum building height requirement for a dwelling or residential building**

A building must not be constructed for use as a dwelling or a residential building that exceeds the maximum building height specified in a schedule to this zone.

If no maximum building height is specified in a schedule to this zone, the requirement set out in the relevant standard of Clause 54 and Clause 55 applies.

A building may exceed the maximum building height specified in a schedule to this zone if:

- It replaces an immediately pre-existing building and the new building does not exceed the building height of the pre-existing building.

- There are existing buildings on both abutting allotments that face the same street and the new building does not exceed the building height of the lower of the existing buildings on the abutting allotments.
- It is on a corner lot abutted by lots with existing buildings and the new building does not exceed the building height of the lower of the existing buildings on the abutting allotments.
- It is constructed pursuant to a valid building permit that was in effect prior to the introduction of this provision.

An extension to an existing building may exceed the maximum building height specified in a schedule to this zone if it does not exceed the building height of the existing building.

A building may exceed the maximum building height by up to 1 metre if the slope of the natural ground level, measured at any cross section of the site of the building wider than 8 metres, is greater than 2.5 degrees.

The maximum building height requirement in a schedule to this zone applies whether or not a planning permit is required for the construction of a building.

Building height if land is subject to inundation

If the land is in a Special Building Overlay, Land Subject to Inundation Overlay or is land liable to inundation the maximum building height specified in the zone or schedule to the zone is the vertical distance from the minimum floor level determined by the relevant drainage authority or floodplain management authority to the roof or parapet at any point.

32.05-12

26/10/2018
VC152

Application requirements

Use for industry and warehouse

Unless the circumstances do not require, an application to use land for an industry or warehouse must be accompanied by the following information:

- The purpose of the use and the types of activities to be carried out.
- The type and quantity of materials and goods to be stored, processed or produced.
- Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.
- Whether a notification under the Occupational Health and Safety Regulations 2017 is required, a licence under the *Dangerous Goods Act 1985* is required, or a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012 is exceeded.
- How land not required for immediate use is to be maintained.
- The likely effects, if any, on the neighbourhood, including noise levels, traffic, air-borne emissions, emissions to land and water, light spill, glare, solar access and hours of operation (including the hours of delivery and despatch of materials and goods).
- Any other application requirements specified in a schedule to this zone.

32.05-13

26/10/2018
VC152

Decision guidelines

Before deciding on an application to use land or construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General

- The Municipal Planning Strategy and the Planning Policy Framework.
- The objectives set out in a schedule to this zone.

ALPINE PLANNING SCHEME

- The protection and enhancement of the character of the town and surrounding area including the retention of vegetation.
- The availability and provision of utility services, including sewerage, water, drainage, electricity, gas and telecommunications.
- In the absence of reticulated sewerage, the capability of the lot to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 1970*.
- The design, height, setback and appearance of the proposed buildings and works including provision for solar access.
- The need for a verandah along the front or side of commercial buildings to provide shelter for pedestrians.
- Provision of car and bicycle parking and loading bay facilities and landscaping.
- The effect that existing uses on adjoining or nearby land may have on the proposed use.
- The scale and intensity of the use and development.
- The safety, efficiency and amenity effects of traffic to be generated by the proposal.
- The impact of overshadowing on existing rooftop solar energy facilities on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.
- Any other decision guidelines specified in a schedule to this zone.

Use for industry and warehouse

Before deciding on an application to use land for an industry or warehouse, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The effect that existing uses on adjoining or nearby land may have on the proposed use.
- The design of buildings, including provision for solar access.
- The availability and provision of utility services.
- The effect of traffic to be generated by the use.
- The interim use of those parts of the land not required for the proposed use.
- Any other decision guidelines specified in a schedule to this zone.

Subdivision

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The pattern of subdivision and its effect on the spacing of buildings.
- For subdivision of land for residential development, the objectives and standards of Clause 56.
- Any other decision guidelines specified in a schedule to this zone.

Construction and extension of one dwelling on a lot

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.

- The objectives, standards and decision guidelines of Clause 54.
- Any other decision guidelines specified in a schedule to this zone.

Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- For two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55. This does not apply to an apartment development of five or more storeys, excluding a basement.
- For an apartment development of five or more storeys, excluding a basement, the objectives, standards and decisions guidelines of Clause 58.
- Any other decision guidelines specified in a schedule to this zone.

32.05-14

26/10/2018
VC152

Signs

Sign requirements are at Clause 52.05. This zone is in Category 3.

15/07/2013
VC100**SCHEDULE TO CLAUSE 32.05 TOWNSHIP ZONE**Shown on the planning scheme map as **TZ**.**ALPINE TOWNSHIPS**

Is a permit required to construct or extend one dwelling on a lot of between 300 square metres and 500 square metres?

No

1.015/07/2013
VC100**Clause 54 and Clause 55 requirements**

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

2.015/07/2013
VC100**Maximum building height requirement for a dwelling or residential building**

None specified.

3.015/07/2013
VC100**Application requirements**

None specified.

4.015/07/2013
VC100**Decision guidelines**

None specified.

32.0831/07/2018
VC148**GENERAL RESIDENTIAL ZONE**

Shown on the planning scheme map as **GRZ**, **R1Z**, **R2Z** or **R3Z** with a number (if shown).

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To encourage development that respects the neighbourhood character of the area.

To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

32.08-127/03/2017
VC110**Neighbourhood character objectives**

A schedule to this zone may contain neighbourhood character objectives to be achieved for the area.

32.08-226/10/2018
VC152**Table of uses****Section 1 - Permit not required**

Use	Condition
Animal keeping (other than Animal boarding)	Must be no more than 2 animals.
Bed and breakfast	No more than 10 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Community care accommodation	Must meet the requirements of Clause 52.22-2.
Dependent person's unit	Must be the only dependent person's unit on the lot.
Dwelling (other than Bed and breakfast)	
Home based business	
Informal outdoor recreation	
Medical centre	The gross floor area of all buildings must not exceed 250 square metres. Must not require a permit under Clause 52.06-3. The site must adjoin, or have access to, a road in a Road Zone.
Place of worship	The gross floor area of all buildings must not exceed 250 square metres. The site must adjoin, or have access to, a road in a Road Zone.
Railway	
Residential aged care facility	
Rooming house	Must meet the requirements of Clause 52.23-2.

Use	Condition
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Accommodation (other than Community care accommodation, Dependent person's unit, Dwelling, Residential aged care facility and Rooming house)	
Agriculture (other than Animal keeping, Animal production, Animal training, Apiculture and Horse stables)	
Animal keeping (other than Animal boarding) – if the Section 1 condition is not met	Must be no more than 5 animals.
Car park	Must be used in conjunction with another use in Section 1 or 2.
Car wash	The site must adjoin, or have access to, a road in a Road Zone.
Convenience restaurant	The site must adjoin, or have access to, a road in a Road Zone.
Convenience shop	
Food and drink premises (other than Convenience restaurant and Take away food premises)	
Grazing animal production	
Leisure and recreation (other than Informal outdoor recreation and Motor racing track)	
Market	
Place of assembly (other than Amusement parlour, Carnival, Circus, Nightclub, and Place of worship)	
Plant nursery	
Service station	<p>The site must either:</p> <ul style="list-style-type: none"> Adjoin a commercial zone or industrial zone. Adjoin, or have access to, a road in a Road Zone. <p>The site must not exceed either:</p> <ul style="list-style-type: none"> 3000 square metres. 3600 square metres if it adjoins on two boundaries a road in a Road Zone.

Use	Condition
Store	Must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.
Take away food premises	The site must adjoin, or have access to, a road in a Road Zone.
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 – Prohibited

Use
Amusement parlour
Animal boarding
Animal production (other than Grazing animal production)
Animal training
Brothel
Cinema based entertainment facility
Horse stables
Industry (other than Car wash)
Motor racing track
Nightclub
Office (other than Medical centre)
Retail premises (other than Convenience shop, Food and drink premises, Market, and Plant nursery)
Saleyard
Stone extraction
Transport terminal
Warehouse (other than Store)

32.08-3

31/07/2018
VC148

Subdivision

Permit requirement

A permit is required to subdivide land.

An application to subdivide land that would create a vacant lot less than 400 square metres capable of development for a dwelling or residential building, must ensure that each vacant lot created less than 400 square metres contains at least 25 percent as garden area. This does not apply to a lot created by an application to subdivide land where that lot is created in accordance with:

- An approved precinct structure plan or an equivalent strategic plan;
- An incorporated plan or approved development plan; or
- A permit for development.

ALPINE PLANNING SCHEME

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:

- Must meet all of the objectives included in the clauses specified in the following table.
- Should meet all of the standards included in the clauses specified in the following table.

Class of subdivision	Objectives and standards to be met
60 or more lots	All except Clause 56.03-5.
16 – 59 lots	All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.
3 – 15 lots	All except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.
2 lots	Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	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 59.01
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 59.02
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 59.02

32.08-415/05/2018
VC143**Construction or extension of a dwelling or residential building****Minimum garden area requirement**

An application to construct or extend a dwelling or residential building on a lot must provide a minimum garden area as set out in the following table:

Lot size	Minimum percentage of a lot set aside as garden area
400 - 500 sqm	25%
Above 500 - 650 sqm	30%
Above 650 sqm	35%

This does not apply to:

- An application to construct or extend a dwelling or residential building if specified in a schedule to this zone as exempt from the minimum garden area requirement;
- An application to construct or extend a dwelling or residential building on a lot if:
 - The lot is designated as a medium density housing site in an approved precinct structure plan or an approved equivalent strategic plan;
 - The lot is designated as a medium density housing site in an incorporated plan or approved development plan; or
- An application to alter or extend an existing building that did not comply with the minimum garden area requirement of Clause 32.08-4 on the approval date of Amendment VC110.

32.08-531/07/2018
VC148**Construction and extension of one dwelling on a lot****Permit requirement**

A permit is required to construct or extend one dwelling on:

- A lot of less than 300 square metres.
- A lot of between 300 square metres and 500 square metres if specified in a schedule to this zone.

A permit is required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with one dwelling on:
 - A lot of less than 300 square metres, or
 - A lot of between 300 and 500 square metres if specified in a schedule to this zone, and
- The fence exceeds the maximum height specified in Clause 54.06-2.

A development must meet the requirements of Clause 54.

No permit required

No permit is required to:

- Construct or carry out works normal to a dwelling.
- Construct or extend an out-building (other than a garage or carport) on a lot provided the gross floor area of the out-building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.
- Make structural changes to a dwelling provided the size of the dwelling is not increased or the number of dwellings is not increased.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
<p>Construct an outbuilding or extend a dwelling if the development:</p> <p>Meets the minimum garden area requirement of Clause 32.08-4.</p> <ul style="list-style-type: none"> ▪ 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 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 59.14
Construct or extend a front fence within 3 metres of a street if the fence is associated with one dwelling.	Clause 59.03

32.08-6
31/07/2018
VC148

Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings

Permit requirement

A permit is required to:

- Construct a dwelling if there is at least one dwelling existing on the lot.
- Construct two or more dwellings on a lot.
- Extend a dwelling if there are two or more dwellings on the lot.
- Construct or extend a dwelling if it is on common property.
- Construct or extend a residential building.

A permit is required to 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, and
- The fence exceeds the maximum height specified in Clause 55.06-2.

A development must meet the requirements of Clause 55. This does not apply to a development of five or more storeys, excluding a basement.

An apartment development of five or more storeys, excluding a basement, must meet the requirements of Clause 58.

A permit is not required to construct one dependent person's unit on a lot.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
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 59.03

Transitional provisions

Clause 55 of this scheme, as in force immediately before the approval date of Amendment VC136, continues to apply to:

- An application for a planning permit lodged before that date.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before that date.

Clause 58 does not apply to:

- An application for a planning permit lodged before the approval date of Amendment VC136.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before the approval date of Amendment VC136.

32.08-7

27/03/2017
VC110

Requirements of Clause 54 and Clause 55

A schedule to this zone may specify the requirements of:

- Standards A3, A5, A6, A10, A11, A17 and A20 of Clause 54 of this scheme.
- Standards B6, B8, B9, B13, B17, B18, B28 and B32 of Clause 55 of this scheme.

If a requirement is not specified in a schedule to this zone, the requirement set out in the relevant standard of Clause 54 or Clause 55 applies.

32.08-8

26/10/2018
VC152

Residential aged care facility

Permit requirements

A permit is required to construct a building or construct or carry out works for a residential aged care facility.

A development must meet the requirements of Clause 53.17 - Residential aged care facility.

32.08-9

26/10/2018
VC152

Buildings and works associated with a Section 2 use

A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.08-2.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
<p>Construct a building or construct or carry out works with an estimated cost of up to \$100,000 where:</p> <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 zone used for residential purposes: <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 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>	<p>Clause 59.04</p>

32.08-10

26/10/2018
VC152

Maximum building height requirement for a dwelling or residential building

A building must not be constructed for use as a dwelling or a residential building that:

- exceeds the maximum building height specified in a schedule to this zone; or
- contains more than the maximum number of storeys specified in a schedule to this zone.

If no maximum building height or maximum number of storeys is specified in a schedule to this zone:

- the building height must not exceed 11 metres; and
- the building must contain no more than 3 storeys at any point.

A building may exceed the applicable maximum building height or contain more than the applicable maximum number of storeys if:

- It replaces an immediately pre-existing building and the new building does not exceed the building height or contain a greater number of storeys than the pre-existing building.
- There are existing buildings on both abutting allotments that face the same street and the new building does not exceed the building height or contain a greater number of storeys than the lower of the existing buildings on the abutting allotments.

- It is on a corner lot abutted by lots with existing buildings and the new building does not exceed the building height or contain a greater number of storeys than the lower of the existing buildings on the abutting allotments.
- It is constructed pursuant to a valid building permit that was in effect prior to the introduction of this provision.

An extension to an existing building may exceed the applicable maximum building height or contain more than the applicable maximum number of storeys if it does not exceed the building height of the existing building or contain a greater number of storeys than the existing building.

A building may exceed the maximum building height by up to 1 metre if the slope of the natural ground level, measured at any cross section of the site of the building wider than 8 metres, is greater than 2.5 degrees.

A basement is not a storey for the purposes of calculating the number of storeys contained in a building.

The maximum building height and maximum number of storeys requirements in this zone or a schedule to this zone apply whether or not a planning permit is required for the construction of a building.

Building height if land is subject to inundation

If the land is in a Special Building Overlay, Land Subject to Inundation Overlay or is land liable to inundation the maximum building height specified in the zone or schedule to the zone is the vertical distance from the minimum floor level determined by the relevant drainage authority or floodplain management authority to the roof or parapet at any point.

32.08-11

26/10/2018
VC152

Application requirements

An application must be accompanied by the following information, as appropriate:

- For a residential development of four storeys or less, the neighbourhood and site description and design response as required in Clause 54 and Clause 55.
- For an apartment development of five or more storeys, an urban context report and design response as required in Clause 58.01.
- For an application for subdivision, a site and context description and design response as required in Clause 56.
- Plans drawn to scale and dimensioned which show:
 - Site shape, size, dimensions and orientation.
 - The siting and use of existing and proposed buildings.
 - Adjacent buildings and uses.
 - The building form and scale.
 - Setbacks to property boundaries.
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of good and materials, hours of operation and light spill, solar access and glare.
- Any other application requirements specified in a schedule to this zone.

If in the opinion of the responsible authority an application requirement is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.

32.08-1226/10/2018
VC152**Exemption from notice and review****Subdivision**

An application to subdivide land into lots each containing an existing dwelling or car parking space is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

32.08-1326/10/2018
VC152**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General

- The Municipal Planning Strategy and the Planning Policy Framework.
- The purpose of this zone.
- The objectives set out in a schedule to this zone.
- Any other decision guidelines specified in a schedule to this zone.
- The impact of overshadowing on existing rooftop solar energy facilities on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.

Subdivision

- The pattern of subdivision and its effect on the spacing of buildings.
- For subdivision of land for residential development, the objectives and standards of Clause 56.

Dwellings and residential buildings

- For the construction and extension of one dwelling on a lot, the objectives, standards and decision guidelines of Clause 54.
- For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55. This does not apply to an apartment development of five or more storeys, excluding a basement.
- For the construction and extension of an apartment development of five or more storeys, excluding a basement, the objectives, standards and decisions guidelines of Clause 58.

Non-residential use and development

- Whether the use or development is compatible with residential use.
- Whether the use generally serves local community needs.
- The scale and intensity of the use and development.
- The design, height, setback and appearance of the proposed buildings and works.
- The proposed landscaping.
- The provision of car and bicycle parking and associated accessways.
- Any proposed loading and refuse collection facilities.
- The safety, efficiency and amenity effects of traffic to be generated by the proposal.

32.08-1426/10/2018
VC152**Signs**

Sign requirements are at Clause 52.05. This zone is in Category 3.

32.08-1526/10/2018
VC152**Transitional provisions**

The minimum garden area requirements of Clause 32.08-4 and the maximum building height and number of storeys requirements of Clause 32.08-9 introduced by Amendment VC110 do not apply to:

- A planning permit application for the construction or extension of a dwelling or residential building lodged before the approval date of Amendment VC110.
- Where a planning permit is not required for the construction or extension of a dwelling or residential building:
 - A building permit issued for the construction or extension of a dwelling or residential building before the approval date of Amendment VC110.
 - A building surveyor has been appointed to issue a building permit for the construction or extension of a dwelling or residential building before the approval date of Amendment VC110. A building permit must be issued within 12 months of the approval date of Amendment VC110.
 - A building surveyor is satisfied, and certifies in writing, that substantial progress was made on the design of the construction or extension of a dwelling or residential building before the approval date of Amendment VC110. A building permit must be issued within 12 months of the approval date of Amendment VC110.

The minimum garden area requirement of Clause 32.08-3 introduced by Amendment VC110 does not apply to a planning permit application to subdivide land for a dwelling or a residential building lodged before the approval date of Amendment VC110.

13/06/2014
GC12**SCHEDULE 1 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE**Shown on the planning scheme map as **GRZ1**.**ALPINE GENERAL RESIDENTIAL AREA****1.0**13/06/2014
GC12**Permit requirement for the construction or extension of one dwelling on a lot**

Is a permit required to construct or extend one dwelling on a lot of between 300 square metres and 500 square metres?

None specified

2.013/06/2014
GC12**Requirements of Clause 54 and Clause 55**

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

3.013/06/2014
GC12**Maximum building height requirement for a dwelling or residential building**

None specified

4.013/06/2014
GC12**Application requirements**

None specified

5.013/06/2014
GC12**Decision guidelines**

None specified

INDUSTRIAL ZONES

33.0131/07/2018
VC148**INDUSTRIAL 1 ZONE**

Shown on the planning scheme map as **IN1Z**.

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities.

33.01-121/09/2018
VC150**Table of uses****Section 1 - Permit not required**

Use	Condition
Convenience Shop	
Crop raising	
Grazing animal production	
Home based business	
Industry (other than Materials recycling and Transfer station)	<p>Must not be a purpose shown with a Note 1 or Note 2 in the table to Clause 53.10.</p> <p>The land must be at least the following distances from land (not a road) which is in a residential zone, Capital City Zone or Docklands Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre:</p> <ul style="list-style-type: none"> ▪ The threshold distance, for a purpose listed in the table to Clause 53.10. ▪ 30 metres, for a purpose not listed in the table to Clause 53.10. <p>Must not adversely affect the amenity of the neighbourhood, including through the:</p> <ul style="list-style-type: none"> ▪ Transport of materials, goods or commodities to or from the land. ▪ Appearance of any stored goods or materials. ▪ Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
Informal outdoor recreation	
Mail centre	
Railway	
Service station	<p>The land must be at least 30 metres from land (not a road) which is in a residential zone, Capital City Zone or Docklands Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.</p> <p>Must not adversely affect the amenity of the neighbourhood, including through the:</p> <ul style="list-style-type: none"> ▪ Transport of materials, goods or commodities to or from the land. ▪ Appearance of any stored goods or materials.

ALPINE PLANNING SCHEME

Use	Condition
	Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
Shipping container storage	<p>Must not be a purpose shown with a Note 1 or Note 2 in the table to Clause 53.10.</p> <p>The land must be at least the following distances from land (not a road) which is in a residential zone, Capital City Zone or Docklands Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre:</p> <ul style="list-style-type: none"> ▪ The threshold distance, for a purpose listed in the table to Clause 53.10. ▪ 100 metres, for a purpose not listed in the table to Clause 53.10. <p>The site must adjoin, or have access to, a road in a Road Zone.</p> <p>Shipping containers must be setback at least 9 metres from a road in a Road Zone.</p> <p>The height of shipping container stacks must not exceed 6 containers or 16 metres, whichever is the lesser.</p> <p>Must not adversely affect the amenity of the neighbourhood, including through the:</p> <ul style="list-style-type: none"> ▪ Transport of materials, goods or commodities to or from the land. ▪ Appearance of any stored goods or materials. ▪ Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
Take away food premises	
Tramway	
Warehouse (other than Mail centre and Shipping container storage)	<p>Must not be a purpose shown with a Note 1 or Note 2 in the table to Clause 53.10.</p> <p>The land must be at least the following distances from land (not a road) which is in a residential zone, Capital City Zone or Docklands Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre:</p> <ul style="list-style-type: none"> ▪ The threshold distance, for a purpose listed in the table to Clause 53.10. ▪ 30 metres, for a purpose not listed in the table to Clause 53.10. <p>Must not adversely affect the amenity of the neighbourhood, including through the:</p> <ul style="list-style-type: none"> ▪ Transport of materials, goods or commodities to or from the land. ▪ Appearance of any stored goods or materials. ▪ Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

ALPINE PLANNING SCHEME

Section 2 - Permit required

Use	Condition
Adult sex product shop	Must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from a residential zone or land used for a hospital, primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school.
Agriculture (other than Apiculture, Crop raising, Grazing animal production, Intensive animal production, Pig farm and Poultry farm) Caretaker's house	
Education centre	Must not be a primary or secondary school.
Leisure and recreation (other than Informal outdoor recreation)	
Materials recycling	The land must be at least 30 metres from land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.
Office	The leasable floor area must not exceed the amount specified in the schedule to this zone.
Place of assembly (other than Carnival and Circus) Restricted retail premises Retail premises (other than Shop and Take away food premises)	
Transfer Station	The land must be at least 30 metres from land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.
Utility installation (other than Minor utility installation and Telecommunications facility).	Any gas holder, or sewerage or refuse treatment or disposal works, must be at least 30 metres from land (not a road) which is in a residential zone, Capital City Zone or Docklands Zone land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Accommodation (other than Caretaker's house) Cinema based entertainment facility

Use**Hospital****Intensive animal production****Pig farm****Poultry farm****Shop (other than Adult sex product shop, Convenience shop and Restricted retail premises)****33.01-2**31/07/2018
VC148**Use of land****Application requirements**

An application to use land for an industry or warehouse must be accompanied by the following information, as appropriate:

- The purpose of the use and the types of processes to be utilised.
- The type and quantity of goods to be stored, processed or produced.
- How land not required for immediate use is to be maintained.
- Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.
- Whether a notification under the Occupational Health and Safety Regulations 2017 is required, a licence under the *Dangerous Goods Act 1985* is required, or a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012 is exceeded.
- The likely effects, if any, on the neighbourhood, including:
 - Noise levels.
 - Air-borne emissions.
 - Emissions to land or water.
 - Traffic, including the hours of delivery and despatch.
 - Light spill or glare.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The effect that the use may have on nearby existing or proposed residential areas or other uses which are sensitive to industrial off-site effects, having regard to any comments or directions of the referral authorities.
- The effect that nearby industries may have on the proposed use.
- The drainage of the land.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.

33.01-331/07/2018
VC148**Subdivision****Permit requirement**

A permit is required to subdivide land.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	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 59.01
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 59.02
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 59.02

Exemption from notice and review

An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- Any natural or cultural values on or near the land.
- Streetscape character.
- Landscape treatment.

- Interface with non-industrial areas.

33.01-421/09/2018
VC150**Buildings and works****Permit requirement**

A permit is required to construct a building or construct or carry out works.

This does not apply to:

- A building or works which rearrange, alter or renew plant if the area or height of the plant is not increased.
- A building or works which are used for crop raising or informal outdoor recreation.
- A rainwater tank with a capacity of more than 10,000 litres if the following requirements are met:
 - The rainwater tank is not located within the building's setback from a street (other than a lane).
 - The rainwater tank is no higher than the existing building on the site.
 - The rainwater tank is not located in an area that is provided for car parking, loading, unloading or accessway.
- A building or works which are used for grazing animal production, except for permanent or fixed feeding infrastructure for seasonal or supplementary feeding constructed within 100 metres of:
 - A waterway, wetland or designated flood plain.
 - A dwelling not in the same ownership.
 - A residential or urban growth zone.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Construct a building or construct or carry out works with an estimated cost of up to \$1,000,000 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 53.10. ▪ Used for a Brothel or Adult sex product shop. 	Clause 59.04

Application requirements

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - Relevant ground levels.

- The layout of existing and proposed buildings and works.
- Driveways and vehicle parking and loading areas.
- Proposed landscape areas.
- External storage and waste treatment areas.
- Elevation drawings to scale which show the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways and vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, a site works specification and the method of preparing, draining, watering and maintaining the landscape area.

Exemption from notice and review

An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act. This exemption does not apply to an application for a building or works within 30 metres of land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- Any natural or cultural values on or near the land.
- Streetscape character.
- Built form.
- Landscape treatment.
- Interface with non-industrial areas.
- Parking and site access.
- Loading and service areas.
- Outdoor storage.
- Lighting.
- Stormwater discharge.

Maintenance

All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.

33.01-5

31/07/2018
VC148

Signs

Sign requirements are at Clause 52.05. This zone is in Category 2.

15/07/2013
VC100

SCHEDULE TO CLAUSE 33.01 INDUSTRIAL 1 ZONE

Land	Maximum leasable floor area (m ²) for office
None specified	

33.0231/07/2018
VC148**INDUSTRIAL 2 ZONE**

Shown on the planning scheme map as **IN2Z**.

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To provide for manufacturing industry, the storage and distribution of goods and associated facilities in a manner which does not affect the safety and amenity of local communities.

To promote manufacturing industries and storage facilities that require a substantial threshold distance within the core of the zone.

To keep the core of the zone free of uses which are suitable for location elsewhere so as to be available for manufacturing industries and storage facilities that require a substantial threshold distance as the need for these arises.

33.02-121/09/2018
VC150**Table of uses****Section 1 - Permit not required**

Use	Condition
Crop raising	
Grazing animal production	
Home based business	
Informal outdoor recreation	
Railway	
Service station	
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Adult sex product shop	Must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from a residential zone or land used for a hospital, primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school.
Agriculture (other than Apiculture, Crop raising, Grazing animal production, Intensive animal production, Pig farm and Poultry farm)	
Caretaker's house	
Convenience shop	
Education centre	Must not be a primary or secondary school.
Equestrian supplies	
Industry	

Use	Condition
Leisure and recreation (other than Informal outdoor recreation)	
Office	The leasable floor area must not exceed the amount specified in the schedule to this zone.
Party supplies	
Retail premises (other than Shop)	
Utility installation (other than Minor utility installation and Telecommunications facility)	
Warehouse	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Accommodation (other than Caretaker's house)
Cinema based entertainment facility
Display home
Hospital
Intensive animal production
Pig farm
Place of assembly
Poultry farm
Shop (other than Adult sex product shop, Convenience shop, Equestrian supplies, and Party supplies)
Veterinary centre

33.02-2

31/07/2018
VC148

Use of land

Application requirements

An application to use land for an industry or warehouse must be accompanied by the following information, as appropriate:

- The suitability of the industry or warehouse being located in the core of the zone, where the land is more than 1500 metres from land (not a road) which is in a residential zone, Capital City Zone or Docklands Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre and the industry or warehouse is a purpose which is listed in the Table to Clause 53.10 as requiring a threshold distance of less than 1500 metres, or is not listed in the Table.
- The purpose of the use and the types of processes to be utilised.
- The type and quantity of goods to be stored, processed or produced.
- How land not required for immediate use is to be maintained.
- Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.

- Whether a notification under the Occupational Health and Safety Regulations 2017 is required, a licence under the *Dangerous Goods Act 1985* is required, or a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012 is exceeded.
- The likely effects, if any, on the neighbourhood, including:
 - Noise levels.
 - Air-borne emissions.
 - Emissions to land or water.
 - Traffic, including the hours of delivery and dispatch.
 - Light spill or glare.

Exemption from notice and review

An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

This exemption does not apply to land within 30 metres from land (not a road) which is in a residential zone, Capital City Zone or Docklands Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The suitability of the industry or warehouse being located in the core of the zone, where the land is more than 1500 metres from land (not a road) which is in a residential zone, Capital City Zone or Docklands Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre and the industry or warehouse is a purpose which is listed in the Table to Clause 53.10 as requiring a threshold distance of less than 1500 metres, or is not listed in the Table.
- The effect that the use may have on nearby existing or proposed residential areas or other uses which are sensitive to industrial off-site effects, having regard to any comments or directions of the referral authorities.
- The effect that nearby industries may have on the proposed use.
- The drainage of the land.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.

33.02-3

31/07/2018
VC148

Subdivision

Permit requirement

A permit is required to subdivide land.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	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 59.01
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 59.02
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 59.02

Exemption from notice and review

An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act. This exemption does not apply to land within 30 metres from land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- Any natural or cultural values on or near the land.
- Streetscape character.
- Landscape treatment.
- Interface with non-industrial areas.
- The suitability of the proposed lots for the types of industries and warehouses shown in the table to Clause 53.10.

33.02-4

21/09/2018
VC150

Buildings and works

Permit requirement

A permit is required to construct a building or construct or carry out works.

This does not apply to:

- A building or works which rearrange, alter or renew plant if the area or height of the plant is not increased.
- A building or works which are used for crop raising or informal outdoor recreation.
- A rainwater tank with a capacity of more than 10,000 litres if the following requirements are met:
 - The rainwater tank is not located within the building's setback from a street (other than a lane).
 - The rainwater tank is no higher than the existing building on the site.
 - The rainwater tank is not located in an area that is provided for car parking, loading, unloading or accessway.
- A building or works which are used for grazing animal production, except for permanent or fixed feeding infrastructure for seasonal or supplementary feeding constructed within 100 metres of:
 - A waterway, wetland or designated flood plain.
 - A dwelling not in the same ownership.
 - A residential or urban growth zone.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Construct a building or construct or carry out works with an estimated cost of up to \$1,000,000 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 53.10. Used for a Brothel or Adult sex product shop.	Clause 59.04

Application requirements

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - Relevant ground levels.
 - The layout of existing and proposed buildings and works.
 - Driveways and vehicle parking and loading areas.
 - Proposed landscape areas.
 - External storage and waste treatment areas.
- Elevation drawings to scale which show the colour and materials of all buildings and works.

- Construction details of all drainage works, driveways and vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, a site works specification and the method of preparing, draining, watering and maintaining the landscape area.

Exemption from notice and review

An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act. This exemption does not apply to an application for a building or works within 30 metres of land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The suitability of the proposed buildings or works for the types of industries and warehouses shown in the table to Clause 53.10.
- Any natural or cultural values on or near the land.
- Streetscape character.
- Built form.
- Landscape treatment.
- Interface with non-industrial areas.
- Parking and site access.
- Loading and service areas.
- Outdoor Storage.
- Lighting.
- Stormwater discharge.

Maintenance

All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.

33.02-5

31/07/2018
VC148

Signs

Sign requirements are at Clause 52.05. This zone is in Category 2.

15/07/2013
VC100

SCHEDULE TO CLAUSE 33.02 INDUSTRIAL 2 ZONE

Land	Maximum leasable floor area (m ²) for office
None specified	

COMMERCIAL ZONES

34.0131/07/2018
VC148**COMMERCIAL 1 ZONE**

Shown on the planning scheme map as **B1Z, B2Z, B5Z or C1Z**.

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.

To provide for residential uses at densities complementary to the role and scale of the commercial centre.

Operation

A schedule may apply under this zone to a planning scheme outside of metropolitan Melbourne. That schedule may:

- specify the maximum leasable floor area for office
- specify the maximum leasable floor area for shop (other than restricted retail premises).

34.01-126/10/2018
VC152**Table of uses****Section 1 - Permit not required**

Use	Condition
Accommodation (other than Community care accommodation, Corrective institution and Rooming house)	Any frontage at ground floor level must not exceed 2 metres (other than a bed and breakfast and caretaker's house).
Art and craft centre	
Child care centre	Any frontage at ground floor level must not exceed 2 metres and access must not be shared with a dwelling (other than a caretaker's house).
Cinema	
Cinema based entertainment facility	
Community care accommodation	Any frontage at ground floor level must not exceed 2 metres. Must meet the requirements of Clause 52.22-2.
Education centre	
Exhibition centre	
Home based business	
Informal outdoor recreation	
Office	The leasable floor area for all offices must not exceed any amount specified in the schedule to this zone.
Place of worship	The gross floor area of all buildings must not exceed 250 square metres.
Railway	
Retail premises (other than Shop)	

ALPINE PLANNING SCHEME

Use	Condition
Rooming house	Any frontage at ground floor level must not exceed 2 metres. Must meet the requirements of Clause 52.23-2.
Shop (other than Adult sex product shop)	The leasable floor area for all shops must not exceed any amount specified in the schedule to this zone.
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Adult sex product shop	Must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from a residential zone or, land used for a hospital, primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school.
Agriculture (other than Animal production and Apiculture) Grazing animal production	
Industry	Must not be a purpose listed in the table to Clause 53.10.
Leisure and recreation facility (other than Informal outdoor recreation, Major sports and recreation facility and Motor racing track) Place of assembly (other than Carnival, Cinema, Circus, Exhibition centre and Place of worship) Utility installation (other than Minor utility installation and Telecommunications facility)	
Warehouse	Must not be a purpose listed in the table to Clause 53.10.
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Animal production (other than Grazing animal production)
Corrective institution
Major sports and recreation facility
Motor racing track

34.01-215/07/2013
VC100**Use of land**

A use must not detrimentally affect the amenity of the neighbourhood, including through the:

- Transport of materials, goods or commodities to or from the land.
- Appearance of any building, works or materials.
- Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

34.01-331/07/2018
VC148**Subdivision**

A permit is required to subdivide land.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	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 59.01
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 59.02
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 59.02

34.01-431/07/2018
VC148**Buildings and works**

A permit is required to construct a building or construct or carry out works.

This does not apply to:

- The installation of an automatic teller machine.
- An alteration to an existing building façade provided:
 - The alteration does not include the installation of an external roller shutter.

- At least 80 per cent of the building facade at ground floor level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.

An apartment development must meet the requirements of Clause 58.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
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 53.10. ▪ Used for a Brothel or Adult sex product shop. 	Clause 59.04

Transitional provisions

Clause 58 does not apply to:

- An application for a planning permit lodged before the approval date of Amendment VC136.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before the approval date of Amendment VC136.

Maintenance

All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.

34.01-5

16/01/2018
VC142

Neighbourhood and site description and design response

An application for any of the following must be accompanied by a neighbourhood and site description and a design response as described in Clause 54.01 or 55.01, as appropriate:

- Construction or extension of one dwelling on a lot of less than 300 square metres.
- Construction of a dwelling if there is at least one dwelling existing on the lot.
- Construction of two or more dwellings on a lot.
- Extension of a dwelling if there are two or more dwellings on the lot.
- Construction or extension of a dwelling on common property.
- Construction or extension of a residential building.

Clause 34.01-5 does not apply to an apartment development.

Satisfactory neighbourhood and site description before notice and decision

If the responsible authority decides that the neighbourhood and site description is not satisfactory, it may require more information from the applicant under Section 54 of the Act.

The responsible authority must not require notice of an application to be given or decide an application until it is satisfied that the neighbourhood and site description meets the requirements of Clause 54.01 or 55.01 and is satisfactory.

This does not apply if the responsible authority refuses an application under Section 52(1A) of the Act.

34.01-6

16/01/2018
VC142

Application requirements

Use

An application to use land must be accompanied by the following information, as appropriate:

- The purpose of the use and the types of activities which will be carried out.
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of goods and materials, hours of operation and light spill, solar access and glare.
- The means of maintaining land not required for immediate use.
- If an industry or warehouse:
 - The type and quantity of goods to be stored, processed or produced.
 - Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.
 - Whether a notification under the Occupational Health and Safety Regulations 2017 is required, a licence under the *Dangerous Goods Act 1985* is required, or a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012 is exceeded.
 - The likely effects on adjoining land, including air-borne emissions and emissions to land and water.

Buildings and works

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - The location, height and purpose of buildings and works on adjoining land.
 - Relevant ground levels.
 - The layout of existing and proposed buildings and works.
 - All driveway, car parking and loading areas.
 - Proposed landscape areas.
 - All external storage and waste treatment areas.
 - Areas not required for immediate use.
- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.

An application to construct or extend an apartment development, or to construct or extend a dwelling in or forming part of an apartment development, must be accompanied by an urban context report and design response as required in Clause 58.01.

34.01-731/07/2018
VC148**Exemption from notice and review**

An application to subdivide land or construct a building or construct or carry out works is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

34.01-804/10/2018
VC149**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General

- The Municipal Planning Strategy and the Planning Policy Framework.
- The interface with adjoining zones, especially the relationship with residential areas.

Use

- The effect that existing uses may have on the proposed use.
- The drainage of the land.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.

Subdivision

- Provision for vehicles providing for supplies, waste removal and emergency services and public transport.
- The effect the subdivision will have on the potential of the area to accommodate the uses which will maintain or enhance its competitive strengths.

Building and works

- The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking.
- The streetscape, including the conservation of buildings, the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and the landscaping of land adjoining a road.
- The storage of rubbish and materials for recycling.
- Defining the responsibility for the maintenance of buildings, landscaping and paved areas.
- Consideration of the overlooking and overshadowing as a result of building or works affecting adjoining land in a General Residential Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.
- The impact of overshadowing on existing rooftop solar energy facilities on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.
- The availability of and connection to services.
- The design of buildings to provide for solar access.

- The objectives, standards and decision guidelines of Clause 54 and Clause 55. This does not apply to an apartment development.
- For an apartment development, the objectives, standards and decision guidelines of Clause 58.

Transitional provisions

The objectives, standards and decision guidelines of Clause 55 of this scheme, as in force immediately before the approval date of Amendment VC136, continues to apply to:

- An application for a planning permit lodged before that date.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before that date.

34.01-9

31/07/2018
VC148

Signs

Sign requirements are at Clause 52.05. This zone is in Category 1.

15/07/2013
VC100

SCHEDULE TO CLAUSE 34.01 COMMERCIAL 1 ZONE

Land	Maximum leasable floor area (m ²) for office	Maximum leasable floor area (m ²) for shop (other than restricted retail premises)
None specified		

34.0231/07/2018
VC148**COMMERCIAL 2 ZONE**

Shown on the planning scheme map as **B3Z**, **B4Z** or **C2Z**.

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services.

To ensure that uses do not affect the safety and amenity of adjacent, more sensitive uses.

34.02-121/09/2018
VC150**Table of uses****Section 1 - Permit not required**

Use	Condition
Art and craft centre	
Art gallery	
Cinema	The site must adjoin, or have access to, a road in a Road Zone.
Cinema based entertainment facility	The site must adjoin, or have access to, a road in a Road Zone.
Food and drink premises	The leasable floor area must not exceed 100 square metres.
Industry (other than Materials recycling and Transfer station)	<p>Must not be a purpose shown with a Note 1 or Note 2 in the table to Clause 53.10.</p> <p>The land must be at least the following distances from land (not a road) which is in a residential zone, Commercial 1 Zone, Capital City Zone, Docklands Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre:</p> <ul style="list-style-type: none"> ▪ The threshold distance, for a purpose listed in the table to Clause 53.10. ▪ 30 metres, for a purpose not listed in the table to Clause 53.10.
Informal outdoor recreation	
Mail centre	
Museum	
Office	
Postal agency	
Railway	
Restricted retail premises	
Shop (other than Adult sex product shop, Restricted retail premises and Supermarket)	<p>Must adjoin, or be on the same land as, a supermarket when the use commences.</p> <p>The combined leasable floor area for all shops adjoining or on the same land as the supermarket must not exceed 500 square metres.</p> <p>The site must adjoin, or have access to, a road in a Road Zone.</p>

ALPINE PLANNING SCHEME

Use	Condition
Supermarket	<p>The leasable floor area must not exceed 1800 square metres.</p> <p>The site must adjoin, or have access to, a road in a Road Zone.</p> <p>Must be on land within the City of Greater Geelong or within an urban growth boundary in metropolitan Melbourne.</p>
Trade supplies	
Tramway	
Warehouse (other than Mail centre)	<p>Must not be a purpose shown with a Note 1 or Note 2 in the table to Clause 53.10.</p> <p>The land must be at least the following distances from land (not a road) which is in a residential zone, Commercial 1 Zone, Capital City Zone, Docklands Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre:</p> <ul style="list-style-type: none"> ▪ The threshold distance, for a purpose listed in the table to Clause 53.10. ▪ 30 metres, for a purpose not listed in the table to Clause 53.10.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Adult sex product shop	Must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from a residential zone, land used for a hospital, primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school.
Agriculture (other than Animal production and Apiculture)	
Caretaker's house	
Education centre	
Grazing animal production	
Leisure and recreation (other than Informal outdoor recreation, Major sports and recreation facility and Motor racing track)	
Materials recycling	
Motel	
Place of assembly (other than Art gallery, Carnival, Cinema and Circus and Museum)	
Residential hotel	

Use	Condition
Retail premises (other than Food and drink premises, Postal agency, Restricted retail premises, Supermarket and Trade supplies)	
Supermarket – if the section 1 conditions are not met	<p>The leasable floor area must not exceed 1800 square metres unless on land within the City of Greater Geelong or within an urban growth boundary in metropolitan Melbourne.</p> <p>The site must adjoin, or have access to, a road in a Road Zone.</p>
Transfer station	The land must be at least 30 metres from land (not a road) which is in a residential zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Accommodation (other than Caretaker's house, Motel and Residential hotel)
Animal production (other than Grazing animal production)
Hospital
Major sports and recreation facility
Motor racing track

34.02-2

15/07/2013
VC100

Use of land

A use must not detrimentally affect the amenity of the neighbourhood, including through the:

- Transport of materials, goods or commodities to or from the land.
- Appearance of any building, works or materials.
- Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

34.02-3

31/07/2018
VC148

Subdivision

A permit is required to subdivide land.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	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 59.01
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 59.02
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 59.02

34.02-431/07/2018
VC148**Buildings and works**

A permit is required to construct a building or construct or carry out works.

This does not apply to:

- The installation of an automatic teller machine.
- An alteration to an existing building façade provided:
 - The alteration does not include the installation of an external roller shutter.
 - At least 80 per cent of the building facade at ground floor level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
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. 	Clause 59.04

Class of application	Information requirements and decision guidelines
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- Used for a purpose listed in the table to Clause 53.10.
- Used for a Brothel or Adult sex product shop.

Maintenance

All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.

34.02-5

31/07/2018
VC148

Application requirements

Use

An application to use land must be accompanied by the following information, as appropriate:

- The purpose of the use and the types of activities which will be carried out.
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of goods or materials, hours of operation and light spill, solar access and glare.
- The means of maintaining areas not required for immediate use.
- If an industry or warehouse:
 - The type and quantity of goods to be stored, processed or produced.
 - Whether a Works Approval, or Waste Discharge Licence is required from the Environment Protection Authority.
 - Whether a notification under the Occupational Health and Safety Regulations 2017 is required, a licence under the *Dangerous Goods Act 1995* is required, or a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012 is exceeded.
 - The likely effects on adjoining land, including air-borne emissions and emissions to land and water.

Building and works

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - The location, height and purpose of buildings and works on adjoining land.
 - Relevant ground levels.
 - The layout of existing and proposed buildings and works.
 - All driveway, car parking and loading areas.
 - Proposed landscape areas.
 - All external storage and waste treatment areas.
 - Areas not required for immediate use.
- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.

- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.

34.02-631/07/2018
VC148**Exemption from notice and review**

An application to subdivide land or construct a building or construct or carry out works is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

34.02-731/07/2018
VC148**Decision guidelines****General**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The interface with adjoining zones, especially the relationship with residential areas.

Use

- The effect that existing uses may have on the proposed use.
- The drainage of the land.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.
- If an industry or warehouse, the effect that the use may have on nearby existing or proposed residential areas or other uses which are sensitive to industrial off-site effects, having regard to any comments or directions of the referral authorities.

Subdivision

- The effect the subdivision will have on the potential of the area to accommodate the uses which will maintain or enhance its competitive strengths.
- Any natural or cultural values on or near the land.
- Streetscape character.
- Landscape treatment.

Building and works

- The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking.
- The streetscape, including the conservation of buildings, the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and landscaping of land adjoining a road.
- Defining the responsibility for the maintenance of buildings, landscaping and paved areas.
- The availability of and connection to services.

- Any natural or cultural values on or nearby the land.
- Outdoor storage, lighting, and stormwater discharge.
- The design of buildings to provide for solar access.

34.02-8

31/07/2018
VC148

Signs

Sign requirements are at Clause 52.05. This zone is in Category 1.

35
19/01/2006
VC37

RURAL ZONES

35.0331/07/2018
VC148**RURAL LIVING ZONE**

Shown on the planning scheme map as **RLZ** with a number (if shown).

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To provide for residential use in a rural environment.

To provide for agricultural land uses which do not adversely affect the amenity of surrounding land uses.

To protect and enhance the natural resources, biodiversity and landscape and heritage values of the area.

To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

35.03-126/10/2018
VC152**Table of uses****Section 1 - Permit not required**

Use	Condition
Animal keeping (other than Animal boarding)	Must be no more than 2 animals.
Bed and breakfast	No more than 10 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Community care accommodation	Must meet the requirements of Clause 52.22-2.
Dependent person's unit	Must be the only dependent person's unit on the lot. Must meet the requirements of Clause 35.03-2.
Dwelling (other than Bed and breakfast)	The lot must be at least the area specified in a schedule to this zone. If no area is specified, the lot must be at least 2 hectares. Must be the only dwelling on the lot. Must meet the requirements of Clause 35.03-2.
Home based business	
Informal outdoor recreation	
Poultry farm	Must be no more than 100 poultry (not including emus or ostriches). Must be no more than 10 emus and ostriches.
Railway	
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Accommodation (other than Community care accommodation, Dependent person's unit and Dwelling)	
Agriculture (other than Animal keeping, Apiculture, Broiler farm, Intensive animal production, Racing dog training and Timber production)	
Animal boarding	
Broiler farm - if the Section 1 condition to Poultry farm is not met	Must be no more than 10,000 chickens.
Car park	Must be used in conjunction with another use in Section 1 or 2.
Convenience shop	The leasable floor area must not exceed 80 square metres. The site must not have direct access to a rural freeway.
Dependent person's unit - if the Section 1 condition is not met Dwelling (other than Bed and breakfast) - if the Section 1 condition is not met	Must meet the requirements of Clause 35.03-2.
Freeway service centre	Must meet the requirements of Clause 53.05.
Hotel	The site must not have direct access to a rural freeway.
Leisure and recreation (other than Informal outdoor recreation and Motor racing track)	
Market	
Medical centre	
Place of assembly (other than Amusement parlour, Carnival, Circus and Nightclub)	
Plant nursery	
Postal agency	
Primary produce sales	
Racing dog keeping – if the Section 1 condition to Animal keeping is not met Racing dog training	Must meet the requirements of Clause 53.12.
Restaurant	The site must not have direct access to a rural freeway.
Rural industry (other than Abattoir and Sawmill)	
Service station	The site must either:

ALPINE PLANNING SCHEME

Use	Condition
	<ul style="list-style-type: none"> Adjoin a commercial zone or industrial zone. Adjoin, or have access to, a road in a Road Zone. <p>The site must not exceed either:</p> <ul style="list-style-type: none"> 3000 square metres. 3600 square metres if it adjoins on two boundaries a road in a Road Zone. <p>The site must not have direct access to a rural freeway.</p>
Store	Must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.
Tavern	The site must not have direct access to a rural freeway.
Timber production	Must meet the requirements of Clause 53.11.
Utility installation (other than Minor utility installation and Telecommunications facility) Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Abattoir
Amusement parlour
Brothel
Cinema based entertainment facility
Industry (other than Rural Industry)
Intensive animal production
Motor racing track
Nightclub
Office (other than Medical centre)
Retail premises (other than Convenience shop, Hotel, Market, Plant nursery, Postal agency, Primary produce sales, Restaurant and Tavern)
Saleyard
Sawmill
Transport terminal
Warehouse (other than Store)

35.03-219/01/2006
VC37**Use of land for a dwelling**

A lot used for a dwelling must meet the following requirements:

- Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
- The dwelling must be connected to a reticulated sewerage system or if not available, the waste water must be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 1970*.
- The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.
- The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.

These requirements also apply to a dependent person's unit.

35.03-331/07/2018
VC148**Subdivision**

A permit is required to subdivide land.

Each lot must be at least the area specified for the land in a schedule to this zone. If no area is specified, each lot must be at least 2 hectares.

A permit may be granted to create smaller lots if any of the following apply:

- The subdivision is the re-subdivision of existing lots and the number of lots is not increased.
- The number of lots is no more than the number the land could be subdivided into in accordance with a schedule to this zone.
- The subdivision is by a public authority or utility service provider to create a lot for a utility installation.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Subdivide land to realign the common boundary between 2 lots where:	Clause 59.01
<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. 	
Subdivide land into 2 lots where each new lot is at least the area specified for the land in the zone or the schedule to the zone.	Clause 59.12

35.03-421/09/2018
VC150**Buildings and works**

A permit is required to construct or carry out any of the following:

- A building or works associated with a use in Section 2 of Clause 35.03-1. This does not apply to:

- An alteration or extension to an existing dwelling provided the floor area of the alteration or extension is not more than the area specified in a schedule to this zone or, if no area is specified, 100 square metres. Any area specified must be more than 100 square metres.
- An out-building associated with an existing dwelling provided the floor area of the out-building is not more than the area specified in a schedule to this zone or, if no area is specified, 100 square metres. Any area specified must be more than 100 square metres.
- An alteration or extension to an existing building used for agriculture provided the floor area of the alteration or extension is not more than the area specified in the schedule to this zone or, if no area is specified, 100 square metres. Any area specified must be more than 100 square metres. The building must not be used to keep, board, breed or train animals.
- A rainwater tank.
- Earthworks specified in a schedule to this zone, if on land specified in a schedule.
- A building which is within any of the following setbacks:
 - The setback from a Road Zone Category 1 or land in a Public Acquisition Overlay to be acquired for a road, Category 1 specified in the schedule to this zone or, if no setback is specified, 30 metres.
 - The setback from any other road or boundary specified in the schedule to this zone.
 - The distance from a dwelling not in the same ownership specified in the schedule to this zone.
 - 100 metres from a waterway, wetlands or designated flood plain.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Construct a building or construct or carry out works with an estimated cost of up to \$250,000 where the land is not:	Clause 59.13
<ul style="list-style-type: none"> ▪ Used for Animal keeping, Pig farm, Poultry farm, Poultry hatchery 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.	

35.03-5
31/07/2018
VC148

Decision guidelines

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General issues

- The Municipal Planning Strategy and the Planning Policy Framework.
- Any Regional Catchment Strategy and associated plan applying to the land.
- The capability of the land to accommodate the proposed use or development.

- Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.

Agricultural issues

- The capacity of the site to sustain the agricultural use.
- Any integrated land management plan prepared for the site.
- The potential for the future expansion of the use or development and the impact of this on adjoining and nearby agricultural and other land uses.

Environmental issues

- The impact on the natural physical features and resources of the area and in particular any impact caused by the proposal on soil and water quality and by the emission of noise, dust and odours.
- The impact of the use or development on the flora, fauna and landscape features of the locality.
- The need to protect and enhance the biodiversity of the area, including the need to retain vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.
- The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.

Design and siting issues

- The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.
- The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.
- The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.
- Whether the use or development will require traffic management measures.

35.03-6

31/07/2018
VC148

Signs

Sign requirements are at Clause 52.05. This zone is in Category 3.

SCHEDULE TO THE RURAL LIVING ZONEShown on the planning scheme map as **RLZ**

	Land	Area/Dimensions/ Distance
Minimum subdivision area (hectares).	All land	2 hectares
Minimum area for which no permit is required to use land for a dwelling (hectares).	All land	2 hectares
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres).	None specified	
Maximum floor area for which no permit is required to construct an out-building associated with an existing dwelling (square metres)	None specified	
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres)	None specified	
Minimum setback from a road (metres).	None specified	
Minimum setback from a boundary (metres).	None specified	
Minimum setback from a dwelling not in the same ownership (metres).	None specified	

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary.	All land
Earthworks which increase the discharge of saline groundwater.	All land

35.0631/07/2018
VC148**RURAL CONSERVATION ZONE**

Shown on the planning scheme map as **RCZ** with a number (if shown).

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To conserve the values specified in a schedule to this zone.

To protect and enhance the natural environment and natural processes for their historic, archaeological and scientific interest, landscape, faunal habitat and cultural values.

To protect and enhance natural resources and the biodiversity of the area.

To encourage development and use of land which is consistent with sustainable land management and land capability practices, and which takes into account the conservation values and environmental sensitivity of the locality.

To provide for agricultural use consistent with the conservation of environmental and landscape values of the area.

To conserve and enhance the cultural significance and character of open rural and scenic non urban landscapes.

35.06-121/09/2018
VC150**Table of uses****Section 1 - Permit not required**

Use	Condition
Animal keeping (other than Animal boarding)	Must be no more than 2 animals.
Bed and breakfast	No more than 10 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Home based business	
Informal outdoor recreation	
Poultry farm	Must be no more than 100 poultry (not including emus or ostriches). Must be no more than 10 emus and ostriches.
Railway	
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Animal boarding	

ALPINE PLANNING SCHEME

Use	Condition
Agriculture (other than Animal keeping, Apiculture, Broiler farm, Intensive animal production, Racing dog training, Rice growing and Timber production)	
Broiler farm - if the Section 1 condition to Poultry farm is not met	Must be no more than 10,000 chickens.
Car park	Must be used in conjunction with another use in Section 1 or 2.
Dependent person's unit	Must be the only dependent person's unit on the lot. Must meet the requirements of Clause 35.06-2.
Dwelling (other than Bed and breakfast)	Must be the only dwelling on the lot. This does not apply to the replacement of an existing dwelling if the existing dwelling is removed or altered (so it can no longer be used as a dwelling) within one month of the occupation of the replacement dwelling. Must meet the requirements of Clause 35.06-2.
Emergency services facility	
Freezing and cool storage	
Group accommodation	
Host farm	
Landscape gardening supplies	
Market	
Primary produce sales	
Primary school	
Racing dog keeping – if the Section 1 condition to Animal keeping is not met	Must meet the requirements of Clause 53.12.
Racing dog training	
Recreational boat facility	
Renewable energy facility (other than Wind energy facility)	Must meet the requirements of Clause 53.13.
Residential hotel	
Restaurant	
Rural industry (other than Abattoir and Sawmill)	
Rural store	
Secondary school	
Timber production	Must meet the requirements of Clause 53.11.
Utility installation (other than Minor utility installation and Telecommunications facility)	

Use	Condition
Wind energy facility	Must meet the requirements of Clause 52.32.
Winery	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Abattoir
Accommodation (other than Bed and breakfast, Dependent person's unit, Dwelling, Group accommodation, Host farm and Residential hotel)
Amusement parlour
Brothel
Child care centre
Cinema based entertainment facility
Education centre (other than Primary school and Secondary school)
Industry (other than Rural industry)
Intensive animal production
Office
Leisure and recreation (other than Informal outdoor recreation)
Place of assembly (other than Carnival and Circus)
Retail premises (other than Landscape gardening supplies, Market, Primary produce sales and Restaurant)
Rice growing
Sawmill
Transport terminal
Warehouse (other than Freezing and cool storage and Rural store)

35.06-2

19/01/2006
VC37

Use of land for a dwelling

A lot used for a dwelling must meet the following requirements:

- Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
- The dwelling must be connected to a reticulated sewerage system or if not available, the waste water must be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 1970*.
- The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.
- The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.

These requirements also apply to a dependent person's unit.

35.06-331/07/2018
VC148**Subdivision**

A permit is required to subdivide land.

Each lot must be at least the area specified for the land in a schedule to this zone. If no area is specified, each lot must be at least 40 hectares.

A permit may be granted to create smaller lots if any of the following apply:

- The subdivision is the re-subdivision of existing lots, the number of lots is not increased, and the number of dwellings that the land could be used for does not increase.
- The subdivision is by a public authority or utility service provider to create a lot for a utility installation.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Subdivide land to realign the common boundary between 2 lots where:	Clause 59.01
<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. 	
Subdivide land into 2 lots where each new lot is at least the area specified for the land in the zone or the schedule to the zone.	Clause 59.12

35.06-405/09/2013
VC103**Long term lease or licence for accommodation**

A permit is required to lease or license a portion of a lot for a period of more than 10 years if the portion is to be leased or licensed for the purpose of Accommodation.

Each portion of a lot leased or licensed for the purpose of Accommodation must be at least the area specified as the minimum subdivision area for the land in a schedule to this zone. If no area is specified, each portion of a lot leased or licensed for the purpose of Accommodation must be at least 40 hectares.

This provision only applies to land in Metropolitan Melbourne.

35.06-521/09/2018
VC150**Buildings and works**

A permit is required to construct or carry out any of the following:

- A building or works associated with a use in Section 2 of Clause 35.06-1. This does not apply to:
 - An alteration or extension to an existing dwelling provided the floor area of the alteration or extension does not exceed the area specified in a schedule to this zone or, if no area is specified, 100 square metres. Any area specified must be more than 100 square metres.

- An out-building associated with an existing dwelling provided the floor area of the out-building does not exceed the area specified in a schedule to this zone or, if no area is specified, 100 square metres. Any area specified must be more than 100 square metres.
- An alteration or extension to an existing building used for agriculture provided the floor area of the alteration or extension does not exceed the area specified in a schedule to this zone or, if no area is specified, 100 square metres. Any area specified must be more than 100 square metres. The building must not be used to keep, board, breed or train animals.
- A rainwater tank.
- Earthworks specified in a schedule to this zone, if on land specified in a schedule.
- A building which is within any of the following setbacks:
 - 100 metres from a Road Zone Category 1 or land in a Public Acquisition Overlay to be acquired for a road, Category 1.
 - 40 metres from a Road Zone Category 2 or land in a Public Acquisition Overlay to be acquired for a road, Category 2.
 - 20 metres from any other road.
 - 5 metres from any other boundary.
 - 100 metres from a dwelling not in the same ownership.
 - 100 metres from a waterway, wetlands or designated flood plain.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Construct a building or construct or carry out works with an estimated cost of up to \$250,000 where the land is not:	Clause 59.13
<ul style="list-style-type: none"> ▪ Used for Animal keeping, Pig farm, Poultry farm, Poultry hatchery 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.	

35.06-6

31/07/2018
VC148

Decision guidelines

Before deciding on an application to use or subdivide land, lease or license a portion of a lot for a period of more than 10 years if the portion is to be leased or licensed for the purpose of Accommodation, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General issues

- The Municipal Planning Strategy and the Planning Policy Framework.
- Any Regional Catchment Strategy and associated plan applying to the land.
- The capability of the land to accommodate the proposed use or development.
- How the use or development conserves the values identified for the land in a schedule.

- Whether use or development protects and enhances the environmental, agricultural and landscape qualities of the site and its surrounds.
- Whether the site is suitable for the use or development and the compatibility of the proposal with adjoining land uses.

Rural issues

- The environmental capacity of the site to sustain the rural enterprise.
- The need to prepare an integrated land management plan.
- The impact on the existing and proposed infrastructure.
- Whether the use or development will have an adverse impact on surrounding land uses.

Environmental issues

- An assessment of the likely environmental impact on the biodiversity and in particular the flora and fauna of the area.
- The protection and enhancement of the natural environment of the area, including the retention of vegetation and faunal habitats and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge areas.
- How the use and development relates to sustainable land management and the need to prepare an integrated land management plan which addresses the protection and enhancement of native vegetation and waterways, stabilisation of soil and pest plant and animal control.
- The location of on site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.

Dwelling issues

- Whether the dwelling will result in the loss or fragmentation of productive agricultural land.
- Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.
- Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.

Design and siting issues

- The need to minimise any adverse impacts of siting, design, height, bulk, and colours and materials to be used, on landscape features, major roads and vistas.
- The location and design of existing and proposed infrastructure services which minimises the visual impact on the landscape.
- The need to minimise adverse impacts on the character and appearance of the area or features of archaeological, historic or scientific significance or of natural scenic beauty or importance.
- The location and design of roads and existing and proposed infrastructure services to minimise the visual impact on the landscape.

35.06-7

31/07/2018
VC148

Signs

Sign requirements are at Clause 52.05. This zone is in Category 4.

SCHEDULE TO THE RURAL CONSERVATION ZONE

Shown on the planning scheme map as **RCZ**.

CONSERVATION VALUES

To ensure that sub-alpine freehold land is protected and managed in a way that maintains the high scenic and conservation values of the sub-alpine environment.

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares).	All land	100 hectares
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres).	None specified	
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres).	None specified	
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres).	None specified	

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary.	All land
Earthworks which increase the discharge of saline groundwater.	All land

35.0731/07/2018
VC148**FARMING ZONE**

Shown on the planning scheme map as **FZ** with a number (if shown).

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To provide for the use of land for agriculture.

To encourage the retention of productive agricultural land.

To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.

To encourage the retention of employment and population to support rural communities.

To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

To provide for the use and development of land for the specific purposes identified in a schedule to this zone.

35.07-121/09/2018
VC150**Table of uses****Section 1 – Permit not required**

Use	Condition
Agriculture (other than Animal keeping, Animal production, Apiculture, Racing dog training, Rice growing and Timber production)	
Animal keeping (other than Animal boarding)	Must be no more than 5 animals.
Bed and breakfast	<p>No more than 10 persons may be accommodated away from their normal place of residence.</p> <p>At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.</p>
Cattle feedlot	<p>Must meet the requirements of Clause 53.08.</p> <p>The total number of cattle to be housed in the cattle feedlot must be 1000 or less.</p> <p>The site must be located outside a special water supply catchment under the <i>Catchment and Land Protection Act 1994</i>.</p> <p>The site must be located outside a catchment area listed in Appendix 2 of the Victorian Code for Cattle Feedlots – August 1995.</p>
Dependent person's unit	<p>Must be the only dependent person's unit on the lot.</p> <p>Must meet the requirements of Clause 35.07-2.</p>
Dwelling (other than Bed and breakfast)	<p>Must be the only dwelling on the lot.</p> <p>The lot must be at least the area specified in a schedule to this zone. If no area is specified, the lot must be at least 40 hectares.</p> <p>Must meet the requirements of Clause 35.07-2.</p>

ALPINE PLANNING SCHEME

Use	Condition
Grazing animal production	
Home based business	
Informal outdoor recreation	
Poultry farm	<p>Must be no more than 100 poultry (not including emus or ostriches).</p> <p>Must be no more than 10 emus and ostriches.</p>
Primary produce sales	<p>Must not be within 100 metres of a dwelling in separate ownership.</p> <p>The area used for the display and sale of primary produce must not exceed 50 square metres.</p>
Racing dog training	Must be no more than 5 animals.
Railway	
Rural industry (other than Abattoir and Sawmill)	<p>Must not have a gross floor area more than 200 square metres.</p> <p>Must not be within 100 metres of a dwelling in separate ownership.</p> <p>Must not be a purpose shown with a Note 1 or Note 2 in the table to Clause 53.10.</p> <p>The land must be at least the following distances from land (not a road) which is in a residential zone or Rural Living Zone:</p> <ul style="list-style-type: none"> ▪ The threshold distance, for a purpose listed in the table to Clause 53.10. ▪ 30 metres, for a purpose not listed in the table to Clause 53.10.
Rural store	<p>Must be used in conjunction with Agriculture.</p> <p>Must be in a building, not a dwelling and have a gross floor area of less than 100 square metres.</p> <p>Must be the only Rural store on the lot.</p>
Timber production	<p>Must meet the requirements of Clause 53.11.</p> <p>The plantation area must not exceed any area specified in a schedule to this zone. Any area specified must be at least 40 hectares.</p> <p>The total plantation area (existing and proposed) on contiguous land which was in the same ownership on or after 28 October 1993 must not exceed any scheduled area.</p> <p>The plantation must not be within 100 metres of:</p> <ul style="list-style-type: none"> ▪ Any dwelling in separate ownership. ▪ Any land zoned for residential, commercial or industrial use. ▪ Any site specified on a permit which is in force which permits a dwelling to be constructed. <p>The plantation must not be within 20 metres of a powerline whether on private or public land, except with the consent of the relevant electricity supply or distribution authority.</p>
Tramway	

Use	Condition
Any use listed in Clause 62.01 Must meet requirements of Clause 62.01.	
Section 2 – Permit required	
Use	Condition
Abattoir	
Animal boarding	
Animal production (other than Broiler farm, Cattle feedlot and Grazing animal production)	
Broiler farm - if the Section 1 condition to Poultry farm is not met	Must meet the requirements of Clause 53.09.
Camping and caravan park	
Car park	Must be used in conjunction with another use in Section 1 or 2.
Cattle feedlot – if the Section 1 condition is not met	Must meet the requirements of Clause 53.08. The site must be located outside a catchment area listed in Appendix 2 of the Victorian Code for Cattle Feedlots – August 1995.
Cemetery	
Crematorium	
Dependent person's unit – if the Section 1 condition is not met	Must meet the requirements of Clause 35.07-2.
Dwelling (other than Bed and breakfast) – if the Section 1 condition is not met	
Emergency services facility	
Freeway service centre	Must meet the requirements of Clause 53.05.
Group accommodation	
Host farm	
Industry (other than Rural industry)	
Landscape gardening supplies	
Leisure and recreation (other than Informal outdoor recreation)	
Manufacturing sales	
Market	
Place of assembly (other than Amusement parlour, Night club, Carnival and Circus)	
Primary school	

Use	Condition
Racing dog keeping – if the Section 1 condition to Animal keeping is not met	Must meet the requirements of Clause 53.12.
Racing dog training – if the Section 1 condition is not met	
Renewable energy facility (other than Wind energy facility)	Must meet the requirements of Clause 53.13.
Residential hotel	
Restaurant	
Rice growing	
Sawmill	
Secondary school	
Timber production – if the Section 1 condition is not met	Must meet the requirements of Clause 53.11.
Trade supplies	
Utility installation (other than Minor utility installation and Telecommunications facility)	
Warehouse (other than Rural store)	
Wind energy facility	Must meet the requirements of Clause 52.32.
Winery	
Any other use not in Section 1 or 3	

Section 3 – Prohibited

Use
Accommodation (other than Bed and breakfast, Camping and caravan park, Dependent person's unit, Dwelling, Group accommodation, Host farm and Residential hotel)
Amusement parlour
Brothel
Child care centre
Cinema based entertainment facility
Education centre (other than Primary school and Secondary school)
Nightclub
Office
Retail premises (other than Market, Landscape gardening supplies, Manufacturing sales, Primary produce sales, Restaurant and Trade supplies)

35.07-2

19/01/2006
VC37

Use of land for a dwelling

A lot used for a dwelling must meet the following requirements:

- Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
- The dwelling must be connected to a reticulated sewerage system or if not available, the waste water must be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 1970*.
- The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.
- The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.

These requirements also apply to a dependent person's unit.

35.07-3

31/07/2018
VC148

Subdivision

A permit is required to subdivide land.

Each lot must be at least the area specified for the land in a schedule to this zone. If no area is specified, each lot must be at least 40 hectares.

A permit may be granted to create smaller lots if any of the following apply:

- The subdivision is to create a lot for an existing dwelling. The subdivision must be a two lot subdivision.
- The subdivision is the re-subdivision of existing lots and the number of lots is not increased.
- The subdivision is by a public authority or utility service provider to create a lot for a utility installation.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Subdivide land to realign the common boundary between 2 lots where:	Clause 59.01
<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. 	
Subdivide land into 2 lots where each new lot is at least the area specified for the land in the zone or the schedule to the zone.	Clause 59.12

35.07-4

21/09/2018
VC150

Buildings and works

A permit is required to construct or carry out any of the following:

- A building or works associated with a use in Section 2 of Clause 35.07-1. This does not apply to:
 - An alteration or extension to an existing dwelling provided the floor area of the alteration or extension is not more than the area specified in a schedule to this zone or, if no area is specified, 100 square metres. Any area specified must be more than 100 square metres.

ALPINE PLANNING SCHEME

- An out-building associated with an existing dwelling provided the floor area of the out-building is not more than the area specified in a schedule to this zone or, if no area is specified, 100 square metres. Any area specified must be more than 100 square metres.
- An alteration or extension to an existing building used for agriculture provided the floor area of the alteration or extension is not more than the area specified in a schedule to this zone or, if no area is specified, 200 square metres. Any area specified must be more than 200 square metres. The building must not be used to keep, board, breed or train animals.
- A rainwater tank.
- Earthworks specified in a schedule to this zone, if on land specified in a schedule.
- A building which is within any of the following setbacks:
 - The setback from a Road Zone Category 1 or land in a Public Acquisition Overlay to be acquired for a road, Category 1 specified in a schedule to this zone or, if no setback is specified, 50 metres.
 - The setback from any other road or boundary specified in a schedule to this zone.
 - The setback from a dwelling not in the same ownership specified in a schedule to this zone.
 - 100 metres from a waterway, wetlands or designated flood plain.
- Permanent or fixed feeding infrastructure for seasonal or supplementary feeding for grazing animal production constructed within 100 metres of:
 - A waterway, wetland or designated flood plain.
 - A dwelling not in the same ownership.
 - A residential or urban growth zone.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
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.	Clause 59.13
Any works must not be earthworks specified in the schedule to the zone.	
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:	Clause 59.13
<ul style="list-style-type: none">▪ Used for Animal keeping, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery 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.	

35.07-5

19/01/2006
VC37

Application requirements for dwellings

An application to use a lot for a dwelling must be accompanied by a written statement which explains how the proposed dwelling responds to the decision guidelines for dwellings in the zone.

35.07-631/07/2018
VC148**Decision guidelines**

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General issues

- The Municipal Planning Strategy and the Planning Policy Framework.
- Any Regional Catchment Strategy and associated plan applying to the land.
- The capability of the land to accommodate the proposed use or development, including the disposal of effluent.
- How the use or development relates to sustainable land management.
- Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.
- How the use and development makes use of existing infrastructure and services.

Agricultural issues and the impacts from non-agricultural uses

- Whether the use or development will support and enhance agricultural production.
- Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.
- The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.
- The capacity of the site to sustain the agricultural use.
- The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.
- Any integrated land management plan prepared for the site.

Dwelling issues

- Whether the dwelling will result in the loss or fragmentation of productive agricultural land.
- Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.
- Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.
- The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.

Environmental issues

- The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.
- The impact of the use or development on the flora and fauna on the site and its surrounds.
- The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.
- The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.

Design and siting issues

- The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land.
- The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.
- The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.
- The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.
- Whether the use and development will require traffic management measures.

35.07-7

31/07/2018
VC148

Signs

Sign requirements are at Clause 52.05. This zone is in Category 4.

SCHEDULE TO THE FARMING ZONEShown on the planning scheme map as **FZ**.

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares).	All land	40 hectares or 20 hectares in accordance with Local Planning Policy <i>Agricultural Development</i> in Clause 22.03-2
Minimum area for which no permit is required to use land for a dwelling (hectares).	All land	40 hectares
Maximum area for which no permit is required to use land for timber production (hectares).	Land in a Significant Landscape Overlay	40 hectares
	All other land	None specified
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres).	None specified	
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)	None specified	
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres).	None specified	
Minimum setback from a road (metres).	A Road Zone Category 1 or land in a Public Acquisition Overlay to be acquired for a road, Category 1	100 metres
	A Road Zone Category 2 or land in a Public Acquisition Overlay to be acquired for a road, Category 2	40 metres
	Any other road	20 metres
Minimum setback from a boundary (metres).	Any other boundary	5 metres
Minimum setback from a dwelling not in the same ownership (metres).	Any dwelling not in the same ownership	100 metres

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary.	All land
Earthworks which increase the discharge of saline groundwater.	All land

PUBLIC LAND ZONES

36.0131/07/2018
VC148**PUBLIC USE ZONE**

Shown on the planning scheme map as **PUZ** with a number.

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To recognise public land use for public utility and community services and facilities.

To provide for associated uses that are consistent with the intent of the public land reservation or purpose.

36.01-123/09/2011
VC77**Table of uses****Section 1 - Permit not required**

Use	Condition
Railway	
Railway station	The total leasable floor area for the selling of food, drink and other convenience goods and services must not exceed 50 square metres.
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.
Any other use	The use must be for the purpose described in the table to Clause 36.01-6 which corresponds to the notation on the planning scheme map. The use must be carried out by or on behalf of the public land manager.

Section 2 - Permit required

Use	Condition

Section 3 - Prohibited

Use
Nil

36.01-219/01/2006
VC37**Permit requirement**

A permit is required to:

- Construct a building or construct or carry out works for any use in Section 2 of Clause 36.01-1. This does not apply to navigational beacons and aids.
- Subdivide land.

36.01-319/01/2006
VC37**Application requirements**

An application for a permit by a person other than the relevant public land manager must be accompanied by the written consent of the public land manager, indicating that the public land manager consents generally or conditionally either:

- To the application for permit being made.

- To the application for permit being made and to the proposed use or development.

36.01-431/07/2018
VC148**Decision guidelines**

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The comments of any Minister or public land manager having responsibility for the care or management of the land or adjacent land.
- Whether the development is appropriately located and designed, including in accordance with any relevant use, design or siting guidelines.

36.01-519/01/2006
VC37**Permit not required**

A permit is not required to use land, or to construct a building or construct or carry out works on land, listed in a schedule to this zone, provided any condition in the schedule is complied with.

36.01-619/01/2006
VC37**Table of public land use**

Shown on the planning scheme map	Purpose of public land use
PUZ1	Service & Utility
PUZ2	Education
PUZ3	Health & Community
PUZ4	Transport
PUZ5	Cemetery/Crematorium
PUZ6	Local Government
PUZ7	Other public use

36.01-731/07/2018
VC148**Signs**

Sign requirements are at Clause 52.05. This zone, except for the PUZ4 (Transport), is in Category 4 unless a different requirement is specified in the schedule to this zone.

For land within the PUZ4 (Transport), the sign category which applies is the category which applies to the adjoining zone nearest to the land. If land is equidistant from two or more adjoining zones, the least restrictive category applies.

Where the Road Zone is the nearest adjoining zone, a permit is required to display a sign.

19/01/2006
VC37

SCHEDULE TO THE PUBLIC USE ZONE

Public land	Use or development	Conditions
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None specified

Land	Advertising Sign Category
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None specified

36.0231/07/2018
VC148**PUBLIC PARK AND RECREATION ZONE**Shown on the planning scheme map as **PPRZ**.**Purpose**

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To recognise areas for public recreation and open space.

To protect and conserve areas of significance where appropriate.

To provide for commercial uses where appropriate.

36.02-123/09/2011
VC77**Table of uses****Section 1 - Permit not required**

Use	Condition
Informal outdoor recreation	
Open sports ground	Must be conducted by or on behalf of the public land manager. Must not be on coastal Crown land under the <i>Coastal Management Act 1995</i> . Must not be costeaning or bulk sampling.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.
Contractor's depot	Must be either of the following:
Heliport	A use conducted by or on behalf of a public land manager or Parks Victoria under the relevant provisions of the <i>Local Government Act 1989</i> , the <i>Reference Areas Act 1978</i> , the <i>National Parks Act 1975</i> , the <i>Fisheries Act 1995</i> , the <i>Wildlife Act 1975</i> , the <i>Forest Act 1958</i> , the <i>Water Industry Act 1994</i> , the <i>Water Act 1989</i> , the <i>Marine Act 1988</i> , the <i>Port of Melbourne Authority Act 1958</i> , or the <i>Crown Land (Reserves) Act 1978</i> .
Office	
Retail premises	
Store	
Any other use not in Section 3	
	A use specified in an Incorporated plan in a schedule to this zone.

Section 2 - Permit required

Use	Condition
Contractor's depot - if the Section 1 condition is not met	Must be associated with the public land use.
Heliport - if the Section 1 condition is not met	Must be associated with the public land use.
Office - if the Section 1 condition is not met	Must be associated with the public land use.
Retail premises - if the Section 1 condition is not met	Must be associated with the public land use.
Store - if the Section 1 condition is not met	Must be associated with the public land use.

Section 3 - Prohibited

Use

Brothel

Cinema based entertainment facility

Corrective institution

Display home

Funeral parlour

Industry

Saleyard

Transport terminal (other than Heliport)

Veterinary centre

Warehouse (other than Store)

36.02-219/01/2006
VC37**Permit requirement**

A permit is required to:

- Construct a building or construct or carry out works. This does not apply to:
 - Pathways, trails, seating, picnic tables, drinking taps, shelters, barbeques, rubbish bins, security lighting, irrigation, drainage or underground infrastructure.
 - Playground equipment or sporting equipment, provided these facilities do not occupy more than 10 square metres of parkland.
 - Navigational beacons and aids.
 - Planting or landscaping.
 - Fencing that is 1 metre or less in height above ground level.
 - A building or works shown in an Incorporated plan which applies to the land.
 - A building or works carried out by or on behalf of a public land manager or Parks Victoria under the *Local Government Act 1989*, the *Reference Areas Act 1978*, the *National Parks Act 1975*, the *Fisheries Act 1995*, the *Wildlife Act 1975*, the *Forest Act 1958*, the *Water Industry Act 1994*, the *Water Act 1989*, the *Marine Act 1988*, the *Port of Melbourne Authority Act 1958* or the *Crown Land (Reserves) Act 1978*.
- Subdivide land.

36.02-319/01/2006
VC37**Application requirements**

An application for a permit by a person other than the relevant public land manager must be accompanied by the written consent of the public land manager, indicating that the public land manager consents generally or conditionally either:

- To the application for permit being made.
- To the application for permit being made and to the proposed use or development.

36.02-431/07/2018
VC148**Exemption from notice and review**

An application to subdivide land which is consistent with an Incorporated plan is exempt from the notice requirements of section 52(1) (a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

36.02-531/07/2018
VC148**Decision guidelines**

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The comments of any public land manager or other relevant land manager having responsibility for the care or management of the land or adjacent land.
- Whether the development is appropriately located and designed, including in accordance with any relevant use, design or siting guidelines.

36.02-619/01/2006
VC37**Incorporated plan**

An Incorporated plan is a plan which shows the way the land is to be used and developed. An Incorporated plan may include the following information:

- Recognition of existing use and how the area is to be developed.
- The building envelope of any proposed buildings.
- Details of any proposed buildings or works.
- The location of pedestrian or vehicle access points or car parking areas.
- The location of any areas for specific uses or a schedule of specific uses which are allowed without permit.
- Topographic details including any proposed cut and fill.
- The location of existing and proposed features.
- The location of existing native and other vegetation and any proposed landscaping works or areas of vegetation to be added or removed.
- The identification of sites of flora or fauna significance (including, in particular, any potentially threatened species or significant habitat) or other places of cultural heritage or scientific value.

The Incorporated plan must be consistent with the intent of the public land reservation under any Act and make reference to relevant policies and guidelines.

An Incorporated plan may be prepared in parts or stages.

36.02-719/01/2006
VC37**Use and development of land identified in a schedule**

Land identified in a schedule to this zone may be used and developed in accordance with the schedule or the specific controls contained in an incorporated document corresponding to the land, provided any condition in the schedule or incorporated document is complied with.

36.02-831/07/2018
VC148**Signs**

Sign requirements are at Clause 52.05. This zone is in Category 4 unless a different requirement is specified in the schedule to this zone.

19/01/2006
VC37

SCHEDULE TO THE PUBLIC PARK AND RECREATION ZONE

Public land	Use or development	Conditions
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None specified

Land	Advertising Sign Category
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None specified

36.0331/07/2018
VC148**PUBLIC CONSERVATION AND RESOURCE ZONE**

Shown on the planning scheme map as **PCRZ**.

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To protect and conserve the natural environment and natural processes for their historic, scientific, landscape, habitat or cultural values.

To provide facilities which assist in public education and interpretation of the natural environment with minimal degradation of the natural environment or natural processes.

To provide for appropriate resource based uses.

36.03-131/07/2018
VC148**Table of uses****Section 1 - Permit not required**

Use	Condition
Boat launching facility	Must be either of the following:
Camping and caravan park	<ul style="list-style-type: none"> A use conducted by or on behalf of a public land manager or Parks Victoria under the relevant provisions of the <i>Local Government Act 1989</i>, the <i>Reference Areas Act 1978</i>, the <i>National Parks Act 1975</i>, the <i>Fisheries Act 1995</i>, the <i>Wildlife Act 1975</i>, the <i>Forests Act 1958</i>, the <i>Water Industry Act 1994</i>, the <i>Water Act 1989</i>, the <i>Marine Act 1988</i>, the <i>Port of Melbourne Authority Act 1958</i> or the <i>Crown Land (Reserves) Act 1978</i>.
Caretaker's house	
Car park	
Informal outdoor recreation	
Interpretation centre	
Jetty	
Kiosk	
Marine dredging	
Mooring pole	
Open sports ground	
Pier	<ul style="list-style-type: none"> Specified in an Incorporated plan in a schedule to this zone.
Pontoon	
Road	
Utility installation (other than Telecommunications facility)	
Any use listed in Clause 62.01	
Any other use not in Section 2 or 3	<ul style="list-style-type: none"> Must be a use conducted by or on behalf of a public land manager or Parks Victoria under the relevant provisions of the <i>Local Government Act 1989</i>, the <i>Reference Areas Act 1978</i>, the <i>National Parks Act 1975</i>, the <i>Fisheries Act 1995</i>, the <i>Wildlife Act 1975</i>, the <i>Forests Act 1958</i>, the <i>Water Industry Act 1994</i>, the <i>Water Act 1989</i>, the <i>Marine Act 1988</i>, the <i>Port of Melbourne Authority Act 1958</i> or the <i>Crown Land (Reserves) Act 1978</i>.

Section 2 - Permit required

Use	Condition
Emergency services facility	
Renewable energy facility (other than Wind energy facility)	Must not be located on land reserved under the <i>National Parks Act 1975</i> . Must meet the requirements of Clause 53.13.
Wind energy facility	Must not be located on land described in a schedule to the <i>National Parks Act 1975</i> . This does not apply where the Wind energy facility is principally used to supply electricity to a facility used in conjunction with conservation, recreation, administration or accommodation use of the land. Must meet the requirements of Clause 52.32.

Section 3 - Prohibited

Use
The use in Section 1 described as 'Any other use not in Section 2 or 3' – if the Section 1 condition is not met

36.03-216/01/2018
VC142**Permit requirement**

A permit is required to:

- Construct a building or construct or carry out works. This does not apply to:
 - A building or works shown in an Incorporated plan which applies to the land.
 - A building or works specified in Clause 62.02-1 or 62.02-2 carried out by or on behalf of a public authority or municipal council, if the public authority or municipal council is carrying out functions, powers or duties conferred by or under the *Local Government Act 1989*, the *Reference Areas Act 1978*, the *National Parks Act 1975*, the *Fisheries Act 1995*, the *Wildlife Act 1975*, the *Forests Act 1958*, the *Water Industry Act 1994*, the *Water Act 1989*, the *Marine Act 1988*, the *Port of Melbourne Authority Act 1958* or the *Crown Land (Reserves) Act 1978*.
 - A building or works carried out by or on behalf of a public land manager or Parks Victoria under the *Local Government Act 1989*, the *Reference Areas Act 1978*, the *National Parks Act 1975*, the *Fisheries Act 1995*, the *Wildlife Act 1975*, the *Forests Act 1958*, the *Water Industry Act 1994*, the *Water Act 1989*, the *Marine Act 1988*, the *Port of Melbourne Authority Act 1958*, the *Crown Land (Reserves) Act 1978*, or the *Road Management Act 2004*.
- Subdivide land.

36.03-319/09/2017
VC132**Application requirements**

An application for a permit by a person other than the relevant public land manager must be accompanied by the written consent of the public land manager, indicating that the public land manager consents generally or conditionally either:

- To the application for permit being made.
- To the application for permit being made and to the proposed use or development.

Where there is no public land manager, an application for a permit must be accompanied by the written consent of the Secretary to the Department of Environment, Land, Water and Planning.

36.03-4

31/07/2018
VC148

Exemption from notice and review

An application to subdivide land which is consistent with an Incorporated plan is exempt from the notice requirements of section 52(1) (a), (b), and (d), the decision requirements of sections 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

36.03-5

18/06/2010
VC62

Referral of applications

An application to use or develop land for the purpose of an emergency services facility must be referred under Section 55 of the Act to the person or body specified as the referral authority in Clause 66.03.

36.03-6

31/07/2018
VC148

Decision guidelines

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The comments of any public land manager or other relevant land manager having responsibility for the care or management of the land or adjacent land.
- Whether the development is appropriately located and designed, including in accordance with any relevant use, design or siting guidelines.

36.03-7

18/06/2010
VC62

Incorporated plan

An Incorporated plan is a plan which shows the way the land is to be used and developed. An Incorporated plan may include the following information:

- Recognition of existing use and how the area is to be developed.
- The building envelope of any proposed buildings.
- Details of proposed buildings or works.
- The location of pedestrian or vehicle access points or car parking areas.
- The location of any areas for specific uses and a schedule of specific uses which are allowed without permit.
- Topographic details including any proposed cut and fill.
- The location of existing and proposed features.
- The location of existing native or other vegetation and any proposed landscaping works or areas of vegetation to be added or removed.
- The identification of sites of flora or fauna significance (including, in particular, any potentially threatened species or significant habitat) or other places of cultural, heritage or scientific value.

The Incorporated plan must be consistent with the intent of the public land reservation under any Act and make reference to relevant policies and guidelines.

An Incorporated plan may be prepared in parts or stages.

36.03-8

18/06/2010
VC62

Use and development of land identified in a schedule

Land identified in a schedule to this zone may be used and developed in accordance with the schedule or the specific controls contained in an incorporated document corresponding to the land, provided any condition in the schedule or incorporated document is complied with.

36.03-9

31/07/2018
VC148

Signs

Sign requirements are at Clause 52.05. This zone is in Category 4 unless a different requirement is specified in the schedule to this zone.

19/01/2006
VC37

SCHEDULE TO THE PUBLIC CONSERVATION AND RESOURCE ZONE

Public land	Use or development	Conditions
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None specified

Land	Advertising Sign Category
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None specified

36.0431/07/2018
VC148**ROAD ZONE**

Shown on the planning scheme map as **RDZ1** for a Category 1 road and **RDZ2** for a Category 2 road.

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify significant existing roads.

To identify land which has been acquired for a significant proposed road.

36.04-116/01/2018
VC142**Table of uses****Section 1 - Permit not required**

Use	Condition
Railway	
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Nil

36.04-219/01/2006
VC37**Permit requirement**

A permit is required to:

- Construct a building or construct or carry out works for a use in Section 2 of Clause 36.04-1.
- Subdivide land.

36.04-331/07/2018
VC148**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The views of the relevant road authority.
- The effect of the proposal on the operation of the road and on public safety.

36.04-4

31/07/2018
VC148

Signs

Sign requirements are at Clause 52.05. A permit is required to display a sign over the road formation or over land within 600 millimetres of the road formation. For other land in this zone, the category of advertising control which applies is the category which applies to the adjoining zone nearest to the land. If land is equidistant from two or more adjoining zones, the least restrictive category applies.

Where the Public Use Zone 4 is the nearest adjoining zone, a permit is required to display a sign.

37

19/01/2006
VC37

SPECIAL PURPOSE ZONES

37.0131/07/2018
VC148**SPECIAL USE ZONE**

Shown on the planning scheme map as **SUZ** with a number.

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To recognise or provide for the use and development of land for specific purposes as identified in a schedule to this zone.

37.01-119/01/2006
VC37**Table of uses****Section 1 - Permit not required**

Use	Condition
Any use in Section 1 of the schedule to this zone	Must comply with any condition in Section 1 of the schedule to this zone

Section 2 - Permit required

Use	Condition
Any use in Section 2 of the schedule to this zone	Must comply with any condition in Section 2 of the schedule to this zone.
Any other use not in Section 1 or 3 of the schedule to this zone	

Section 3 - Prohibited

Use
Any use in Section 3 of the schedule to this zone

37.01-231/07/2018
VC148**Use of land**

Any requirement in the schedule to this zone must be met.

Application requirements

An application to use land must be accompanied by any information specified in the schedule to this zone.

Exemption from notice and review

The schedule to this zone may specify that an application is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- Any guidelines in the schedule to this zone.

37.01-331/07/2018
VC148**Subdivision****Permit requirement**

A permit is required to subdivide land.

Any requirement in the schedule to this zone must be met.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	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 59.01
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 59.02
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 59.02

Application requirements

An application to subdivide land must be accompanied by any information specified in the schedule to this zone.

Exemption from notice and review

The schedule to this zone may specify that an application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- Any guidelines in the schedule to this zone.

37.01-431/07/2018
VC148**Buildings and works****Permit requirement**

A permit is required to construct a building or construct or carry out works unless the schedule to this zone specifies otherwise.

Any requirement in the schedule to this zone must be met.

An apartment development must meet the requirements of Clause 58.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Construct a building or construct or carry out works with an estimated cost of up to \$500,000 and the land is not:	Clause 59.04
<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 53.10. 	

Transitional provisions

Clause 58 does not apply to:

- An application for a planning permit lodged before the approval date of Amendment VC136.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before the approval date of Amendment VC136.

Application requirements

An application to construct a building or construct or carry out works must be accompanied by any information specified in the schedule to this zone.

An application to construct or extend an apartment development, or to construct or extend a dwelling in or forming part of an apartment development, must be accompanied by an urban context report and design response as required in Clause 58.01.

Exemption from notice and review

The schedule to this zone may specify that an application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- For an apartment development, the objectives, standards and decision guidelines of Clause 58.
- Any guidelines in the schedule to this zone.

37.01-5

31/07/2018
VC148

Signs

Sign requirements are at Clause 52.05. This zone is in Category 3 unless a schedule to this zone specifies a different category.

25/01/2007
C18

SCHEDULE 1 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ1**.

DINNER PLAIN – VILLAGE AREA

Purpose

To provide for the use and development of a quality integrated alpine tourist village supported by appropriate ancillary services.

To effectively implement the Dinner Plain Masterplan (Dec 2005)

To provide for a range of residential, tourist and recreational facilities, supported by ancillary services that complements the surrounding natural environment and encourages all year round use of the village.

To ensure that the scale, intensity, bulk and character of all development is sympathetic and complimentary to the alpine environment and the village neighbourhood character.

To ensure that further subdivision does not adversely affect the existing character and amenity of the village.

1.0

19/01/2006
VC37

Table of uses

Section 1 - Permit not required

Use	Condition
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Dwelling	Must be within the Residential Precinct identified on the Dinner Plain Master Plan - Clause 21.03-7-1.
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Road	
Search for stone	Must not be costeaning or bulk sampling.

Section 2 - Permit required

Use	Condition
Group accommodation	
Convenience restaurant	
Hotel	
Restaurant	
Shop	
Service industry	
Any other use not in Section 1 or 3	

Section 3 - Prohibited**Use****Abattoir****Animal keeping****Cemetery****Crematorium****Extractive Industry****Intensive animal husbandry****Refuse disposal****Saleyard****2.0**25/01/2007
C18**Use of land**

The use of land must accord with the precincts identified in Clause 21.03-7-1 and on the Dinner Plain Masterplan (Dec 2005).

Objectives**Village Precinct A – Commercial Core/ Entrance Area**

- To ensure land is used for retailing and other complementary commercial, entertainment and community uses. Residential use is possible provided it is ‘shop top housing’, or located to the rear of the site and ancillary to commercial use.

Village Precincts B1 & B2 – Commercial Core/ Entrance Area/ Scrubber’s Lane Area

- To confine use of land only to community facilities eg visitor information centre, toilet facilities, school, crèche, community hall, meeting rooms, conference facilities, health and recreation.

Village Precinct C - Service Estate

- To provide opportunity only for service industries ancillary to the operation of Dinner Plain to be concentrated in an area separated from the core village area eg storage and vehicle servicing.

Village Precinct D - Residential

- To ensure these areas are used predominately for residential accommodation purposes.

Application requirements

An application to use land must be accompanied by the following information, as appropriate:

- The purpose of the use and the type of activities that will be carried out.
- The likely effects, if any, on the surrounding area, including noise levels, air borne emissions, emissions to land or water, traffic, hours of operation and light spill.
- Provisions for the storage of trade wastes and garbage receptacles, and for the screening of these areas from public view.

Decision guidelines

- The use is consistent with the purpose of the Precinct in which it is to be located.
- The use will not adversely impact on the surrounding area.

3.025/01/2007
C18**Subdivision****Permit requirement**

A permit is required to subdivide land.

Each lot within the Residential Precinct identified on the Dinner Plain Masterplan (Dec 2005) – Clause 21.03-7-1, must be at least 220 square metres in area.

Subdivision to create lots less than 220 square metres in the Residential Precinct is possible where there are existing buildings to be used to accommodate persons away from their normal place of residence and there is a body corporate management regime that ensures the accommodation is used only for short term stays. There must be sufficient common area available for occupants to use for passive and active recreational purposes.

Application requirements

- Similar to Clause 56.01, an application must be accompanied by a ‘site and context description’ and a ‘design response’.
- For subdivision of buildings containing accommodation units on lots less than 220sqm in area, an appropriate management plan for the communal common property areas must be provided together with details of the body corporate regulations that will ensure the units are used only for short-term holiday purposes.
- For lots smaller than 500 square metres, building envelopes are required to be shown to ensure the amenities of future neighbours will be preserved, achieving reasonable density in a controlled manner. It can include matters of building setback, daylight, overshadowing, visual bulk and impervious surface materials and snow shedding.
- The specification of such building envelopes will assist in providing for the following design considerations:
 - Maintaining view corridors.
 - Generating undulating streetscape avenues.
 - Providing solar access.
 - Compatibility with the neighbourhood scale of the local flora and geographical characteristics, the tree line heights etc.
 - The development of a diverse range of lot sizes ensures a varying array of building forms and sizes.

Decision guidelines

Before deciding on an application to subdivide land, the responsible authority must consider, as appropriate:

- The requirements of Clause 56.
- The protection and enhancement of the natural environment and character of the area including the retention of vegetation along waterways, gullies and property boundaries.
- The availability and provision of utility services, including sewerage, water, drainage, electricity, gas and telecommunications.
- The maintenance of an average lot size of at least 220 square metres.

4.019/01/2006
VC37**Construction and extension of one dwelling on a lot****Permit requirement**

A permit is required to construct or extend one dwelling on a lot and to construct outbuildings and site facilities (such as garbage facilities, service yards, telecommunications structures).

Exemption from notice and review

An application to construct or extend one dwelling on a lot (and construct related outbuildings and site facilities) is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

Decision guidelines

Before deciding on an application to construct or extend one dwelling on a lot (and construct related outbuildings and site facilities) the responsible authority must consider, as appropriate:

- The objectives, standards and decision guidelines of the Development Code in Clause 8.0 of this Schedule.

5.019/01/2006
VC37**Buildings and works****Permit requirement**

A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 1 of this Schedule.

Decision guidelines

Before deciding on an application to construct a building or carry out works for a use in Section 2 of Clause 1 of this Schedule, the responsible authority must consider, as appropriate:

- The objectives, standards and decision guidelines of the Development Code in Clause 8.0 of this Schedule.

6.019/01/2006
VC37**Landscaping and removal of vegetation****Permit requirement**

A permit is required to:

- Remove any indigenous vegetation other than vegetation shown on an approved development plan.
- Plant any vegetation other than species indigenous to the Dinner Plain area.

Decision guidelines

Before deciding on an application, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The objectives, standards and decision guidelines of Clause 8.0 of this Schedule.

7.019/01/2006
VC37**Advertising signs**

Advertising sign requirements are at Clause 52.05. This schedule is in Category 4.

Exempt Signs

In addition to the exemptions in Clause 52.05-4, a permit is not required to display the following signs:

- Skier and pedestrian control signs, direction signs and identification signs erected or constructed for the safety of users of the resort.

8.0

19/01/2006
VC37

Development code

Application requirements

An application must include the following information:

- A design response explaining how the proposal respects the Dinner Plain neighbourhood character described in Clause 8.1 of this Schedule.
- Details of the present use of land.
- Boundaries and dimensions of the site.
- The existing landform and topographic features of the site including drainage lines and existing vegetation.
- Details of any indigenous vegetation proposed to be removed.
- Proposals for landscaping and rehabilitation of any disturbed areas.
- Proposed access to the site and provisions for car parking on the lot.
- Details of the exterior treatment and finish of walls and roofs.
- The plan, elevation and section views of the proposed building.
- Snow management proposals such as roof snow shedding design, and impact on pedestrian areas, car parks and adjoining properties. Details of the manner in which snow is to be cleared from pedestrian and vehicle access ways and car parking areas.
- Details of site servicing including water and sewerage connections and installations, drainage provisions, and the location of a garbage collection point.
- Details of sediment pollution control works.

8.1

19/01/2006
VC37

Neighbourhood character description

Streetscape characteristics of Dinner Plain

- The streetscape features a series of varying roof pitches and non-aligned sidewalls, creating an informal and clustered image.
- While most houses are double storey, each incorporate single storey elements presenting a human scale to the street.
- The winding nature of the street reveals the sides and corners of houses, emphasising the cluttered and informal characteristic of the village. The street network also intermixes pedestrians with cars.
- Meandering access ways also create a “level of intrigue” in traversing the village and reinforces intimacy of scale.
- The subtle use of various materials and colours, the proximity to trees and retention of surrounding natural landscape is emphasised to assist integration. Large gumtrees also de-emphasise the scale of houses.
- Loosely scattered houses, no formal property boundaries, undefined front gardens, no fencing and the proximity of adjoining houses (creating intimate pathways) enhances the communal character.
- Elements of varying heights, such as towers, add to visual diversity and also create visual landmarks.

- Considered and restrained use of colour and natural materials enable harmony between the architecture and natural environment and create a cohesive image.

Architectural characteristics of Dinner Plain

- Provide a human scale to the entry spaces with single storey porticos, framed by low roofs.
- Have varying roof profiles.
- Overall height and length of walls reduced with stone entry porticos supported by timber columns and projecting rooms creating a sense of depth and relief.
- Irregular placement of windows in the walls, emphasising the creation of nooks and crannies (lofts) to add charm and variety.
- The retention of the trees in most developments allows the housing stock to merge into the landscape.
- Small-scale windows used in most houses and irregular windows and attention to detail enhances the character and visual intrigue of the dwelling.
- Rooflines dropping down to almost ground level, with no gutters or downpipes to facilitate snow shedding.
- The use of a mix of wall materials including: timber, stone and small elements of Colorbond® and glass.
- Detail to gable roof ends, intimate entry porches, stone walling, irregular timber columns, intricate timber fretwork detail around the eave line.
- Subdued colour schemes throughout each house in the walls, roof and trim details so as to blend harmoniously with the snow gums.
- Front elevation having an intimate scale, assisted by sweeping rooflines, chimney articulation, highlight windows and small window openings.
- Building external balconies around existing trees extends the interior of the house outside and integrates the architecture with the natural environment.
- Recessed, single entry garage doors to ensure they are not dominant elements.

8.2

19/01/2006
VC37

Building design

Objectives

- Buildings must be designed and constructed in a way that is consistent and complementary to the architectural and streetscape characteristics described in Clause 8.1 of this Schedule.
- Gives strong recognition to the alpine climatic demands in the design of the building form so as to ensure that the building functions well when subjected to the rigours of that climate. The building design should strongly relate to the unique natural climatic environment.
- Minimises energy consumption and captures the benefits of passive solar energy.
- Minimises soil disturbance by taking advantage of the natural topography of the site.
- Maximises the retention of existing snow gums on the site.
- Uses materials, finishes and colours that complement the colours and materials of the alpine environment. Acceptable building materials include local stone and earth, and stained timber, Colorbond® roofs and elements of Colorbond® walls.
- Ensures that snow deposition from the building and adjoining buildings will not affect any existing or proposed pedestrian or vehicle access ways.

Standard

- Buildings should be in context with the existing Dinner Plain built form.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Whether the building design is consistent and compatible with the Dinner Plain neighbourhood character description in Clause 8.1 of this Schedule.

8.3

19/01/2006
VC37

Integration with the street**Objectives**

- To integrate the layout of development with the existing street patterns.
- To achieve a coherent development that provides a pleasant and energy efficient living environment, respecting the Dinner Plain neighbourhood character described in Clause 8.2 of this Schedule.

Standards

- Dwellings should be oriented to front existing and proposed streets.
- Fencing is not permitted (unless required by a statutory authority or for a service yard, and is of appropriate design).
- Dwellings should be designed to promote the observation of abutting streets and any abutting public open spaces.
- Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.
- Developments next to existing public open space should be laid out to complement the open space.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Whether the layout of the development is consistent with the Dinner Plain neighbourhood character description in Clause 8.2 of this Schedule.
- Whether the developments provide a variety of accommodation to accommodate various types of households or guest groupings.

8.4

19/01/2006
VC37

Dwelling diversity**Objectives**

- To encourage a range of dwelling sizes and types in the resort development as a whole.
- To optimise the yield of accommodation development while promoting high design standards, a variety of accommodation types, and minimising loss of amenity to adjacent landholders.

Standards

- Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:
 - Dwellings with a different number of bedrooms.
 - At least one dwelling that contains a kitchen, bath or shower, and a toilet and washbasin at ground floor level (to allow disabled access).

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- There is variety in the layout and design consistent with the elements referred to in the Dinner Plain neighbourhood character description in Clause 8.1 of this Schedule.
- Whether the developments provide a variety of accommodation to accommodate various types of households or guest groupings.

8.5

19/01/2006
VC37

Infrastructure**Objectives**

- To ensure development is provided with appropriate utility services and infrastructure.
- To ensure development does not unreasonably overload the capacity of utility services and infrastructure.

Standards

- Development should be connected to reticulated services, including water, sewerage, drainage, electricity and gas.
- Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.
- In areas where utility services or infrastructure have little or no spare capacity, (or there are sensitive environmental drainage issues such as in water bore buffer zones), developments should provide for the upgrading of, or mitigation of, the impact on services or infrastructure or catchment areas.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The capacity of the existing infrastructure.
- In the absence of reticulated sewerage, the capacity of the development to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.
- If the drainage system has little or no spare capacity, (or there are sensitive environmental drainage issues) the capacity of the development to provide for stormwater drainage mitigation or upgrading of the local drainage system.

8.6

19/01/2006
VC37

Site layout and building massing**Objective**

- To achieve a coherent layout that provides a pleasant and energy efficient living environment.

Standards

- The design and layout of buildings enhances existing streets, maintaining amenity for adjacent properties and provides a sense of address and identity.
- In larger scale developments, varied building types and forms are integrated throughout the development to provide an interesting sense of mix and contrast.
- The development capitalises on views from the site engaging existing vegetation and site features.
- The design retains significant stands of native vegetation, in particular snow gums or other viable native vegetation, on the site.

Decision guidelines

The layout of a development should be based on a through analysis of the site and its surrounding areas. Issues to be considered in site layout, by the applicant and responsible authority include:

- The size and shape of the site should be considered so that the building can be designed to sit on the site and have the opportunity of maximising all the desirable characteristics being sought to satisfy the list of design objectives.
- Location, function and management of public or shared open spaces.
- The effects of adjoining structures and vegetation.
- Energy efficiency, solar orientation and predominating winds.
- Ground conditions and site drainage.
- Snow shedding, personal safety, and access.
- Traffic flows around and through the site and its connectivity to the village.

8.7

25/01/2007
C18

Development and street setbacks

Objectives

- To ensure that development are setback from the Great Alpine Road to protect the visual and environmental amenity of the resort.
- To ensure that development is constrained by buffer zones around identified environmentally significant areas.
- To ensure that the setbacks of buildings from a street respect the defining elements identified in the Dinner Plain neighbourhood character description in Clause 8.1 of this Schedule whilst making efficient use of the site.
- To ensure that buildings are sympathetic in scale and location to the landscape, trees and views.
- To ensure buildings are well articulated and fragmented in form.
- To allow for some variety in the frontage setbacks of properties, thus enhancing the existing “informal character”.
- To ensure that view corridors between buildings and along specified view lines are maintained.

Standards

- The minimum setbacks from the Great Alpine Road are:
 - 120 metres for buildings other than tennis courts, information centres, gatehouses, service utility installations and community use facilities.
 - 100 metres for commercial and residential development on the western side of the village entrance to the water bore reserve, as shown on the Dinner Plain Masterplan (Dec 2005).
 - 50 metres for community use buildings and car parking areas on the western side of the village entrance road.
 - 50 metres for residential development on the western side of the water bore reserve as shown on the Dinner Plain Masterplan (Dec 2005).
 - 25 metres for community use buildings and car parking areas on the eastern side of the village entrance road.
- The minimum setback from significant environmental areas as identified on the Dinner Plain Masterplan (Dec 2005) is 20 metres.

- The minimum setback from the village's water supply bore is 250 metres unless a Section 173 Agreement incorporating a management plan to control use and development within the 250 metre buffer is entered into with the land owner(s), the responsible authority and the water supply authority.
- Walls of buildings should be set back from streets:
 - At least the distance specified in the Table 8.1 below, but with some varied setback to add to diversity.
 - To align with the existing tree line where possible.
 - To align with specified view lines where appropriate.

Table of street setbacks

Development Context	Minimum Setback From Front Street (Metres)	Minimum Setback From a Side Street (Metres)
There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner	The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 4 metres, whichever is the lesser.	Not applicable
The site is on a corner.	<p>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 4 metres, whichever is the lesser.</p> <p>If there is no building on the abutting allotment, 4 metres minimum.</p>	The same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Clause 8.1 - the Dinner Plain neighbourhood character description.
- Whether a different setback would be more appropriate taking into account the prevailing setbacks of existing buildings on nearby lots.
- The visual impact of the building when viewed from the street and from adjoining properties and any specific identified view lines.
- The value of retaining vegetation within the front setback.

8.8

19/01/2006
VC37

Building height**Objective**

- To ensure that the height of buildings respect the Dinner Plain neighbourhood character description.

Standards

- The maximum height of any building must not exceed 11 metres.
- A permit may be granted to exceed 11 metres in height for an architectural feature, being a bell tower, on the south west corner of a building on Lot 191 PS 146751C, Parish of Theddora, Big Muster Drive, Dinner Plain, generally in accordance with the plan "Deacon Investments Development at 191 Big Muster Drive, Dinner Plain TP4", prepared by Crosier Scott & Associates Architects Pty Ltd and dated 9 December 1998.
- Changes of building height between existing buildings and new buildings should be graduated.

- The built form should be articulated and appear fragmented to break up the mass of the building.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Clause 8.2 of this Schedule - The Dinner Plain Neighbourhood Character Description.
- The design response.
- The effect of the slope of the site on the height of the building.
- The relationship between the proposed building height and the height of existing adjacent buildings.
- The visual impact of the building when viewed from the street and from adjoining properties.

8.9

25/01/2007
C18

Site coverage

Objective

- To ensure development is consistent with the Dinner Plain Neighbourhood Character Description and recognises the importance of maintaining environmental values.

Standards

- Unless there are previously approved building envelopes, that exceed the following criteria, the site area of the allotment covered by buildings should not exceed:
 - 60 % in the Commercial Precinct.
 - 50 % in the Residential Precinct.

The precincts are identified on the Dinner Plain Masterplan (Dec 2005) in Clause 21.03-7.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Clause 8.1 of this Schedule, the Dinner Plain neighbourhood character description.
- The design response.
- The existing site coverage and any constraints imposed by existing development or the features of the site.
- The site-specific constraints such as steep or undulating topography, vegetation retention or recognised view protection areas, or major physical limitations or servicing inadequacies that cannot be satisfactorily overcome.
- The site coverage of adjacent properties.
- The effect of the visual bulk of the building and whether this will impact on neighbourhood character.

8.10

19/01/2006
VC37

Permeability and snowshed

Objectives

- To reduce the impact of increased stormwater run-off on the drainage system.
- To facilitate on-site stormwater infiltration.
- To control the snowshed from roof so it does not spill or have impact on neighbouring properties and protects vehicular and pedestrian access ways.

Standards

- At least 40 per cent of the site should be permeable (ie. not be covered by impervious surfaces).
- In environmental setback areas, ensure stormwater runoff from buildings and roadways, does not detrimentally increase the discharge into protected/ sensitive areas.
- Roof pitch, building setback and site slope are factors to be considered when assessing the impact of snowshed on adjoining properties.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The existing site coverage and any constraints imposed by existing development
- The capacity of the drainage network to accommodate additional stormwater.
- The capacity of the site to absorb run-off.
- The practicality of achieving at least 40 per cent site coverage of permeable surfaces, (60% impervious) particularly on lots of less than 300 square metres.
- The distance from environmentally sensitive features such as water bores, alpine bog and likely water infiltration impacts and requirements of responsible authorities.
- The distance of roof eaves from neighbouring properties, vehicular and pedestrian access ways and walkways and likely impact of snow shedding.

8.11

19/01/2006
VC37

Energy efficiency**Objectives**

- To achieve a site layout and landscaping that protects and promotes environmental management in terms of air quality, energy efficiency, control of solar access and efficient stormwater management.
- To achieve and protect energy efficient dwellings and residential buildings.
- To ensure the orientation and layout of development minimises fossil fuel energy use and make appropriate use of daylight and solar energy.

Standards

All buildings should:

- Be designed to minimise fossil fuel energy use and to maximise use of natural ventilation, daylight and solar energy.
- Have layouts and orientation that minimise winter heat loss and make use of solar energy where practical.
- Be sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.
- Have living areas and larger wall openings/ windows on the northern side where solar access is available, and double-glazing on all windows and glazed doors.
- For sites with multiple dwellings, the development should be designed to achieve a four-star energy rating, using the Sustainable Energy Authority of Victoria 'First-Rate' system or equivalent.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response to alpine conditions (including massing, windows, entry protection, insulation and materials).
- The size, orientation and slope of the lot.
- The impact on solar access to neighbouring buildings.
- The availability of solar access to north-facing windows on the site.

8.1225/01/2007
C18**Landscaping****Objectives**

- To encourage development that respects the landscape character of the Dinner Plain alpine environment.
- To ensure the retention of native vegetation and significant stands of trees on the site.
- To create a pleasant, safe and attractive alpine village environment, blending new development in to the existing landscape. The landscaping of a development should form part of a comprehensively designed concept, which brings together the design of the buildings, a sense of space and maintenance of the existing landscape character of the locality.
- To maximise the retention of existing snow gums on each site.

Standards

- Development should provide for the retention and planting of indigenous trees (snow gums) and other indigenous alpine vegetation, as these are part of the neighbourhood character.
- The construction of buildings should not result in a net loss of indigenous vegetation.
- Compensatory planting will be required in alternative locations if it cannot be contained on site. Priority given to retention of existing native vegetation. Only native species can be re-established.
- A 10metre planted buffer will be required between the Residential and Service Area Precincts where designated on the Dinner Plain Masterplan (Dec 2005) – Clause 21.03-7-1.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The Dinner Plain neighbourhood and vegetation character and existing tree lines.
- The design response and effect on existing stands of trees and any compensatory planting proposals.

8.1319/01/2006
VC37**Car parking****Objectives**

- To ensure that car parking is adequate for the needs of residents.
- To minimise detrimental impacts of vehicles, accommodation and access on the amenity of building developments, street/landscape, neighbourhoods and the alpine environment.
- To encourage the provision of private car parking on sites where possible.

Standards

- One car space should be provided per dwelling under 100 square metres. One space must be at least 6 metres long and 3.5 metres wide.
- Two car spaces should be provided per dwelling up to 200 square metres. If the space is provided in a garage, the use of double doors should be ideally avoided by tandem parking.

- Buildings in excess of 200 square metres to provide parking based on generated demand (demonstrated to the responsible authority- taking account of bed capacity for residential buildings, or customer demand generated by commercial land uses).
- Car parking facilities including access ways, garages and car storage areas should not dominate the view of the building from the road and should be visually compatible with the building. A building may project into a car space if it is at least 2.1 metres above the space.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The likely needs of users.
- The practicality of providing car parking on the site, particularly for lots of less than 300 square metres.
- The reduction of on-street car parking spaces resulting from the provision of car parking on the site, particularly for lots of less than 300 square metres.
- The availability of on-street parking.
- Any relevant parking precinct plan.

8.14

19/01/2006
VC37

Amenity impacts

In the Dinner Plain resort-village environment, the predominant use is for short stay accommodation purposes, which does not generate the same need for visual and acoustic privacy compared with that necessary for long term permanent residents. However direct overlooking of adjacent private apartments or dwellings from nearby new developments should be minimised.

Acoustic privacy can be a major problem between apartments within a development. Most problems can be minimised through appropriate layout combined with use of sound insulating materials.

8.14-1

Side and rear setbacks

Objective

- To ensure that the height and setback of a building from a boundary respects the existing Dinner Plain neighbourhood character as described in Clause 8.1 of this Schedule and limits the impact on the amenity of nearby residents.

Standard

- A new building should be set back from side or rear boundaries 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Clause 8.1 of this Schedule, the Dinner Plain neighbourhood character description.
- The impact on the amenity of existing residents.

8.14-2

Walls on boundaries

Objective

- To ensure that the location, length and height of a wall on a boundary respects the Dinner Plain neighbourhood character and limits the impact on the amenity of existing residents.

Standard

- A new wall constructed on or within 150mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot should not abut the boundary for a length of more than 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Clause 8.1 of this Schedule, the Dinner Plain neighbourhood character description.
- The impact on the amenity of existing residents.

8.14-3

Daylight to new and existing windows

Objective

- To allow adequate daylight into new and existing habitable room windows.

Standards

- Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.
- A window in a habitable room should be located to face an outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The extent to which the existing dwelling has provided for reasonable daylight access to its habitable rooms through the siting and orientation of its habitable room windows.
- The impact on the amenity of existing residents.

8.14-4

North-facing windows

Objective

- To allow adequate solar access to existing north-facing habitable room windows.

Standard

- If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metre for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- Existing sunlight to the north-facing habitable room window of the existing dwelling.
- The impact on the amenity of existing dwellings.

8.14-5 Overlooking and internal views- into habitable room windows**Objectives**

- To limit views into existing habitable room windows.
- To limit overlooking of private living areas and views for neighbouring dwellings and apartments.

Standard

- A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into habitable room windows of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio.

8.14-6 Noise impacts**Objectives**

- To contain noise sources in developments that may affect existing dwellings.
- To protect residents/guests from external noise.
- To substantially contain noise within each apartment/dwelling and to limit noise from communal areas or shared facilities affecting nearby apartments/dwellings.

Standards

- Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.
- Noise sensitive rooms of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.
- Dwellings and residential buildings close to busy roads /commercial premises /car park areas should be designed to limit noise levels in habitable rooms.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The management of facilities response.

8.15-1 Accessibility**Objectives**

- To encourage the consideration of the needs of people with limited mobility in the design of developments.

Standard

- For sites with multiple dwellings on one lot, the dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.

8.15-2 Building Entries**Objectives**

- Building entries should be clearly visible and easily identified from public areas. Access should be convenient, direct and free from the possibility of falling snow.

- Entries should be designed to give each building an individual identity.
- Entries should incorporate a transition space from the front protected porch area to warm interior dry areas (and ideally include a ski room/drying room as a practical transition from wet areas).
- For larger public buildings, access for the disabled should also be provided where practicable by minimising changes of level for steps being replaced by ramps.
- Access to buildings should be all weather.

Standards

Entries to dwellings and residential buildings should:

- Be visible and easily identifiable from streets and other public areas.
- Provide shelter, a sense of personal address and a transitional space around the entry.

8.15-3

Private /communal open space

There are two categories of open space associated with residential development.

Private open space associated with residential accommodation, is not considered to be necessary, due to the high proportion of residents being transient or short-term stayers.

Communal open space comprises land or facilities provided for the use and enjoyment of residents/tourists occupying a residential development. The owners of the land usually manage this space corporately. Communal open spaces and shared facilities may include swimming pools, tennis courts and children's play areas. Such spaces must be capable of effective maintenance and management and may require specific boundaries and protective fencing.

8.16

19/01/2006
VC37

Site facilities and infrastructure

In the alpine village in particular, site facilities and service areas require careful design, both for individual dwellings and commercial and community buildings. These areas should be designed in a manner appropriate to their function and detailed to complement the design of the development and its environs.

Many building developments contain services and facilities that are grouped or shared amongst leaseholders. Most common group facilities include garbage bin enclosures, electricity and gas meters, service yards, letterbox areas and clotheslines.

Several categories of infrastructure requirements need to be considered:

- Connections from the development to the physical service reticulations, water supply, sewerage, electricity, gas, telecommunications.
- Street vehicular capacity and traffic management.
- Garbage and waste collection.
- Service yards.

Objectives

- Adequate provision shall be made of storage and collection of garbage and other solid wastes and service yards and for the appropriate screening or fencing of areas and equipment used for such purposes from public view.
- Pedestrian access ways to building entries are adequately lit at night for safety and security of residents and guests.
- To encourage building development in areas where it can take advantage of existing physical infrastructure.

Standards

- All services, water, electricity, sewerage, gas and telephone must be installed underground in accordance with the requirements of the responsible authority.
- All telecommunications structures (antennae, satellite dishes) must be installed in accordance with the requirements of the responsible authority.
- No water, waste etc shall be discharged from the site other than means of an underground pipe or drain connected to an approved outlet or to an underground drain to the satisfaction of the responsible authority.
- Garbage bin enclosures, mailboxes, service yards and clothesline areas must be adequate in size and location and appropriate in design, with adequate screening or fencing.

13/09/2010
VC63**SCHEDULE 2 TO THE SPECIAL USE ZONE**

Shown on the planning scheme map as **SUZ2**.

DINNER PLAIN SERVICE AND RECREATION**Purpose**

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To identify land that is used for the provision of infrastructure and support facilities for the Dinner Plain village.

To provide for recreation facilities ancillary to the Dinner Plain village.

To provide for educational and accommodation facilities that are sympathetic and complimentary to the alpine environment which are not appropriate in the Special Use Zone 1.

1.013/09/2010
VC63**Table of uses****Section 1 - Permit not required**

Use	Condition
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Car park	
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet requirements of Clause 52.08-2.
Minor utility installation	
Road	
Search for stone	Must not be costeaning or bulk sampling.

Section 2 - Permit required

Use	Condition
Caretaker's house	
Child care centre	
Education centre	
Residential Building	
Major sports and recreation facility	
Transfer station	

Section 3 - Prohibited

Use
Any other use not in Section 1 or 2

2.019/01/2006
VC37**Use of land**

Before deciding on an application to use land, the responsible authority must consider:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The Dinner Plain neighbourhood character described in Clause 21.03-7.
- The protection and enhancement of the natural environment and character of the area including the retention of vegetation along waterways, gullies and property boundaries.
- The purpose of this Schedule and whether the use would be more appropriately located in the Special Use Zone 1.
- The impact of the use on the Dinner Plain village and its future development.
- The impact of the use on the capability of the land to provide for wastewater and sewerage treatment and disposal.

3.019/01/2006
VC37**Subdivision****Permit requirement**

A permit is required to subdivide land.

Application requirements

An application must be accompanied by relevant information and a plan showing:

- The existing landform and topographic and environmental features of the site, including drainage lines and existing vegetation, and likely environmental impacts.
- Proposals for the provision of drainage the supply of power and water, and for the disposal of waste.
- Proposals for the landscaping and rehabilitation of any disturbed areas.
- Provision for transport access and parking provision.

4.019/01/2006
VC37**Buildings and works****Permit requirement**

A permit is required to construct a building or construct or carry out works other than buildings and works associated with a utility installation.

Application requirements

An application must be accompanied by the following information:

- Details of the present use of the land.
- Boundaries and dimensions of the site.
- The existing landform and topographic features of the site including drainage lines and existing vegetation.
- Details of any indigenous vegetation proposed to be removed.
- Proposals for landscaping and rehabilitation of any disturbed areas.
- Proposed access to the site and provisions for car parking, both on the lot and the adjoining road reserve.
- Details of the exterior treatment and finish of walls and roofs.
- The plan, elevation and section views of the proposed building.

- Snow management proposals such as roof snow shedding design, and impact on pedestrian areas, car parks and adjoining properties. Details of the manner in which snow is to be cleared from pedestrian and vehicle access ways and car parking areas.
- Details of site servicing including water and sewerage connections and installations, drainage provisions, and the location of a garbage collection point.
- Details of sediment pollution control works.

Building height

The maximum building height of any building must not exceed 11 metres.

Building design guidelines

- Buildings must be designed and constructed in a way that reflects the Dinner Plain neighbourhood character as described in section 21.03-7.
- Gives strong recognition to the alpine climatic demands in the design of the building form so as to ensure that the building functions well when subjected to the rigors of that climate. The building design should strongly relate to the unique natural climatic environment.
- Is consistent with and complements the character of development in the village.
- Minimises energy consumption and captures the benefits of passive solar energy.
- Minimises soil disturbance by taking advantage of the natural topography of the site.
- Maximises the retention of existing snow gums on the site.
- Uses materials, finishes and colours that complement the colours and materials of the alpine environment. Acceptable building materials include local stone and earth, and stained timber, with Colorbond® roofs.

Landscaping and removal of vegetation

A permit is required to:

- Remove any indigenous vegetation.
- Plant any vegetation other than species indigenous to the Dinner Plain area.

Decision guidelines

Before deciding on an application or development plan, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The Dinner Plain neighbourhood character described in section 21.03-7.
- Whether the development would be more appropriately located in the Special Use Zone 1.
- The availability of and connection to services.
- The extent of compliance with the building design guidelines.
- The adequacy of snow management proposals and their impact on other uses and development.
- The impact of the proposal on views from the Great Alpine Road.
- The environmental constraints and issues of the land and processes proposed to alleviate them.

Advertising signs

Advertising sign requirements are at Clause 52.05. This schedule is in Category 4.

Exempt Signs

In addition to the exemptions in Clause 52.05-4 a permit is not required to display the following signs:

- Skier and pedestrian control signs, direction signs and identification signs erected or constructed for the safety of users of the resort.

19/01/2006
VC37**SCHEDULE 3 TO THE SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ3****GPU POWERNET PTY LTD TERMINAL STATIONS****Purpose**

To provide for the use and development of land as a terminal station for electricity supply.

1.019/01/2006
VC37**Table of uses****Section 1 - Permit not required**

Use	Condition
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Industry	Must be used for the generation of electricity.
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Minor utility installation	Must be used for the transmission or distribution of electricity.
Search for stone	Must not be costeaning or bulk sampling.
Utility installation	Must be used for the transmission or distribution of electricity.

Section 2 - Permit required

Use	Condition
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Section 3 - Prohibited

Use
Any use not in Section 1 or 2

2.019/01/2006
VC37**Buildings and works**

No permit is required to construct a building or carry out works for a Section 1 use.

SCHEDULE 4 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ4**

BOGONG POWER DEVELOPMENT PROJECT**Purpose**

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To facilitate the development of the Bogong Power Development Project in accordance with an approved Development Plan.

To provide for the development of a hydroelectric power station and ancillary facilities, including a visitor centre as part of the operation of the Bogong Power Development Project.

To identify existing hydroelectric power generation facilities at McKay Creek.

To facilitate the operational and maintenance activities of the hydro electric power schemes including power stations and ancillary facilities in the zone.

1.0**Table of uses****Section 1 - Permit not required**

Use	Condition
Industry	Must be in accordance with an approved Development Plan
Informal outdoor recreation	
Mineral Exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Minor Utility Installation	
Natural systems	
Power Generation	
Road	
Search for Stone	Must not be costeaning or bulk sampling
Utility Installation	Telecommunications facility must meet the requirements of Clause 52.19.

Section 2 - Permit required

Use	Condition
Tourist Facility	

Section 3 - Prohibited

Use
Any use not in Section 1 or 2

2.019/01/2006
VC37**Use of Land**

The use of land for power generation, as part of the Bogong Power Development Project, may include, the development of a hydroelectric power station and associated access ways, car parking and drainage, a tunnel for water transmission between McKay Creek Power Station and the proposed Bogong Power Station, a tail race, connection of new power lines, underground services, management, transport and storage of silt and rock, vegetation removal and associated tourism facilities.

3.019/01/2006
VC37**Subdivision**

A permit is required to subdivide land.

4.019/01/2006
VC37**Buildings and works**

A permit is not required to construct a building or construct or carry out works in accordance with an approved Development Plan for the Bogong Power Station Development.

The Development Plan must be submitted to the Responsible Authority for endorsement prior to the commencement of any buildings and works. The Development Plan must generally be in accordance with the Bogong Power Development Project Environmental Impact Assessment, July 2005 and include:

- A site plan at a scale to the satisfaction of the Responsible Authority showing:
 - The proposed location, of any buildings;
 - The location of all fencing proposed;
 - The location of all lighting;
 - The location of all car parking areas for employees and visitors;
 - The proposed access to and egress from the site;
 - The location of spoil storage sites;
- Details of all buildings and works including:
 - The design, type, height and colours and materials of all buildings;
 - Method of treatment of all roads, access ways and car parking areas;
 - Stormwater management details;
 - Type and height of all fencing;
 - Type and intensity of lighting;
 - Extent of all earthworks;
- Details of the proposed landscape treatment of the site, including:
 - Location and type of vegetation to be retained;
 - Location and type of proposed additional planting;
 - The proposed screening measures of the proposed Power Station;
 - The proposed weed management
- Details of the proposed water and wastewater management for the new power station;
- Details of traffic management during construction.

- Details of the Environmental Management Plan, generally in accordance with the Bogong Power Development Project Environmental Impact Assessment, prepared by GHD Pty Ltd, July 2005; and
- An Emergency Management Plan to the satisfaction of the Responsible Authority.

The approved Development Plan may be modified by and to the satisfaction of the Responsible Authority.

5.0

19/01/2006
VC37

Decision Guidelines

Before deciding on a Development Plan, in addition to the decision guidelines in Clause 65, the Responsible Authority must consider:

- Potential off-site effects, including those associated with:
 - Light emissions;
 - Noise emissions;
 - Traffic access and car parking provision for employees and visitors;
 - The visual impact, including corridor views to the site;
 - Landscaping design and treatment;
 - Spoil Management; and
 - Weed management.
- The effect of the Bogong Power Station on surrounding land uses;
- The effect of the surrounding land uses on the Bogong Power Development Project.

6.0

19/01/2006
VC37

Conditions to be met

Any development and use for power generation must comply with the recommendations and requirements of an approved development plan

7.0

19/01/2006
VC37

Advertising signs

Advertising sign requirements are at Clause 52.05. This schedule is in Category 4.

SCHEDULE 5 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ5**.

MOUNT BEAUTY AERODROME AND AIR PARK**Purpose**

To provide for the use and development of a quality integrated Aerodrome and Air Park development supported by appropriate ancillary services.

- To effectively implement the *Mount Beauty Air Park Master Plan* (2016).

To provide for a range of residential, commercial, light industrial and tourist uses supported by ancillary services that complement the operation of the Aerodrome.

To ensure that the scale, intensity, bulk and character of all development within the Airpark is sympathetic and complementary to the aerodrome environment.

- To ensure that subdivision is generally consistent with the *Mount Beauty Air Park Master Plan* (2016).
- To protect the water resources of the East and West branches of the Kiewa River from impact of nutrient loads or waste products.
- To protect the natural features and resources, environmental and biodiversity values, and landscape values of the surrounding land and waterways.

1.0**Table of uses****Section 1 - Permit not required**

Use	Condition
Airport	Must be within Precinct 4.
Bed and breakfast	Must be within Precinct 1
Dwelling	Must be within Precinct 1 Must be located consistent with the requirements specified in Clause 4.0 of this Schedule.
Extensive animal husbandry	
Informal outdoor recreation	
Home occupation	Must not be in Precinct 5.
Open sports ground	Must be within Precinct 5. Must be a use conducted on or behalf of a public land manager or Parks Victoria under the relevant provisions of the Local Government Act 1989, the Reference Areas Act 1978, the Fisheries Act 1995, the Water Industry Act 1994, The Water Act 1989, or the Crown Land (Reserves) Act 1978.
Minor utility installation	

ALPINE PLANNING SCHEME

Use	Condition
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Agriculture (other than Apiculture and Extensive husbandry)	
Caretaker's house	Must be within Precinct 2 or 3 Must be within, attached to or located to the rear of an aircraft hangar
Convenience restaurant Convenience shop	Must be within Precinct 2
Education centre	Must not be a Primary or Secondary school
Fuel depot Function centre Heliport Industry (other than Transfer station and Refuse disposal)	Must be within Precinct 2 Must be related to the aviation industry or for purposes compatible with the Aerodrome
Office	Must be within Precinct 2 or 3 The leasable floor area must not exceed 500 square metres and must be related to the aviation industry or for purposes compatible with the Aerodrome
Place of assembly	Must be related to the aviation industry or for purposes compatible with the Aerodrome. Must not be in Precinct 5.
Tourist facility	Must be within Precinct 2 Must be related to the aviation industry or for purposes compatible with the Aerodrome
Trade supplies Transport terminal Utility installation (other than Minor utility installation) Warehouse Any other use not in Section 1 or 3	Must be within Precinct 2 or 3 Must be related to the aviation industry or for purposes compatible with the Aerodrome

Section 3 - Prohibited

Use
Adult sex bookshop
Cinema based entertainment facility

Use**Extractive industry****Hospital****Intensive animal husbandry****Materials recycling****Major sports and recreation facility****Retail premises (other than Convenience shop, Convenience restaurant and Trade supplies)****Refuse disposal****Transfer station****2.0**02/03/2017
C38**Use of land**

- The use of land must accord with the precincts identified in Figure 1: *Mount Beauty Air Park Precinct Plan* (2016). The land can be divided into five precincts with the following objectives.

Objectives**Precinct 1 – Airpark Residential Hangar Area**

- To ensure land is used for residential purposes in conjunction with an aircraft hangar on site.
- To ensure that use of the land for residential hangar purposes does not adversely affect the operations of the Mount Beauty Aerodrome.

Precinct 2 – Airpark Mixed Use Area

- To ensure land is used for a range of residential, commercial, industrial and tourist related other uses either in connection with the operation of the Aerodrome or for purposes compatible with the Aerodrome and complementing the mixed-use function of the precinct.
- To ensure that use of the land for mixed use purposes does not adversely affect the operations of the Mount Beauty Aerodrome.
- To provide a buffer between the Mount Beauty Wastewater Treatment Plant and to make the community aware of odour emissions emanating from the treatment plant.

Precinct 3 – Airpark Business Area

- To ensure land is used for commercial and light industrial purposes either in connection with the operation of the Aerodrome or for purposes compatible with the Aerodrome.
- To ensure that use of the land for commercial or light industrial purposes does not adversely affect the operations of the Mount Beauty Aerodrome.
- To provide a buffer between the Mount Beauty Wastewater Treatment Plant and to make the community aware of odour emissions emanating from the treatment plant.

Precinct 4 – Aerodrome Precinct

- To provide for the safe and efficient operation of the Mount Beauty Aerodrome.
- To provide for the coordinated use and development of the Aerodrome.

Precinct 5 – Open Space

- To protect the East and West branches of the Kiewa River from detrimental affects of development.
- To provide open space.

Exemption from Notice and Appeal

- An application that is consistent with the *Mount Beauty Air Park Master Plan* (2016) is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

Amenity

- The use of the land for a use associated with the Mount Beauty Air Park must not adversely affect the amenity of the neighbourhood and surrounding land and waterways including through:
- Impacts to the natural, environmental and landscape values, in particular the riparian vegetation associated with the East and West branches of the Kiewa River.
- The transport of materials or goods to or from the land.
- The appearance of any stored materials or goods.
- Traffic generated by the use.
- Emissions from the land.

Application requirements

Unless the circumstances do not require, an application to use land must be accompanied by the following information:

- The purpose of the use and the types of activities to be carried out.
- The type and quantity of materials and goods to be stored, processed or produced.
- Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.
- Whether a licence under the *Dangerous Goods Act* 1985 is required.
- The likely effects, if any, on the neighbourhood, including noise levels, traffic, airborne emissions, emissions to land and water, light spill, glare, solar access and hours of operation (including the hours of delivery and dispatch of materials and goods).
- Mitigation measures to be incorporated to avoid impacts on the natural, environmental and landscapes on surrounding land and waterways.
- An application to use land for a sensitive use within Precinct 3 must be accompanied by an environmental site assessment by a suitably qualified environmental professional which provides advice on whether the environmental condition of the land is suitable for the proposed use and whether an environmental audit of all, or part, of the land is recommended. A report is not required if a previous report has determined that a site does not have contamination issues.

Decision Guidelines

Before deciding on an application, the responsible authority must consider, as appropriate:

- The effect that the use may have on other uses which are sensitive to industrial off-site effects, having regard to any comments or directions of the referral authorities.
- The impact on the landscape, natural features and resources, environmental and biodiversity values including soil, water and native vegetation.
- The effect that nearby industries may have on the proposed use.
- The drainage of the land, in particular to the adjoining riparian area and the East and West branches of the Kiewa River.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.

3.002/03/2017
C38**Subdivision**

A permit is required to subdivide land.

Exemption from Notice and Appeal

- An application that is consistent with the *Mount Beauty Air Park Master Plan* (2016) is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

Mandatory condition

- As a condition of any approved subdivision of land within the Air Park that an agreement under Section 173 of the Act must be entered into requiring design guidelines for the future development of subdivision addressing building design, built form, building materials, heights, access and egress from each lot to the road and the taxiway and safety issues.
- For any land within the buffer for the Mount Beauty Wastewater Treatment Plant the owner must enter into a Section 173 Agreement that makes future owners and occupiers aware of the lands location within the treatment plant buffer and the potential for odours to be experienced.

Application requirements

- Any works must be located at least 30 metres from the East and West branches of the Kiewa River measured from the river bank.

An application must be accompanied by:

- A 'site and context description' and a 'design response' including:
 - Measures proposed to mitigate potential impacts on the natural features and resources; environmental and biodiversity values; and landscape values of the area.
- For subdivision within Air Park Precincts 1, 2 or 3 a plan that shows for each lot:
 - A building envelope, taxiway access and a driveway to the envelope – the driveway must be from the road. No direct pedestrian or vehicular access except for aircraft is permitted from any taxiway or runway.
 - Potable water supply for domestic use and firefighting provision.
 - Reticulated sewerage provision
 - For lots adjacent to the Mount Beauty Aerodrome runway a 60m setback boundary
 - For lots adjacent to public land the Building Exclusion Zone that applies.
 - For lots adjacent to other land with native vegetation present the tree protection zones that apply in accordance with Australian Standard *AS4970-2009 Protection of trees on development sites*.
- If a staged subdivision, show how the balance of the land may be subdivided.
- For land within the former landfill buffer, a Construction Management Plan must be prepared which includes procedures to ensure the air quality of trenches, pits or basements is protective of human health.

Decision Guidelines

Before deciding on an application, the responsible authority must consider, as appropriate:

- Level of compliance with the *Mount Beauty Air Park Master Plan* (2016).
- The impact on the landscape, natural features and resources, environmental and biodiversity values including soil, water and native vegetation.
- Adequacy of potable water and reticulated sewerage supply.

- The views of the relevant flood plain management authority.

4.0

02/03/2017
C38

Buildings and works

Permit Requirement

A permit is required to construct a building or construct or carry out works.

This does not apply to a building or works which:

- Rearrange, alter or renew plant if the area or height of the plant is not increased.
- Are a modification necessary to comply with a direction or licence under the *Dangerous Goods Act* 1985 or a Waste Discharge Licence, Works Approval or Pollution Abatement Notice under the *Environment Protection Act* 1970.

Design guidelines

The following requirements apply:

- Buildings and all parts of the building (including aerials, airconditioning, air vents and the like) must be no more than 6 metres above the ground level of the centerline of the runway at right angles to where the building is erected
- Buildings to be constructed of non-reflective materials;
- Buildings to incorporate noise attenuation measures;
- Buildings must incorporate noise attenuation measures
- Buildings, trees and structures must not breach the Transitional Surface Area shown on Figure 1.
- No electrical or radio interference to occur with the Aviation Navigational Aids.
- For land within the former landfill buffer, a Construction Management Plan must be prepared which includes procedures to ensure the air quality of trenches, pits or basements is protective of human health.

Design guidelines for specified land

- These design guidelines apply to the land outlined in blue on the map at Figure 2 in this Schedule. The following are to be considered as part of any permit application for this land.
- the sensitivity of the proposed use to odour that may be generated from the Mount Beauty Wastewater Treatment Plant
- the availability of ameliorative measures on the site to reduce the impact of odour
- the number of people likely to use the proposed development
- the potential for the proposed development to expand and attract additional people
- the degree of choice a person has to remain on the site associated with the development
- the length and frequency of stay of any person on the site associated with the development
- built form of the development, including:
 - building design to isolate the internal air environments for occupied rooms during an odour event
 - the layout of buildings to maximise the separation distances to the Mount Beauty Wastewater Treatment Plant
 - building design to ensure apertures (including roller doors) are orientated away from the Mount Beauty Wastewater Treatment Plant
 - vegetation to improve air flow turbulence

Application Requirements

- A dwelling in Precinct 1 – Airpark Residential Hangar Area must be located either within or attached to a hangar or if detached, located to the rear of an aircraft hangar when viewed from a taxiway.
- Buildings must be located at least 100 metres and any works at least 30 metres from the East and West branches of the Kiewa River measured from the river bank.

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads and taxi way.
 - Relevant ground levels.
 - The layout of existing and proposed buildings and works.
 - Driveways and vehicle parking and loading areas.
 - Connection point and type of potable water supply for domestic and firefighting use.
 - Connection point to reticulated sewerage.
 - Proposed landscape areas.
 - External storage and waste treatment areas.
- Measures proposed to mitigate potential impacts on the natural features and resources; environmental and biodiversity values; and landscape values of the area.
- Elevation drawings to scale which show the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways and vehicle parking and loading areas.
- A landscape layout which includes the description of:
 - vegetation to be planted, using appropriate indigenous species, and where not possible, native species.
 - the surface to be constructed,
 - a site works specification, and
 - the method of preparing, draining, watering and maintaining the landscape area.

Exemption from Notice and Appeal

An application is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

Decision guidelines

Before deciding on an application, the responsible authority must consider, as appropriate:

- Mount Beauty Aerodrome Obstacle Limitation Surfaces.
- Built form.
- Landscape treatment.
- Impacts on natural features and resources, environmental and biodiversity values and the landscape values of the area.
- Interface with the aerodrome.

- Interface with public land.
- Native vegetation to be retained.
- Parking and site access.
- Loading and service areas.
- Outdoor storage.
- Lighting.
- Stormwater discharge.
- Potable water supply for domestic and firefighting use.
- Reticulated sewerage supply.
- Distance of buildings and works to the East and West branches of the Kiewa River.
- The effect of the elevation of the runway above natural surface level to the floodplains.
- The views of the relevant flood plain management authority.

Maintenance

All buildings and works must be maintained in good order and appearance to the responsible authority.

5.0

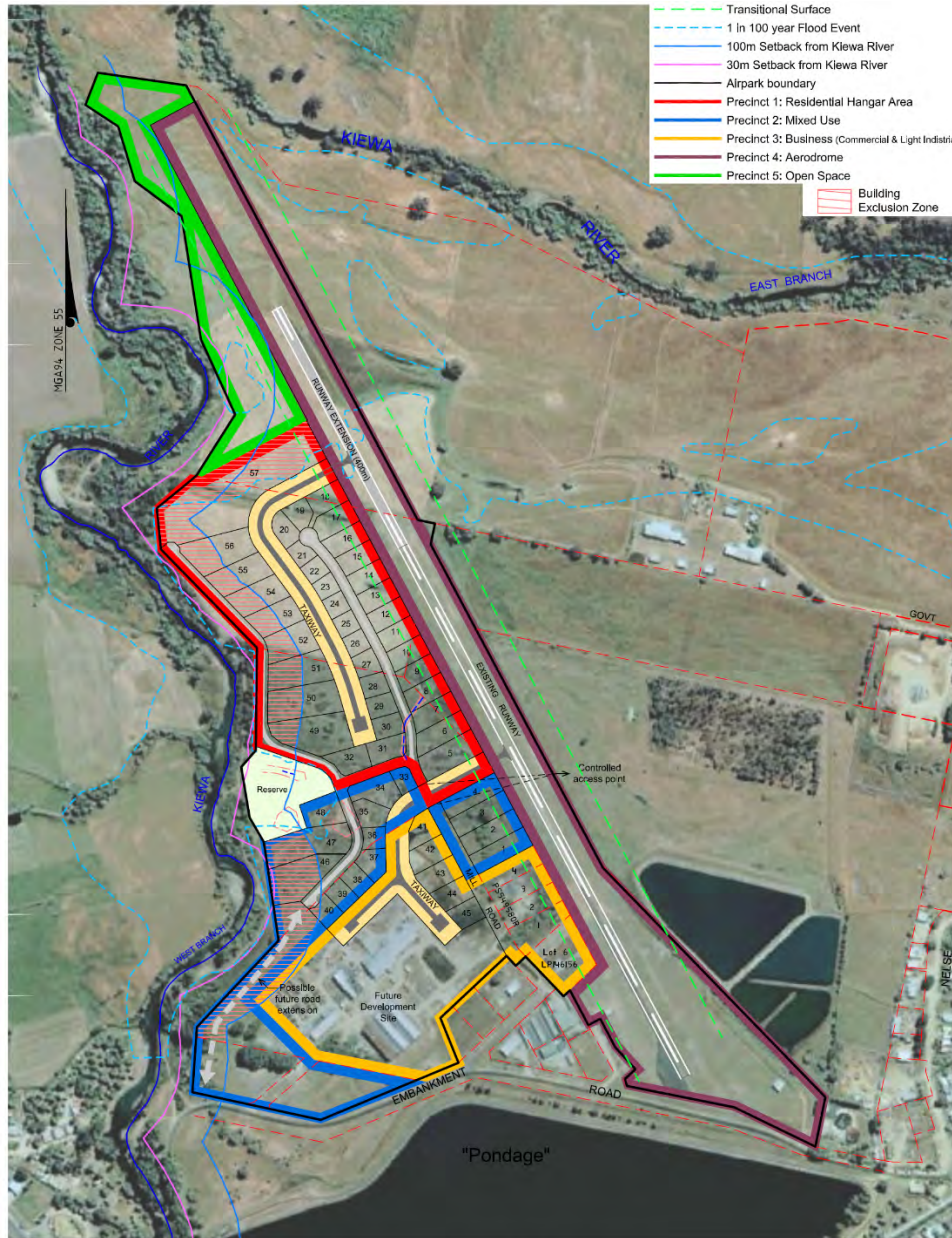
02/03/2017
C38

Advertising signs

Advertising sign requirements are at Clause 52.05. This zone is in Category 3.

ALPINE PLANNING SCHEME

Figure 1 to Schedule 5 to Clause 37.01: Mount Beauty Air Park Master Plan, 2016



EDM Group
PLANNERS SURVEYORS
& ENGINEERS
OFFICES 99 HUME ST
PO Box 317 WODONGA 3689
Ph (02) 6057 8578
Fax (02) 6056 2392

MOUNT BEAUTY AIRPARK MASTER PLAN 2016

Drawing No. 070169_MP16_02Nov16
Scale 1:5000

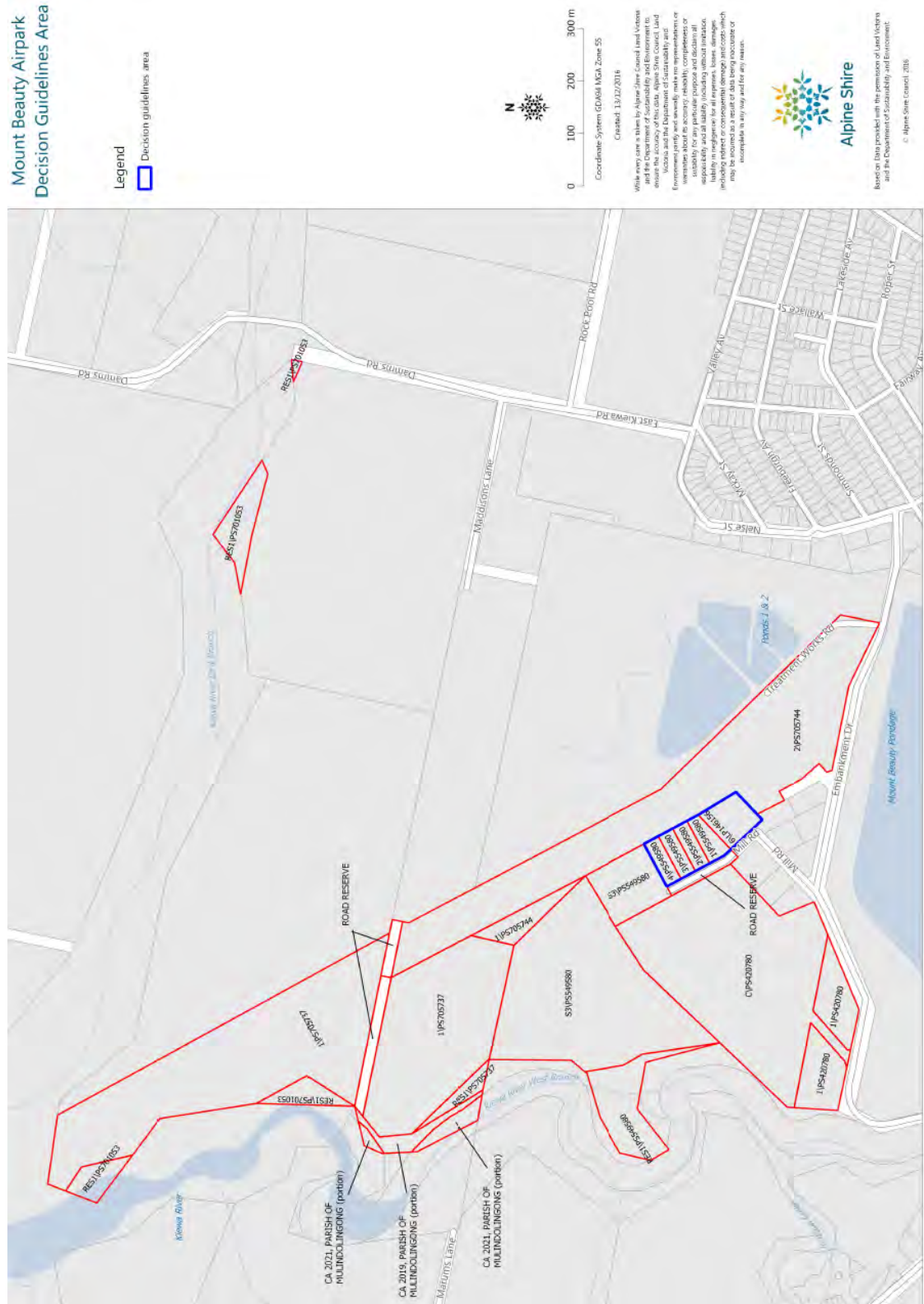
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SHEET
1 OF 1

Original
Sheet
A3

Figure 2 – Lots outlined in blue



OVERLAYS

This section sets out the overlays which apply in this scheme.

41

31/07/2018
VC148

[NO CONTENT]

ENVIRONMENTAL AND LANDSCAPE OVERLAYS

42.0331/07/2018
VC148**SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as **SLO** with a number.

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify significant landscapes.

To conserve and enhance the character of significant landscapes.

42.03-131/07/2018
VC148**Landscape character and objectives**

A schedule to this overlay must contain:

- A statement of the nature and key elements of the landscape.
- The landscape character objectives to be achieved.

42.03-231/07/2018
VC148**Permit requirement**

A permit is required to:

- Construct a building or construct or carry out works. This does not apply:
 - If a schedule to this overlay specifically states that a permit is not required.
 - To the conduct of agricultural activities including ploughing and fencing (but not the construction of dams) unless a specific requirement for that activity is specified in a schedule to this overlay.
- Construct a fence if specified in the schedule to this overlay.
- Remove, destroy or lop any vegetation specified in a schedule to this overlay. This does not apply:
 - If the table to Clause 42.03-3 specifically states that a permit is not required.
 - To the removal, destruction or lopping of native vegetation in accordance with a native vegetation precinct plan specified in the schedule to Clause 52.16.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Construct a fence.	Clause 59.05
Remove, destroy or lop one tree.	Clause 59.06
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 59.05

Table of exemptions

The requirement to obtain a permit does not apply to:	
Emergency works	<p>Vegetation that is to be removed, destroyed or lopped:</p> <ul style="list-style-type: none"> in an emergency by, or on behalf of, a public authority or municipal council to create an emergency access or to enable emergency works; or where it presents an immediate risk of personal injury or damage to property. Only that part of the vegetation that presents the immediate risk may be removed, destroyed or lopped under this exemption.
Fire protection	<p>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of any of the following fire protection activities:</p> <ul style="list-style-type: none"> fire fighting; planned burning; making or maintaining of a fuelbreak or fire fighting access track (or any combination thereof) that does not exceed a combined width of 6 metres; making of strategic fuelbreak up to 40 metres wide by, or on behalf of, a public authority in accordance with a strategic fuelbreak plan approved by the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <i>Conservation, Forests and Lands Act 1987</i>); is ground fuel within 30 metres of a building and is vegetation other than native vegetation; in accordance with a fire prevention notice issued under either: <ul style="list-style-type: none"> Section 65 of the <i>Forests Act 1958</i>; or Section 41 of the <i>Country Fire Authority Act 1958</i>. keeping vegetation clear of, or minimising the risk of bushfire ignition from, an electric line in accordance with a code of practice prepared under Part 8 of the <i>Electricity Safety Act 1998</i>; minimising the risk to life and property from bushfire of a roadside of a public road managed by the relevant responsible road authority, and carried out by or on behalf of that authority, in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <i>Conservation, Forests and Lands Act 1987</i>). In this exemption, roadside, public road and responsible road authority have the same meanings as in section 3 of the <i>Road Management Act 2004</i>. <p><i>Note: Additional permit exemptions for bushfire protection are provided at Clause 52.12.</i></p>
Geothermal energy exploration and extraction	Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary in accordance with operation plan approved under the <i>Geothermal Energy Resources Act 2005</i> .
Greenhouse gas sequestration and exploration	Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary in accordance with an operation plan approved under the <i>Greenhouse Gas Geological Sequestration Act 2008</i> .
Land management or directions notice	Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to comply with a land management notice or directions notice served under the <i>Catchment and Land Protection Act 1994</i> .
Land use conditions	Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to comply with a land use condition served under the <i>Catchment and Land Protection Act 1994</i> .
Mineral exploration and extraction	<p>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by the holder of an exploration, mining, prospecting, or retention licence issued under the <i>Mineral Resources (Sustainable Development) Act 1990</i>:</p> <ul style="list-style-type: none"> that is low impact exploration within the meaning of Schedule 4A of the <i>Mineral Resources (Sustainable Development) Act 1990</i>; or in accordance with a work plan approved under Part 3 of the <i>Mineral Resources (Sustainable Development) Act 1990</i>.

ALPINE PLANNING SCHEME

The requirement to obtain a permit does not apply to:

	<i>Note: Schedule 4A of the Mineral Resources (Sustainable Development) Act 1990 specifies limits on the extent of native vegetation that may be removed as part of low impact exploration.</i>
Noxious weeds	Vegetation that is a noxious weed subject of a declaration under section 58 or section 58A of the <i>Catchment and Land Protection Act 1994</i> . This exemption does not apply to Australian Dodder (<i>Cuscuta australis</i>).
Pest animal burrows	<p>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the removal of pest animal burrows.</p> <p>In the case of native vegetation the written agreement of an officer of the department responsible for administering the <i>Flora and Fauna Guarantee Act 1988</i> is required before the vegetation can be removed, destroyed or lopped.</p>
Planted vegetation	Vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding for Crop raising or Grazing animal production.
Railways	Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to maintain the safe and efficient function of an existing railway, or railway access road, in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <i>Conservation, Forests and Lands Act 1987</i>).
Regrowth	<p>Vegetation that is to be removed, destroyed or lopped that has naturally established or regenerated on land lawfully cleared of naturally established vegetation, and is</p> <ul style="list-style-type: none"> ▪ bracken (<i>Pteridium esculentum</i>); or ▪ within the boundary of a timber production plantation, as indicated on a Plantation Development Notice or other documented record, and has established after the plantation. <p>This exemption does not apply to land on which vegetation has been destroyed or otherwise damaged as a result of flood, fire or other natural disaster.</p>
Road safety	Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by and on behalf of a public authority or municipal council to maintain the safe and efficient function of an existing public road in accordance with written agreement of the Secretary of the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <i>Conservation, Forests and Lands Act 1987</i>).
Stone exploration	<p>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of Stone exploration.</p> <p>The maximum extent of vegetation removed, destroyed or lopped under this exemption on contiguous land in the same ownership in a five year period must not exceed any of the following:</p> <ul style="list-style-type: none"> ▪ 1 hectare of vegetation which does not include a tree. ▪ 15 trees with a trunk diameter of less than 40 centimetres at a height of 1.3 metres above ground level. ▪ 5 trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level. <p>This exemption does not apply to costeaning and bulk sampling activities.</p>
Stone extraction	Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of Stone extraction in accordance with a work plan approved under the <i>Mineral Resources (Sustainable Development) Act 1990</i> and authorised by a work authority granted under that Act.
Surveying	Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by, or on behalf of, a licenced surveyor (within the meaning of section 3 of the <i>Surveying Act 2004</i>) using hand-held tools to establish a sightline for the measurement of land.
Traditional owners	Vegetation that is to be removed, destroyed or lopped by a person acting under, and in accordance with:

The requirement to obtain a permit does not apply to:

- a natural resources agreement under Part 6 of the *Traditional Owners Settlement Act 2010*; or
- an authorisation order made under sections 82 or 84 of the *Traditional Owner Settlement Act 2010* as those sections were in force immediately before the commencement of section 24 of the *Traditional owners Settlement Amendment Act* in 2016 (1 May 2017).

42.03-431/07/2018
VC148**Application requirements**

An application must be accompanied by any information specified in a schedule to this overlay.

42.03-531/07/2018
VC148**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The statement of the nature and key elements of the landscape and the landscape character objective contained in a schedule to this overlay.
- The conservation and enhancement of the landscape values of the area.
- The need to remove, destroy or lop vegetation to create a defensible space to reduce the risk of bushfire to life and property.
- The impact of the proposed buildings and works on the landscape due to height, bulk, colour, general appearance or the need to remove vegetation.
- The extent to which the buildings and works are designed to enhance or promote the landscape character objectives of the area.
- The impact of buildings and works on significant views.
- Any other matters specified in a schedule to this overlay.

19/01/2006
VC37**SCHEDULE 1 TO THE SIGNIFICANT LANDSCAPE OVERLAY**Shown on the planning scheme map as **SLO1****UPPER KIEWA VALLEY SIGNIFICANT LANDSCAPE AREA****1.0**19/01/2006
VC37**Statement of nature and key elements of landscape**

The landscape of the Upper Kiewa Valley has a distinct character with significant contrasts between the cleared flat to undulating valley floor and the steep treed mountains. The valley narrows in the upper reaches and the contrast is emphasised. The visual boundaries are definite in this landscape not only between natural features but also the townships which are generally well contained with little urban sprawl. A key element of this landscape is the majestic views across the cleared valley floor to Mount Bogong.

2.019/01/2006
VC37**Landscape character objective to be achieved**

- Contain urban development, specifically housing, to existing townships with definite visual boundaries.
- Encourage appropriately sited development to reduce ribbon development along the Kiewa Valley Highway.
- Encourage rural development of a “human “scale and form.
- Maintain existing vegetation on the steeper slopes of the valley to maintain its integrity.
- Maintain the contrasts in landform and land use between the valley floor and the steep vegetated valley walls.
- Maintain the existing rural landscape.

3.019/01/2006
VC37**Permit requirement**

No permit is required for:

- Alterations or extensions to existing buildings, unless the total floor area including the existing building is more than 100 square metres.
- Construction of out-buildings and works associated with an existing dwelling.
- Construction of buildings associated with the rural use of the land, subject to
 - the land being located on the west side of the Kiewa Valley Highway;
 - the building being less than 100 square metres in area: and
 - the external walls and roof being colourbond.

4.019/01/2006
VC37**Decision guidelines**

In addition to the decision guidelines in Clause 42.03-3, the responsible authority must consider:

- The impact of the proposed buildings and works on the landscape due to siting.
- The extent to which the site of the buildings and works will be landscaped and the type of vegetation used.
- The document Landscape Planning & Conservation in North-East Victoria, National trust of Australia (Victoria), 1977.

19/01/2006
VC37**SCHEDULE 2 TO THE SIGNIFICANT LANDSCAPE OVERLAY**Shown on the planning scheme map as **SLO2****HAPPY VALLEY SIGNIFICANT LANDSCAPE AREA****1.0**19/01/2006
VC37**Statement of nature and key elements of landscape**

Happy Valley is surrounded by escarpments and ridges, forested by both native vegetation and softwood, which contrasts with the fertile valley floor. Mount Buffalo is a dominant feature of this landscape as viewed from the eastern end of the valley.

2.019/01/2006
VC37**Landscape character objective to be achieved**

- Maintain forested escarpments and ridges.
- Encourage appropriately sited development to reduce ribbon development along the Happy Valley Road.
- Maintain the contrasts in landform and land use between the valley floor and the steep vegetated valley walls.
- Maintain the existing pastoral landscape of the valley floor.
- Maintain the view of Mt. Buffalo from the eastern end of the valley.

3.019/01/2006
VC37**Permit requirement**

No permit is required for:

- Alterations or extensions to existing buildings, unless the total floor area including the existing building is more than 100 square metres.
- Construction of out-buildings and works associated with an existing dwelling.
- Construction of buildings associated with the rural use of the land, subject to:
 - the building being less than 100 square metres in area: and
 - the external walls and roof being colourbond.

4.019/01/2006
VC37**Decision guidelines**

In addition to the decision guidelines in Clause 42.03-3, the responsible authority must consider:

- The impact of the proposed buildings and works on the landscape due to siting.
- The extent to which the site of the buildings and works will be landscaped and the type of vegetation used.
- The document Landscape Planning & Conservation in North-East Victoria, National trust of Australia (Victoria), 1977.

19/01/2006
VC37

SCHEDULE 3 TO THE SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO3**

WANDILIGONG VALLEY SIGNIFICANT LANDSCAPE AREA

1.0

19/01/2006
VC37

Statement of nature and key elements of landscape

The Wandiligong Valley is characterised by a myriad of patterns, forms and colours where the built environment is intrinsic to the landscape. This is emphasised by the cultural and heritage background of the valley.

2.0

19/01/2006
VC37

Landscape character objective to be achieved

- Maintain relationship of historic buildings with the landscape.
- Continue the mosaic of patterns, forms and colours of the natural and built environment within the valley.
- Ensure development, specifically housing and subdivision, is sympathetic to the natural and historical and cultural landscape.
- Encourage rural development of a “human “scale and form.
- Minimise vegetation clearance along creeks and roadsides.

3.0

19/01/2006
VC37

Decision guidelines

In addition to the decision guidelines in Clause 42.03-3, the responsible authority must consider:

- The impact of the proposed buildings and works on the landscape due to siting.
- The extent to which the site of the buildings and works will be landscaped and the type of vegetation used.
- The document Landscape Planning & Conservation in North-East Victoria, National trust of Australia (Victoria), 1977.

19/01/2006
VC37**SCHEDULE 4 TO THE SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as **SLO4**

BUCKLAND VALLEY SIGNIFICANT LANDSCAPE AREA**1.0**19/01/2006
VC37**Statement of nature and key elements of landscape**

The Buckland Valley is a pastoral valley, wide at its northern end, narrowing in its upper reaches. The key element of this landscape is the steep and rugged contrast of Mount Buffalo against the cleared valley floor.

2.019/01/2006
VC37**Landscape character objective to be achieved**

- Maintain the contrasts in landform and land use between the valley floor and the imposing Mt. Buffalo.
- Maintain the existing pastoral landscape of the valley floor.
- Maintain the view of Mt. Buffalo from the valley.
- Encourage appropriately sited development to reduce ribbon development along the Buckland Valley Road and the impact on the views to Mt. Buffalo on the western side of the road.
- Encourage rural development of a “human “scale and form.
- Minimise vegetation clearance along the Buckland River, creeks and roadsides.

3.019/01/2006
VC37**Permit requirement**

No permit is required for:

- Alterations or extensions to existing buildings, unless the total floor area including the existing building is more than 100 square metres.
- Construction of out-buildings and works associated with an existing dwelling.
- Construction of buildings associated with the rural use of the land, subject to:
 - the land being located on the eastern side of the Buckland Valley Road;
 - the building being less than 100 square metres in area: and
 - the external walls and roof being colourbond.

4.019/01/2006
VC37**Decision guidelines**

In addition to the decision guidelines in Clause 42.03-3, the responsible authority must consider:

- The impact of the proposed buildings and works on the landscape due to siting.
- The extent to which the site of the buildings and works will be landscaped and the type of vegetation used.
- The document Landscape Planning & Conservation in North-East Victoria, National trust of Australia (Victoria), 1977.

19/01/2006
VC37**SCHEDULE 5 TO THE SIGNIFICANT LANDSCAPE OVERLAY**Shown on the planning scheme map as **SLO5****UPPER OVENS AND HARRIETVILLE VALLEY SIGNIFICANT LANDSCAPE AREA****1.0**19/01/2006
VC37**Statement of nature and key elements of landscape**

The Upper Ovens/Harrietteville Valley is a narrow valley where the steep timbered ranges contrast greatly with the flat valley floor. The landscape includes significant native species as well as exotics, evidence of the past historical use of the valley for mining.

2.019/01/2006
VC37**Landscape character objective to be achieved**

- Contain urban development, specifically housing, to existing townships with definite visual boundaries.
- Encourage appropriately sited development to reduce ribbon development along the Happy Valley Road.
- Encourage rural development of a “human “scale and form.
- Maintain the contrasts in landform and land use between the valley floor and the steep vegetated valley walls.
- Maintain the existing pastoral landscape of the valley floor.
- Minimise vegetation clearance along the Ovens River, creeks and roadsides.

3.019/01/2006
VC37**Permit requirement**

No permit is required for:

- Alterations or extensions to existing buildings, unless the total floor area including the existing building is more than 100 square metres.
- Construction of out-buildings and works associated with an existing dwelling.
- Construction of buildings associated with the rural use of the land, subject to:
 - the land being located on the western side of the Great Alpine Road;
 - the building being less than 100 square metres in area: and
 - the external walls and roof being colourbond.

4.019/01/2006
VC37**Decision guidelines**

In addition to the decision guidelines in Clause 42.03-3, the responsible authority must consider:

- The impact of the proposed buildings and works on the landscape due to siting.
- The extent to which the site of the buildings and works will be landscaped and the type of vegetation used.
- The document Landscape Planning & Conservation in North-East Victoria, National trust of Australia (Victoria), 1977.

HERITAGE AND BUILT FORM OVERLAYS

43.0131/07/2018
VC148**HERITAGE OVERLAY**

Shown on the planning scheme map as **HO** with a number (if shown).

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To conserve and enhance heritage places of natural or cultural significance.

To conserve and enhance those elements which contribute to the significance of heritage places.

To ensure that development does not adversely affect the significance of heritage places.

To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

Scope

The requirements of this overlay apply to heritage places specified in the schedule to this overlay. A heritage place includes both the listed heritage item and its associated land. Heritage places may also be shown on the planning scheme map.

43.01-131/07/2018
VC148**Permit requirement**

A permit is required to:

- Subdivide land.
- Demolish or remove a building.
- Construct a building or construct or carry out works, including:
 - Domestic services normal to a dwelling if the services are visible from a street (other than a lane) or public park.
 - A solar energy facility attached to a building that primarily services the land on which it is situated if the services are visible from a street (other than a lane) or public park.
 - A rainwater tank if the rainwater tank is visible from a street (other than a lane) or public park.
 - A fence, if the fence is visible from a street (other than a lane) or public park.
 - Roadworks which change the appearance of a heritage place or which are not generally undertaken to the same details, specifications and materials.
 - Street furniture other than:
 - traffic signals, traffic signs, fire hydrants, parking meters, post boxes and seating.
 - speed humps, pedestrian refuges and splitter islands.
 - A domestic swimming pool or spa and associated mechanical and safety equipment, if the swimming pool or spa and associated equipment are visible from a street (other than a lane) or public park.
 - A pergola or verandah, including an open-sided pergola or verandah to a dwelling with a finished floor level not more than 800mm above ground level and a maximum building height of 3 metres above ground level.
 - A deck, including a deck to a dwelling with a finished floor level not more than 800mm above ground level, if the deck is visible from a street (other than a lane) or public park
 - Non-domestic disabled access, excluding a non-domestic disabled access ramp if the ramp is not visible from a street (other than a lane) or public park.

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- An electric vehicle charging station if the charging station is visible from a street (other than a lane) or public park.
- 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, if the works are visible from a street (other than a lane) or public park.
- Externally alter a building by structural work, rendering, sandblasting or in any other way.
- Construct or display a sign.
- Externally paint a building if the schedule to this overlay specifies the heritage place as one where external paint controls apply.
- Externally paint an unpainted surface.
- Externally paint a building if the painting constitutes an advertisement.
- Internally alter a building if the schedule to this overlay specifies the heritage place as one where internal alteration controls apply.
- Carry out works, repairs and routine maintenance which change the appearance of a heritage place or which are not undertaken to the same details, specifications and materials.
- Remove, destroy or lop a tree if the schedule to this overlay specifies the heritage place as one where tree controls apply. This does not apply:
 - To any action which is necessary to keep the whole or any part of a tree clear of an electric line provided the action is carried out in accordance with a code of practice prepared under Section 86 of the *Electricity Safety Act 1998*.
 - If the tree presents an immediate risk of personal injury or damage to property.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
<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 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:<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.	Clause 59.07

Class of application	Information requirements and decision guidelines
<ul style="list-style-type: none"> – 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. ▪ 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. 	

43.01-221/11/2017
VC141**Places in the Victorian Heritage Register**

A heritage place which is included in the Victorian Heritage Register is subject to the requirements of the *Heritage Act 2017*.

Permit requirement

A permit is required under this overlay to subdivide a heritage place which is included in the Victorian Heritage Register. This includes the subdivision or consolidation of land including any building or airspace.

Referral of applications

An application to subdivide a heritage place which is included in the Victorian Heritage Register must be referred to the relevant referral authority under Section 55 of the Act in accordance with Clause 66 of this scheme.

43.01-321/11/2017
VC141**No permit required**

No permit is required under this overlay:

- For anything done in accordance with an incorporated plan specified in a schedule to this overlay.
- To internally alter a church for liturgical purposes if the responsible authority is satisfied that the alterations are required for liturgical purposes.
- For interments, burials and erection of monuments, re-use of graves, burial of cremated remains and exhumation of remains in accordance with the *Cemeteries and Crematoria Act 2003*.
- To develop a heritage place which is included in the Victorian Heritage Register, other than an application to subdivide a heritage place of which all or part is included in the Victorian Heritage Register.

43.01-431/07/2018
VC148**Exemption from notice and review**

An application under this overlay for any of the following classes of development is exempt from the notice requirements of section 52(1) (a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act:

- Demolition or removal of an outbuilding (including a carport, garage, pergola, verandah, deck, shed or similar structure) unless the outbuilding is specified in the schedule to this overlay.
- Demolition or removal of a fence unless the fence is specified in the schedule to this overlay.
- External alteration of a building.
- External painting.
- Construction of a fence.
- Construction of a carport, garage, pergola, verandah, deck, shed or similar structure.
- Domestic services normal to a dwelling.
- Carry out works, repairs and routine maintenance.
- Internally alter a building.
- Non-domestic disabled access ramp.
- Construction of a vehicle cross-over.
- Construction of a domestic swimming pool or spa and associated mechanical equipment and safety fencing.
- Construction of a tennis court.
- Construction of a rainwater tank.
- Construction or display of a sign.
- Lopping of a tree.
- Construction of seating, picnic tables, drinking taps, barbeques, rubbish bins, security lighting, irrigation, drainage or underground infrastructure, bollards, telephone boxes.
- Roadworks.
- An electric vehicle charging station.
- 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.

43.01-531/07/2018
VC148**Statements of significance**

The schedule to this overlay must specify a statement of significance for each heritage place included in the schedule after the commencement of Amendment VC148.

This does not apply to a heritage place included in the schedule to this overlay by an amendment prepared or authorised by the Minister under section 8(1)(b) or section 8A(4) of the Act before or within three months after the commencement of Amendment VC148.

43.01-631/07/2018
VC148**Heritage design guidelines**

The schedule to this overlay may specify heritage design guidelines for any heritage place included in the schedule. A heritage design guideline must not contain any mandatory requirements.

43.01-731/07/2018
VC148**Application requirements**

An application must be accompanied by any information specified in the schedule to this overlay.

43.01-804/10/2018
VC149**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.
- Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.
- Any applicable heritage design guideline specified in the schedule to this overlay.
- Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.
- Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.
- Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.
- Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.
- Whether the proposed subdivision will adversely affect the significance of the heritage place.
- Whether the proposed subdivision may result in development which will adversely affect the significance, character or appearance of the heritage place.
- Whether the proposed sign will adversely affect the significance, character or appearance of the heritage place.
- Whether the lopping or development will adversely affect the health, appearance or significance of the tree.
- Whether the location, style, size, colour and materials of the proposed solar energy facility will adversely affect the significance, character or appearance of the heritage place.

43.01-931/07/2018
VC148**Use of a heritage place**

A permit may be granted to use a heritage place (including a heritage place which is included in the Victorian Heritage Register) for a use which would otherwise be prohibited if all of the following apply:

- The schedule to this overlay specifies the heritage place as one where prohibited uses may be permitted.
- The use will not adversely affect the significance of the heritage place.
- The benefits obtained from the use can be demonstrably applied towards the conservation of the heritage place.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider the effect of the use on the amenity of the area.

43.01-10

31/07/2018
VC148

Aboriginal heritage places

A heritage place specified in the schedule to this overlay as an Aboriginal heritage place is also subject to the requirements of the *Aboriginal Heritage Act 2006*.

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

The requirements of this overlay apply to both the heritage place and its associated land.

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-3	Aboriginal heritage place?
	<u>PRECINCT</u>								
HO83	Wandiligong	Yes	No	Yes	No	No	No	No	No
	<u>BOGONG, BOGONG UNIT ANP</u>								
HO2	Blair, Cleve, Cope, Fitzgerald & Tawonga Huts, High Plains, Bogong	Yes	Yes	No	No	No	No	No	No
	<u>BRIGHT</u>								
HO3	Alpine Hotel, 7-9 Anderson St, Bright	Yes	Yes	No	No	No	No	No	No
HO4	Powder Magazine, 7-11 Bakers Gully Rd, Bright	No	No	No	No	No	No	No	No
HO94	All Saints Anglican Church, 1 Church Street, Bright	Yes	No	No	Yes	No	No		No
HO5	Araucaria bidwillii (Bunya Bunya Pine) x 14, Burke St, Bright	No	No	Yes	No	No	No	No	No
HO95	Tree Plantings: <i>Platanus orientalis</i> x 2, Camp St, Bright;			Yes		No	No		No
HO96	Stone Kiosks (3): <ul style="list-style-type: none"> Bright Municipal Caravan Park, Cherry Lane, Bright Delany Ave, Bright Centenary Park, Mountbatten Ave, Bright 	Yes	Yes	No	No	No	No		No

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PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-3	Aboriginal heritage place?
HO97	Grandstand, Cobden St (Pioneer Park Reserve), Bright	Yes	Yes	No	No	No	No		No
HO98	Delany Pavilion, Cobden St (Pioneer Park Reserve), Bright	Yes	Yes	No	No	No	No		No
HO6	Quercus leucotrichophora, Bright Cemetery (west side of central path uphill), 12-20 Coronation Ave, Bright	No	No	Yes	No	No	No	No	No
HO99	Our Lady of the Snows Catholic Church, 2 Coronation Ave, Bright	Yes	No	No	No	No	No		No
HO100	Former Mine Managers House, 30 Coronation Ave, Bright	Yes	No	No	No	No	No		No
HO102	Bright Cemetery (old section), 12-20 Coronation Ave, Bright	Yes		No	No	No	No		No
HO7	Quercus palustris (Pin Oak) x 88 Delaney Ave (between Hawthorn & Tyntynder Lanes), Bright	No	No	Yes	No	No	No	No	No
HO103	E J Delany Drinking Fountain, Delany Ave, Bright	Yes		No	No	No	No		No
HO105	Bright Chinese Camp Site, 14 -20 Delany Ave, Bright	-	-	-	-	Yes Ref No H2370	Yes		No
HO107	Steam Engine, Apex Park, Gavan Street, Bright	No	No	No	No	No	No	No	No
HO127	House "Benhaven", 68 Gavan Street, Bright	Yes	No	No	No	No	No		No
HO108	Former Doctors Surgery & House (now Simones of Bright), 98 Gavan Street, Bright	Yes	No	No	No	No	No		No

ALPINE PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-3	Aboriginal heritage place?
HO109	ANZ Bank building, 105 Gavan Street, Bright	Yes	No	No	No	No	No		No
HO8	Citrus maxima (Shaddock) x 2, CA's 5 & 5C, Section M, Parish of Bright, Great Alpine Rd, Bright	No	No	Yes	No	No	No	No	No
HO111	Uniting Church, 17, Ireland Street, Bright	Yes	No	No	No	No	No		No
HO112	Oriental Guest House, 2 Ireland Street, Bright	Yes	No	No	No	No	No		No
HO113	Former Bright Post Office, 3 Ireland Street, Bright	Yes	No	No	No	No	No		No
HO114	Bright Library, 12 Ireland Street, Bright	Yes	No	No	No	No	No		No
HO115	Former Buckley's Store, 2/11 Ireland Street, Bright	Yes	No	No	No	No	No		No
HO116	Former Supper Room, Victoria Hall, 28 & 28A Ireland Street, Bright	Yes	No	No	No	No	No		No
HO117	Bright Memorial Clock Tower & Mafeking Square, Ireland Street, Bright	Yes	Yes	No	Yes	No	No		No
HO118	Former Bright Railway Goods Shed and Crane Mill Road and Steel Water Tank at 23 Mil Road, Mill Road, Bright	Yes	No	No	No	No	No		No
HO119	Former Bright State Battery, 175 Coronation Avenue, Bright	Yes	Yes	No	Yes	No	No		No
HO120	Bright Memorial Arboretum, Mountbatten Avenue, Bright			No	Yes	No	No		No
HO9	Bright Court House and Lockup, 1-3 Park Street, Bright	-	-	-	-	Yes Ref No H1921	Yes		No

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PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-3	Aboriginal heritage place?
HO122	Bright P-12 College (Old primary School Building), 8 Park Street, Bright	Yes	No	No	No	No	No		No
HO124	Former St Andrews Church, 18 Park Street, Bright	Yes	No	No	No	No	No		No
HO11	Former Bright Railway Station, Railway Ave, Bright	Yes	Yes	No	No	No	Yes	No	No
HO125	Former Sharpe's Bakery Stables, Shop 5, (now Bright Chocolate), Riverside Avenue, Bright	Yes	No	No	No	No	No		No
HO12	The Canyon Hydraulic Gold Sluicing Site, Frasers Lane, Bright	-	-	-	-	Yes Ref No H1231	No		No
HO126	Survey Marker, Cnr Wills & Camp Streets, Bright	Yes		No	No	No	No		No
HO13	Cedrus deodara (Deodara) x 17, Wood St (between Anderson St and Gully Creek), Bright	No	No	Yes	No	No	No	No	No
	BUCKLAND								
HO14	Buckland River Hydraulic Gold Sluicing Paddock, Buckland River and Off Buckland Road, Buckland	-	-	-	-	Yes Ref No H1224	No		No
HO129	Buckland Cemetery, (including Chinese Burial Ground), next to 1628 Buckland Valley Road, Buckland	Yes		Yes	Yes	No	No		No
	CORAL BANK								
HO130	Former Mongans Bridge School, Mongans Caravan Park, 42 Bay Creek Lane, Mongans Bridge	Yes	No	No	No	No	No		No

ALPINE PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-3	Aboriginal heritage place?
HO131	Tawonga Station Graves, Kiewa Valley Highway, Coral Bank	No	No	No	No	No	No		No
	DARGO HIGH PLAINS								
HO132	Unknown Woman's Grave, Dargo High Plains Rd, Dargo High Plains	Yes		No	No	No	No		No
	<u>DEDERANG</u>								
HO133	Protestant Church, 4333 Kiewa Valley Highway, Dederang	Yes	No	No	No	No	No		No
HO134	St Joseph's Catholic Church, 4607A Kiewa Valley Highway, Dederang	Yes	No	No	No	No	No		No
	<u>EUROBIN</u>								
HO213	Tobacco Kilns (Cement), 106 Cavedons Lane, Eurobin	Yes		No	No	No	No		No
HO136	House 'Rostrevor', 5730 Great Alpine Road, Eurobin	Yes	No	No	No	No	No		No
HO135	Former Church of England, 5958 Great Alpine Road, Eurobin	Yes	No	No	No	No	No		No
	<u>FREEBURGH</u>								
HO138	Freeburgh Cemetery (burial Ground), Great Alpine Road, Freeburgh			No	No	No	No		No
	<u>GAPSTED</u>								
HO141	Schlapps Walnut Farm Kiln, 235 Schlapps Lane, Gapsted	Yes		No	No	No	No		No

ALPINE PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-3	Aboriginal heritage place?
HO142	Cousins Battery, 43 Stoney Creek Road, Gapsted	No	No	No	No	No	No		No
	<u>GERMANTOWN</u>								
HO212	Kiln (Log), Merrivale Walnut Groves, Tawonga Gap Road, Germantown	Yes		No	No	No	No		No
	<u>GUNDOWRING</u>								
HO145	Upper Gundowring Hall, Gundowring Road, Gundowring	Yes	No	No	No	No	No		No
HO146	Former Bonegilla Greek Orthodox Church, Gundowring Recreation Reserve, Quirk Lane, Gundowring	Yes	No	No	No	No	No		No
	<u>HARRIETVILLE</u>								
HO147	Harrietville Chinese Camp, Bon Accord Track, East Branch, Ovens River, Harrietville			No	No	No	No		No
HO148	Harrietville Cemetery (old section), Cemetery Lane, Harrietville			No	No	No	No		No
HO15	Tronoh Gold Dredging Ponds, Dredge Hole Lane and Feathertop Track, Harrietville	-	-	-	-	Yes Ref No H1756	No		No
HO16	Monarch Gold Battery Site, Great Alpine Rd, Harrietville	-	-	-	-	Yes Ref No H1273	No		No
HO149	St Etheldreda Church, Great Alpine Road, Harrietville	Yes	No	No	No	No	No		No
HO151	Harrietville Primary School (old building), Great Alpine Road, Harrietville	Yes	No	No	No	No	No		No

ALPINE PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-3	Aboriginal heritage place?
HO152	Tronoh Shed, 152 Great Alpine Road, Harrietville	Yes	No	No	No	No	No		No
HO154	Former Police House, 201 Great Alpine Road, Harrietville	Yes	No	No	No	No	No		No
HO155	St Francis of Assisi Catholic Church, 215 Great Alpine Road, Harrietville	Yes	No	No	No	No	No		No
HO156	Former Harrietville PO, 245 Great Alpine Road, Harrietville	Yes	No	No	Yes	No	No		No
HO157	Gows Hop Kiln Base, 2179 Great Alpine Road, Harrietville			No	No	No	No		No
HO214	Sambas Gold Mine, Great Alpine Road, Harrietville	-	-	-	-	Yes Ref No H2356	Yes		No
HO22	Lyrebird Gully Hop Kiln, Lyrebird Gully Road Harrietville	-	-	-	-	Yes Ref No H70	No		No
HO158	Big Mill Battery Site, Mill Road, Harrietville			No	No	No	No		
HO159	Former Conleys Butcher Shop, 74 Mill Road, Harrietville	Yes	No	No	No	No	No		No
HO18	Rose Thistle and Shamrock Quarry Gold Mining Precinct, Cemetery Lane, Harrietville	-	-	-	-	Yes Ref No H1758	No		No
	<u>HOTHAM HEIGHTS</u>								
HO1	Red Robin Gold Mine and Battery, West Kiewa Logging Road, Hotham Heights	-	-	-	-	Yes Ref No H1881	No		No
	<u>MERRIANG</u>								

ALPINE PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-3	Aboriginal heritage place?
HO20	Merriang Homestead, 6 Merriang Homestead Road, Merriang	-	-	-	-	Yes Ref No H566	No		No
	<u>MOUNT BEAUTY</u>								
HO162	St Josephs Catholic Church, 20 Lakeside Avenue, Mount Beauty	Yes	No	No	No	No	No		No
	<u>MOUNT BUFFALO</u>								
HO21	Mount Buffalo Chalet, Mount Buffalo Rd, Mount Buffalo	-	-	-	-	Yes Ref No H901	No		No
	<u>MUDGEONGA</u>								
HO170	St Johns Catholic Church, 4 Murrays Lane, Mudgegonga	Yes	No	No	No	No	No		No
HO171	Barwidgee Homestead, 1620 Myrtleford-Yackandandah Road, Mudgegonga	Yes	No	No	No	No	No		No
	<u>MYRTLEFORD</u>								
HO23	Italian Cypress Tree, Old Buffalo Heffer Station, Lot 2 PS 219290, Parish of Myrtleford, Ablett's Lane, Myrtleford	No	No	Yes	No	No	No	No	No
HO173	Railway Bridge, Barwidgee Creek, Myrtleford	Yes		No	No	No	No		No
HO174	St Pauls Anglican Church, 12-24 Clyde Street, Myrtleford	Yes	No	No	No	No	No		No
HO24	O'Donnell's House, 14 Elgin St, Myrtleford	Yes	No	Yes	No	No	No	No	No
HO25	Former State Primary School, 29 Elgin St, Myrtleford	Yes	No	Yes	No	No	No	No	No

ALPINE PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-3	Aboriginal heritage place?
HO175	Ivan Swinburne Reserve, Great Alpine Road, Myrtleford			Yes	No	No	No		No
HO208	Tobacco Kiln (Log), Rotary Park, Great Alpine Road, Myrtleford	Yes		No	No	No	No		No
HO26	Elms Road Reserve, Lawrence St (Corner Duke St), Myrtleford	No	No	Yes	No	No	No	No	No
HO176	Former Myrtleford Flax Mill, 187 Merriang Road, Myrtleford	Yes	No	No	Yes	No	No		No
HO27	Rothery Home, 82 Myrtle St (Great Alpine Rd), Myrtleford	Yes	No	Yes	No	No	No	No	No
HO28	Rothery Tree at Rothery Home, 82 Myrtle St (Great Alpine Rd), Myrtleford	No	No	Yes	No	No	No	No	No
HO29	Eucalyptus camaldulensis (River Red Gum), South west of Lot 3 LP 33528, Parish of Myrtleford, North west corner of Myrtle St (Great Alpine Rd) and Prince St, Myrtleford	No	No	Yes	No	No	No	No	No
HO30	RSL Memorial & Memorial Square, Myrtle St (Great Alpine Rd) & Clyde St, Myrtleford	Yes	No	Yes	No	No	No	No	No
HO177	Soldiers Memorial Hall, Myrtle Street (Great Alpine Road), Myrtleford	Yes	No	No	Yes	No	No		No
HO31	Phoenix Tree, Median Reserve, South of Lot 17 LP 16933, Parish of Myrtleford Myrtle St (Great Alpine Rd), west of Prince St, Myrtleford	No	No	Yes	No	No	No	No	No
HO178	Former Myrtleford Butter factory, 15 Myrtle Street, Myrtleford	Yes	No	No	No	No	No		No

ALPINE PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-3	Aboriginal heritage place?
HO32	Myrtleford Civic Centre, 14 O'Donnell Ave, Myrtleford	Yes	Yes	No	No	No	Yes	No	No
HO180	Pioneer Cemetery, 62-68 O'Donnell Road, Myrtleford	Yes		No	No	No	No		No
HO181	St Marys Catholic School and Convent, 25 Prince Street, Myrtleford	Yes	No	No	Yes	No	No		No
HO182	St Marys Catholic Church, 49 Prince Street, Myrtleford	Yes	No	No	No	No	No		No
HO183	Hume & Hovell Monument, Reform Hill, Myrtleford	Yes		No	No	No	No		No
HO185	Former Bush Nursing Hospital, 20 Smith Street, Myrtleford	Yes	No	No	No	No	No		No
HO33	Pine Tree, 34 Smith St, Myrtleford	No	No	Yes	No	No	No	No	No
HO34	St Andrew's Church, 32 Smith St, Myrtleford	Yes	Yes	Yes	No	No	No	No	No
HO35	Eucalyptus camaldulensis (River Red Gum), Reserve No.1 PS 345771V, Parish of Myrtleford, Smith St (Yarrah Pl), Myrtleford	No	No	Yes	No	No	No	No	No
HO186	Railway Hotel, 99-103 Standish Street, Myrtleford	Yes	No	No	No	No	No		No
HO209	Tobacco Kiln (log), 12 Whalleys Lane, Myrtleford	Yes		No	No	No	No		No
	<u>OVENS</u>								
HO187	Ovens Hotel, 4994 Great Alpine Hotel, Ovens	Yes	No	No	No	No	No		No

ALPINE PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-3	Aboriginal heritage place?
	<u>POREPUNKAH</u>								
HO36	Sequoia sempervirens (Coast Redwood) Bright Country Golf Club, CA's F & P, Section 4, Parish of Porepukah, Back Porepukah Rd, Porepukah	No	No	Yes	No	No	No	No	No
HO189	Old Buckland Bridge, Barretts Lane, Porepukah	Yes		No	No	No	No		No
HO190	Old Porepukah Bridge, Great Alpine Road, Porepukah	Yes		No	No	No	No		No
HO191	Former Russells Temperance Hotel site, (next to old Porepukah Bridge), Great Alpine Road, Porepukah			No		No	No		No
HO194	Porepukah Primary School (old section) Martley Street, Porepukah	Yes	No	No	Yes	No	No		No
	<u>ROSEWHITE</u>								
HO196	Happy Valley Homestead, 713 Happy Valley Road, Rosewhite	Yes	No	No	No	No	No		No
HO197	Happy Valley Hall, 18 Havilah Road, Rosewhite	Yes	No	No	No	No	No		No
	<u>SELWYN</u>								
HO19	Gun Reef Gold Battery Sites, Upper west branch of Ovens River, Selwyn	-	-	-	-	Yes Ref No H1301	No		No
	<u>SMOKO</u>								
HO198	Cottage at 1255 Great Alpine Road, Smoko	Yes	No	No	No	No	No		No

ALPINE PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-3	Aboriginal heritage place?
HO199	Cottage at 1464 Great Alpine Road, Smoko	Yes	No	No	No	No	No		No
	TAWONGA, TAWONGA SOUTH								
HO203	Former SECV Workshop, 39-45 Bogong High Plains Road. Tawonga South	Yes	Yes	No	No	No	No		No
HO202	Tawonga Gap, Tawonga Gap Road, Tawonga			No	No	No	No		No
	<u>WANDILIGONG</u>								
HO41	Cottage, 42 Centenary Ave, Wandiligong	Yes	No	Yes	No	No	No	No	No
HO43	Timber cottage, 44 Centenary Ave, Wandiligong	Yes	No	Yes	No	No	No	No	No
HO38	House, 69 Centenary Ave, Wandiligong	Yes	No	Yes	No	No	No	No	No
HO42	Cottage, 74 Centenary Ave, Wandiligong	Yes	No	Yes	No	No	No	No	No
HO39	Cottage, 78 Centenary Ave, Wandiligong	Yes	No	Yes	No	No	No	No	No
HO40	"Hazelbrook", Centenary Ave, Wandiligong CA S31, Section T, Parish of Bright	Yes	No	Yes	No	No	No	No	No
HO204	Slab Shed, 7 Gillards Lane, Wandiligong	Yes	No	No	No	No	No		No
HO44	House, 28 Grenvilles Rd, Wandiligong	Yes	No	Yes	No	No	No	No	No
HO46	Timber Cottage, 22 Growlers Creek Rd, Wandiligong	Yes	No	Yes	No	No	No	No	No
HO47	Cottage, 2 Jagoes Gully Rd, Wandiligong	Yes	No	Yes	No	No	No	No	No
HO48	Cottage, 37 Jagoes Gully Rd, Wandiligong	Yes	No	Yes	No	No	No	No	No

ALPINE PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-3	Aboriginal heritage place?
HO49	Timber Cottage, 9 Long Tunnel Track, Wandiligong	Yes	No	Yes	No	No	No	No	No
HO50	Former Church of England 483 Morses Creek Rd, Wandiligong	Yes	No	Yes	No	No	No	No	No
HO51	Former Library, 479 Morses Creek Rd, Wandiligong	Yes	No	Yes	No	No	No	No	No
HO52	Brick Cottage, 375 Morses Creek Rd, Wandiligong	Yes	No	Yes	No	No	No	No	No
HO55	Former Parsonage (Uniting Church), 497 Morses Creek Rd, Wandiligong	Yes	No	Yes	No	No	No	No	No
HO56	Uniting Church, 499 Morses Creek Rd, Wandiligong	Yes	No	Yes	No	No	No	No	No
HO57	Timber Shop and Dwelling, 517 Morses Creek Rd, Wandiligong	Yes	No	Yes	No	No	No	No	No
HO58	Former General Store, 521 Morses Creek Rd, Wandiligong	Yes	No	Yes	No	No	No	No	No
HO59	"Nut Cottage", 5 Gillards Lane, Wandiligong	Yes	No	Yes	No	No	No	No	No
HO60	"Until", 571 Morses Creek Rd, Wandiligong	Yes	No	Yes	No	No	No	No	No
HO61	Former Post Office, 518 Morses Creek Rd, Wandiligong	Yes	No	Yes	No	No	No	No	No
HO62	"Redruth", 516 Morses Creek Rd, Wandiligong	Yes	No	Yes	No	No	No	No	No
HO63	Manchester Unity Hall, 462 Morses Creek Road, Wandiligong	Yes	No	Yes	No	No	Yes	No	No

ALPINE PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-3	Aboriginal heritage place?
HO64	House, 444 Morses Creek Rd, Wandiligong	Yes	No	Yes	No	No	No	No	No
HO65	House, 418 Morses Creek Rd, Wandiligong	Yes	No	Yes	No	No	No	No	No
HO66	House, 406 Morses Creek Rd, Wandiligong	Yes	No	Yes	No	No	No	No	No
HO67	"Mill Cottage", 382 Morses Creek Rd, Wandiligong	Yes	No	Yes	No	No	No	No	No
HO68	"Coburn Villa", 380 Morses Creek Rd, Wandiligong	Yes	No	Yes	No	No	No	No	No
HO69	General Store, 522 Morses Creek Rd, Wandiligong	Yes	No	Yes	No	No	No	No	No
HO205	"The Poplars", Populus sp, avenue, 924 Morses Creek Road, Wandiligong			Yes		No	No		No
HO53	Timber Cottage, 10 Norleys Lane, Wandiligong	Yes	No	Yes	No	No	No	No	No
HO71	"Cora Linn" CA 2, Section W, Parish of Bright Peabody Rd, Wandiligong	Yes	No	Yes	No	No	No	No	No
HO74	Timber Cottage, 135 School Rd, Wandiligong	Yes	No	Yes	No	No	No	No	No
HO54	Timber House and early Sheds, 136 School Road, Wandiligong	Yes	No	Yes	Yes	No	No	No	No
HO75	Former Roman Catholic Church (St Peters), 155 School Rd, Wandiligong	Yes	No	Yes	No	No	No	No	No
HO73	Former Police Residence, 169 School Rd, Wandiligong	Yes	No	Yes	No	No	No	No	No

ALPINE PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-3	Aboriginal heritage place?
HO72	Primary School No.275, 119 School Rd, Wandiligong	-	-	-	-	Yes Ref No H1638	No		No
HO45	Timber Cottage, 2 Sidling Track, Wandiligong	Yes	No	Yes	No	No	No	No	No
HO76	"The Nut House" and Slab Cottage and Dairy and Cellar, 48 Sidling Track, Wandiligong	Yes	No	Yes	No	No	No	No	No
HO70	Brick Cottage, 3 Smithy Lane, Wandiligong	Yes	No	Yes	No	No	No	No	No
HO77	Cottage, 6 Smithy Lane, Wandiligong	Yes	No	Yes	No	No	No	No	No
HO206	Alpine Park, White Star Road, Wandiligong			Yes	No	No	No		No
HO78	Cottage, 33 White Star Rd, Wandiligong	Yes	No	Yes	No	No	No	No	No
HO79	Cottage, 60 White Star Rd, Wandiligong	Yes	No	Yes	No	No	No	No	No
HO80	"Glenora", 45 Williams Rd, Wandiligong	Yes	No	Yes	No	No	No	No	No
HO81	"Claremont", 5 Williams Rd, Wandiligong	Yes	No	Yes	No	No	No	No	No
HO82	Growlers Gold Bucket Dredge Site, Williams Rd, Wandiligong	-	-	-	-	Yes Ref No H1303	No		No

43.0231/07/2018
VC148**DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO** with a number.

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify areas which are affected by specific requirements relating to the design and built form of new development.

43.02-119/01/2006
VC37**Design objectives**

A schedule to this overlay must contain a statement of the design objectives to be achieved for the area affected by the schedule.

43.02-231/07/2018
VC148**Buildings and works****Permit requirement**

A permit is required to:

- Construct a building or construct or carry out works. This does not apply:
 - If a schedule to this overlay specifically states that a permit is not required.
 - To the construction of an outdoor swimming pool associated with a dwelling unless a specific requirement for this matter is specified in a schedule to this overlay.
- Construct a fence if specified in a schedule to this overlay.

Buildings and works must be constructed in accordance with any requirements in a schedule to this overlay. A schedule may include requirements relating to:

- Building setbacks.
- Building height.
- Plot ratio.
- Landscaping.
- Any other requirements relating to the design or built form of new development.

A permit may be granted to construct a building or construct or carry out works which are not in accordance with any requirement in a schedule to this overlay, unless the schedule specifies otherwise.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Construct a fence.	Clause 59.05
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 59.05

Class of application	Information requirements and decision guidelines
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 59.05
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 Development, Capital City, Docklands, Priority Development or Activity Centre Zone.	Clause 59.05

Exemption from notice and review

A schedule to this overlay may specify that an application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

43.02-3

31/07/2018
VC148

Subdivision

Permit requirement

A permit is required to subdivide land.

This does not apply if a schedule to this overlay specifically states that a permit is not required.

Subdivision must occur in accordance with any lot size or other requirement specified in a schedule to this overlay.

A permit may be granted to subdivide land which is not in accordance with any lot size or other requirement in a schedule to this overlay, unless the schedule specifies otherwise.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	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 59.01
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 59.02
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 59.02

Class of application	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. 	

Exemption from notice and review

A schedule to this overlay may specify that an application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

43.02-4

31/07/2018
VC148

Signs

Sign requirements are at Clause 52.05 unless otherwise specified in a schedule to this overlay.

43.02-5

31/07/2018
VC148

Application requirements

An application must be accompanied by any information specified in a schedule to this overlay.

43.02-6

31/07/2018
VC148

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The design objectives of the relevant schedule to this overlay.
- The provisions of any relevant policies and urban design guidelines.
- Whether the bulk, location and appearance of any proposed buildings and works will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- Whether the design, form, layout, proportion and scale of any proposed buildings and works is compatible with the period, style, form, proportion, and scale of any identified heritage places surrounding the site.
- Whether any proposed landscaping or removal of vegetation will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking
- Whether subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- Any other matters specified in a schedule to this overlay.

04/10/2012
C31**SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO1**.

LOT 1 PS 317374, 396 BACK POREPUNKAH ROAD, BRIGHT**1.0**04/10/2012
C31**Design objectives**

- To provide for the subdivision of land into fully serviced residential lots.
- To ensure that development is consistent with the density and character of the area.

2.004/10/2012
C31**Buildings and works****Requirements**

A permit is not required for:

- The alteration or extension of an existing dwelling that is less than 50% of the floor area of the existing dwelling.
- A building or works with a floor area of less than 100 square metres that is ancillary to a dwelling and not used for accommodation.
- A rainwater tank with a capacity of less than 20,000 litres.
- An internal or rear fence provided the design requirements in this schedule are met.

A permit is required to construct a fence along the Back Porepunkah Road and golf course frontage.

A permit may be granted to construct a building or carry out works if the following requirements are met:

Building Setbacks

All buildings are setback at least:

- 10 metres from any lot boundary abutting the Back Porepunkah Road reserve and/or rail trail.

Dwelling density

The density of dwellings does not exceed one dwelling per lot.

Fences

All fences are less than 1.8 metres high.

Solid fences abutting the Back Porepunkah Road reserve and/or rail trail are setback at least 5 metres from the boundary or alternatively are of an open style design and construction.

Landscaping

The setback area between any solid fence and the Back Porepunkah Road reserve and/or rail trail boundary is landscaped to screen the fence to the satisfaction of the responsible Authority.

Access

Lots must not have direct access to the Back Porepunkah Road except for any lot created for a dwelling existing on the approval date of this provision.

Tourist development

Buildings and works associated with any tourist development will be subject to the application requirements and decision guidelines as specified under the applicable zone.

Application Requirements

An application for buildings and works must be accompanied by, where appropriate, the following plans and reports to the satisfaction of the responsible authority:

- Fully scaled and dimensioned site plans showing existing and proposed conditions;
- Fully scaled and dimensioned elevations and floor plans;
- A design response that identifies and assesses:
 - How the development responds to the site;
 - Neighbourhood details;
 - Features and characteristics of the site;
 - How the development derives from and responds to the neighbourhood and site description;
- A landscape plan; and
- Identification and assessment of all relevant planning scheme requirements.

Exemption from Notice and Review

An application to construct a building or construct or carry out works which conform with the requirements of this schedule is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

3.0

04/10/2012
C31

Subdivision

Requirements

A permit may be granted to subdivide land if the following requirements are met:

- An overall development plan is prepared to the satisfaction of and approved by the responsible authority prior to the subdivision of land.
- An average lot size of 1000m² is maintained.
- The land is serviced with reticulated water and sewerage.
- All lots have frontage and access to a road other than the Back Porepunkah Road except for any lot created for a dwelling existing on the approval date of this provision.

A permit cannot be granted to vary the average lot size of 1000 square metres.

Application Requirements

An application for subdivision must be accompanied by a site analysis, documenting the site in terms of landform, vegetation and the relationship to surrounding land, and a report explaining how the proposed subdivision has responded to the site analysis. The report should include:

- The topography of the land.
- Location of existing vegetation.
- Layout of the proposed subdivision including size and dimension of all proposed lots and public open space.
- Location of areas appropriate for the construction of a dwelling
- Location of vehicle access to each lot.
- A traffic assessment that includes existing traffic details, traffic generation, impact of increased traffic and traffic management from the development construction phase onwards;
- How the balance of the land is to be subdivided if the subdivision is proposed to be staged.

4.0

04/10/2012
C31

Decision guidelines

Before deciding on an application, the Responsible Authority must consider:

- the design objectives and requirements of this schedule.

43.0431/07/2018
VC148**DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO** with a number.

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.

To exempt an application from notice and review if a development plan has been prepared to the satisfaction of the responsible authority.

43.04-131/07/2018
VC148**Objectives**

A schedule to this overlay may specify objectives to be achieved for the area affected by the overlay.

43.04-231/07/2018
VC148**Requirement before a permit is granted**

A permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a development plan has been prepared to the satisfaction of the responsible authority.

This does not apply if a schedule to this overlay specifically states that a permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority.

A permit granted must:

- Be generally in accordance with the development plan.
- Include any conditions or requirements specified in a schedule to this overlay.

43.04-331/07/2018
VC148**Exemption from notice and review**

If a development plan has been prepared to the satisfaction of the responsible authority, an application under any provision of this planning scheme is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

43.04-431/07/2018
VC148**Preparation of the development plan**

The development plan may consist of plans or other documents and may, with the agreement of the responsible authority, be prepared and implemented in stages.

A development plan that provides for residential subdivision in the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone, Township Zone, Comprehensive Development Zone and Priority Development Zone must meet the requirements of Clause 56 as specified in the zone.

The development plan must describe:

- The land to which the plan applies.
- The proposed use and development of each part of the land.
- Any other requirements specified for the plan in a schedule to this overlay.

The development plan may be amended to the satisfaction of the responsible authority.

19/01/2006
VC37

SCHEDULE 1 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO1**

19/01/2006
VC37

SCHEDULE 2 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO2**

06/08/2015
C34**SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO3**.

LOTS 1 & 2 ON PS613866 AND LOTS 1, 2, 4, 5, 7 - 9 ON TP859376 – GREAT ALPINE ROAD**1.0**06/08/2015
C34**Requirement before a permit is granted**

A planning permit may be granted for minor buildings and works associated with an existing use or development prior to the preparation of a Development Plan, but only if it does not prejudice the future orderly development of the area.

2.006/08/2015
C34**Conditions and requirements for permits**

All residential development must be serviced with:

- Reticulated water and sewerage and underground reticulated electricity;
- Sealed roads and reticulated stormwater drainage.

The following condition must be included on any planning permit issued to subdivide the land:

- A condition requiring a Section 173 agreement to be registered on the land to provide for the recognition of the pine plantations and associated activity that surround the land. The agreement must state:
 - The surrounding land is used for plantation forestry. Plantation forestry is a farming activity which will generate noise (including night time noise) at the time of harvest, as well as increased truck movements and possible associated dust. The removal of the tree crop will result in the loss of visual amenity and can result in increased water run-off. Chemicals can be applied to the plantation (including aerial application 200 metres from any residence) to control weeds and pests and to promote growth.

3.006/08/2015
C34**Requirements for development plan**

The Development Plan must:

Layout and design:

- Be generally in accordance with the Bushfire Response Outline Development Plan attached to this schedule.
- Describe the relationship of proposed development on the land to existing and proposed developments on adjoining land.
- Provide for a 50m buffer distance between the Great Alpine Road and residential uses.
- Outline how the layout and appearance of the subdivision will be in keeping with or enhance the site when viewed from the Great Alpine Road.
- Identify any sites of conservation, heritage, archaeological significance or with landscape value and how they will be proposed to be managed and/or protected.
- Provide a range of lot sizes and identify potential residential densities across stages of development with lot sizes generally increasing to the south of the land with no lots for residential purposes being created further south of any perimeter road along the southern boundaries of the land adjacent to the pine plantation.
- Show the conceptual layout of future internal roads and external roads, including at least two points of external road access to the land and a perimeter road around the full site and adjacent to the central drainage line generally as shown in the Bushfire Response Outline Development Plan.

- Where appropriate, include the provision of adequate and functional open space networks and recreational areas and linkages to nearby existing and proposed open space/recreational areas.

Staging:

- Provide for the orderly staging of development and supply of services. In order to prevent leapfrog development and the oversupply of land, staging must be determined having regard to:
 - Existing land supply in the locality; and
 - Efficient use of existing and future infrastructure.
- Where practical, list the anticipated timing of development and indicate the manner in which the Development Plan can proceed in the event that the owner of any land is not able or intending to develop.

Landscaping:

- Provide an overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of vegetation. The landscaping theme must be consistent with bushfire mitigation measures.

Infrastructure:

- Provide a soil and water report which demonstrates how stormwater is to be disposed of and where appropriate what downstream retardation works will be required to alleviate the inundation of properties, siltation of watercourses or soil erosion.
- Provide an infrastructure report demonstrating that the site can be connected to reticulated water, sewerage and power. Comments from all servicing authorities should be submitted with this report.
- Include a conceptual Stormwater Management Plan demonstrating compliance with the Alpine Shire Stormwater Management Plan and the Urban Stormwater Best Practice Management Guidelines. Proposed retarding basins and the means by which these will be managed and the water quality maintained.

Bushfire mitigation:

- Include a requirement that any dwelling constructed on lots located within 150 metres of the southern boundaries of the subject land or on any lot which abuts the perimeter ring road along the southern boundaries of the land be constructed to comply with BAL-29 in accordance with Sections 3 and 7 of AS.3959-2009.
- Provide a Management Plan for the land within the 53 metre buffer shown on the Outline Development Plan and all areas of public open space or communal open space that ensures the land is managed for the purposes of defendable space.
- Include a subdivision design that minimises the risk of house-to-house fire spread, including but not limited to the following:
 - A graduation in the size of the lots located south of the central swale drain with lots generally increasing in size the closer they are located to the southern boundary of the land.
 - For all lots that abut the southern perimeter road and all lots located within 150 metres of the southern boundary of the subject land:
 - Building envelopes being separated by at least 10 metres from each other.
 - Building envelopes being separated by at least 10 metres from the rear boundary of the lot.

- A prohibition of any buildings or other ancillary structures (other than water tanks constructed of metal or concrete) being constructed outside of the building envelopes (irrespective of the materials of construction).
- For all lots located south of the central swale drain include:
 - A requirement that all outbuildings and other ancillary structures to be constructed of non-combustible materials.
 - A requirement for all fencing and screening devices to be constructed of non-combustible materials.
- Address the static water supply requirements of the Bushfire Management Overlay.

4.0

06/08/2015
C34

Consultation with the Country Fire Authority

- Prior to the approval of the Development Plan, the Responsible Authority must seek the views of the Country Fire Authority.

Figure 1 - Bushfire Response Outline Development Plan



LAND MANAGEMENT OVERLAYS

44.0431/07/2018
VC148**LAND SUBJECT TO INUNDATION OVERLAY**

Shown on the planning scheme map as **LSIO** with a number (if shown).

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify land in a flood storage or flood fringe area affected by the 1 in 100 year flood or any other area determined by the floodplain management authority.

To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.

To reflect any declaration under Division 4 of Part 10 of the *Water Act, 1989* where a declaration has been made.

To protect water quality in accordance with the provisions of relevant State Environment Protection Policies, particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).

To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.

44.04-131/07/2018
VC148**Land subject to inundation objectives and statement of risk**

A schedule to this overlay may contain:

- Land subject to inundation management objectives to be achieved.
- A statement of risk.

44.04-231/07/2018
VC148**Buildings and works**

A permit is required to construct a building or to construct or carry out works, including:

- A fence.
- Roadworks, if the water flow path is redirected or obstructed.
- Bicycle pathways and trails.
- Public toilets.
- A domestic swimming pool or spa and associated mechanical and safety equipment if associated with one dwelling on a lot.
- Rainwater tank with a capacity of not more than 10,000 litres.
- A pergola or verandah, including an open-sided pergola or verandah to a dwelling with a finished floor level not more than 800mm above ground level and a maximum building height of 3 metres above ground level.
- A deck, including a deck to a dwelling with a finished floor level not more than 800mm above ground level.
- A non-domestic disabled access ramp.
- A dependent person's unit.

This does not apply:

- If a schedule to this overlay specifically states that a permit is not required.
- To flood mitigation works carried out by the responsible authority or floodplain management authority.

- To the following works in accordance with plans prepared to the satisfaction of the responsible authority:
 - The laying of underground sewerage, water and gas mains, oil pipelines, underground telephone lines and underground power lines provided they do not alter the topography of the land.
 - The erection of telephone or power lines provided they do not involve the construction of towers or poles.
- To post and wire and post and rail fencing.

44.04-3

31/07/2018
VC148

Subdivision

A permit is required to subdivide land.

44.04-4

31/07/2018
VC148

Application requirements

An application must be accompanied by any information specified in a schedule to this overlay.

44.04-5

31/07/2018
VC148

Local floodplain development plan

If a local floodplain development plan has been developed for the area and has been incorporated into this scheme, an application must be consistent with the plan.

44.04-6

31/07/2018
VC148

Exemption from notice and review

An application under this overlay is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

44.04-7

31/07/2018
VC148

Referral of applications

An application must be referred to the relevant floodplain management authority under Section 55 of the Act unless in the opinion of the responsible authority, the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the floodplain management authority.

44.04-8

31/07/2018
VC148

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework .
- Any local floodplain development plan.
- Any comments from the relevant floodplain management authority.
- The existing use and development of the land.
- Whether the proposed use or development could be located on flood-free land or land with a lesser flood hazard outside this overlay.
- The susceptibility of the development to flooding and flood damage.
- The potential flood risk to life, health and safety associated with the development. Flood risk factors to consider include:
 - The frequency, duration, extent, depth and velocity of flooding of the site and accessway.
 - The flood warning time available.

ALPINE PLANNING SCHEME

- The danger to the occupants of the development, other floodplain residents and emergency personnel if the site or accessway is flooded.
- The effect of the development on redirecting or obstructing floodwater, stormwater or drainage water and the effect of the development on reducing flood storage and increasing flood levels and flow velocities.
- The effect of the development on river health values including wetlands, natural habitat, stream stability, erosion, environmental flows, water quality and sites of scientific significance.
- Any other matters specified in a schedule to this overlay.

19/01/2006
VC37

SCHEDULE TO THE LAND SUBJECT TO INUNDATION OVERLAY

Shown on the planning scheme map as **LSIO**

44.0631/07/2018
VC148**BUSHFIRE MANAGEMENT OVERLAY**

Shown on the planning scheme map as **BMO** with a number (if shown).

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.

To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.

To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

44.06-119/09/2017
VC132**Bushfire management objectives and application of schedules**

A schedule to this overlay must contain a statement of the bushfire management objectives to be achieved for the area affected by the schedule and when the requirements within it apply.

44.06-219/09/2017
VC132**Permit requirement****Subdivision**

A permit is required to subdivide land. This does not apply if a schedule to this overlay specifically states that a permit is not required.

Buildings and works

A permit is required to construct a building or construct or carry out works associated with the following uses:

- Accommodation (including a Dependent person's unit)
- Child care centre
- Education centre
- Hospital
- Industry
- Leisure and Recreation
- Office
- Place of assembly
- Retail premises
- Service station
- Timber production
- Warehouse

This does not apply to any of the following:

- If a schedule to this overlay specifically states that a permit is not required.
- A building or works consistent with an agreement under Section 173 of the Act prepared in accordance with a condition of permit issued under the requirements of Clause 44.06-5.
- An alteration or extension to an existing building used for a dwelling or a dependent person's unit that is less than 50 percent of the gross floor area of the existing building.

- An alteration or extension to an existing building (excluding a dwelling and a dependent person's unit) that is less than 10 percent of the gross floor area of the existing building.
- A building or works with a floor area of less than 100 square metres not used for accommodation and ancillary to a dwelling.
- A building or works associated with Timber production provided the buildings or works are not within 150 metres of Accommodation or land zoned for residential or rural residential purposes.

44.06-331/07/2018
VC148**Application requirements**

Unless a schedule to this overlay specifies different requirements, an application must be accompanied by:

- A **bushfire hazard site assessment** including a plan that describes the bushfire hazard within 150 metres of the proposed development. The description of the hazard must be prepared in accordance with Sections 2.2.3 to 2.2.5 of AS3959:2009 Construction of buildings in bushfire prone areas (Standards Australia) excluding paragraph (a) of section 2.2.3.2. Photographs or other techniques may be used to assist in describing the bushfire hazard.
- A **bushfire hazard landscape assessment** including a plan that describes the bushfire hazard of the general locality more than 150 metres from the site. Photographs or other techniques may be used to assist in describing the bushfire hazard. This requirement does not apply to a dwelling that includes all of the approved measures specified in Clause 53.02-3.
- A **bushfire management statement** describing how the proposed development responds to the requirements in this clause and Clause 44.06. If the application proposes an alternative measure, the bushfire management statement must explain how the alternative measure meets the relevant objective.

If in the opinion of the responsible authority any part of these requirements is not relevant to the assessment of an application, the responsible authority may waive, vary or reduce the requirement.

44.06-431/07/2018
VC148**Requirements of Clause 53.02**

An application must meet the requirements of Clause 53.02 unless the application meets all of the requirements specified in a schedule to this overlay.

A schedule to this overlay may specify substitute approved measures, additional alternative measures and additional or substitute decision guidelines for the purposes of Clause 53.02.

44.06-531/07/2018
VC148**Mandatory condition****Subdivision**

A permit which creates a lot for a single dwelling on land zoned for residential or rural residential purposes must include the following condition:

“Before the statement of compliance is issued under the Subdivision Act 1988 the owner must enter into an agreement with the responsible authority under Section 173 of the Planning and Environment Act 1987. The agreement must:

- *State that it has been prepared for the purpose of an exemption from a planning permit under Clause 44.06-2 of the [*insert name of applicable planning scheme] Planning Scheme.*
- *Incorporate the plan prepared in accordance with Clause 53.02-4.4 of this planning scheme and approved under this permit.*
- *State that if a dwelling is constructed on the land without a planning permit that the bushfire protection measures set out in the plan incorporated into the agreement must be implemented and maintained to the satisfaction of the responsible authority on a continuing basis.*

The land owner must pay the reasonable costs of the preparation, execution and registration of the Section 173 Agreement.”

This does not apply:

- If a schedule to this overlay specifies that a Section 173 Agreement is not required.
- Where the relevant fire authority states in writing the preparation of an agreement under Section 173 of the Act is not required for the subdivision.
- For the subdivision of the land into lots each containing an existing dwelling or car parking space.

A permit to subdivide land must include any condition specified in a schedule to this overlay.

Buildings and works

A permit to construct a building or construct or carry out works must include the following condition:

“The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.”

A permit allowing a dwelling to be constructed to the next lower bushfire attack level in accordance with AM1.2 in Clause 53.02-3 must include the following condition:

“Before the development starts, the owner must enter into an agreement with the responsible authority under section 173 of the Planning and Environment Act 1987 to provide for the following:

- *A dwelling constructed in accordance with planning permit [*insert planning permit reference] must not be occupied until a private bushfire shelter (a Class10c building within the meaning of the Building Regulations 2006) is:*
 - *Constructed on the same land as the dwelling.*
 - *Available for use by the occupants of the dwelling at all times.*
 - *Maintained in accordance with the requirements of the building permit issued for that private bushfire shelter.*

The land owner must pay the reasonable costs of the preparation, execution and registration of the Section 173 Agreement.”

A permit to construct a building or construct or carry out works must include any condition specified in a schedule to this overlay.

44.06-6

19/09/2017
VC132

Referral of applications

An application must be referred under Section 55 of the Act to the person or body specified as the referral authority in Clause 66.03, unless a schedule to this overlay specifies otherwise.

44.06-7

31/07/2018
VC148

Notice and review

An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act, unless a schedule to this overlay specifies otherwise.

A schedule to this overlay may specify that notice be given to any person or body in accordance with section 52(1)(c) of the Act.

44.06-831/07/2018
VC148**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 53.02 and Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- Any other matters specified in a schedule to this overlay.

44.06-919/09/2017
VC132**Transitional arrangements**

The requirements of Clause 44.06 Bushfire Management Overlay do not apply to a single dwelling, or a dependent person's unit, when a permit under the *Building Act 1993* was issued before the commencement of Amendment GC13, if:

- vegetation is managed to accord with the bushfire attack level assessment undertaken at the time the building permit was issued; and
- a static water supply of:
 - 2500 litres on lots of 500 square metres or less
 - 5000 litres on lots of more than 500 square metres, is provided to the satisfaction of the responsible authority.
- no permit was required for such development under Clause 44.06 before the commencement of Amendment GC13.

03/10/2017
GC13**SCHEDULE 1 TO CLAUSE 44.06 BUSHFIRE MANAGEMENT OVERLAY**

Shown on the planning scheme map as **BMO1**.

DINNER PLAIN, BRIGHT, MT BEAUTY, MYRTLEFORD, POREPUNKAH, TOWONGA SOUTH BAL-12.5 AREAS**1.0**03/10/2017
GC13**Statement of the bushfire management objectives to be achieved**

To specify bushfire protection measures to construct or extend one dwelling on a lot.

To specify referral requirements for applications to construct or extend one dwelling on a lot.

Application

The application to construct or extend one dwelling on a lot must include all the requirements set out in this schedule.

Clause 52.47 applies in all other circumstances.

2.003/10/2017
GC13**Permit requirement**

None specified.

3.003/10/2017
GC13**Application requirements**

An application must be accompanied by a bushfire management plan that:

- Shows all of the required bushfire protection measures specified in this schedule,
- Includes written conditions that implement the required bushfire protection measures,
- Identifies water supply including the location of any fire hydrant within 120 metres of the rear of the building, and
- Details vehicle access.

4.003/10/2017
GC13**Requirements to be met**

The following requirements apply to an application to construct a single dwelling on a lot:

- The dwelling must be constructed to BAL-12.5
- Defendable space is to be provided for a distance of 30 metres around the dwelling or to the property boundary, whichever is the lesser and maintained in accordance with the vegetation management requirements of Clause 52.47 with the following variation:
 - The canopy of trees must be separated by at least 2 metres.
- A static water supply must be provided in accordance with Clause 52.47, and
- Vehicle access must be provided in accordance with Clause 52.47.

If these requirements are not met, the requirements of Clause 52.47 apply.

5.003/10/2017
GC13**Substitute approved measures for Clause 52.47**

None specified.

6.003/10/2017
GC13**Additional alternative measures for Clause 52.47**

None specified.

7.0

03/10/2017
GC13

Mandatory Condition

An application must include the mandatory conditions as specified in Clause 44.06-4.

8.0

03/10/2017
GC13

Referral of application not required

An application for a single dwelling on a lot meeting all of the required bushfire protection measures is not required to be referred under Section 55 of the Act to the person or body specified as the referral authority in Clause 66.03.

9.0

03/10/2017
GC13

Notice and review

None specified.

10.0

03/10/2017
GC13

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider whether all of the bushfire protection measures in this schedule have been met.

03/10/2017
GC13**SCHEDULE 2 TO CLAUSE 44.06 BUSHFIRE MANAGEMENT OVERLAY**

Shown on the planning scheme map as **BMO2**.

DINNER PLAIN, BRIGHT, MYRTLEFORD, TAWONGA, TAWONGA SOUTH BAL-29 AREAS**1.0**03/10/2017
GC13**Statement of the bushfire management objectives to be achieved**

To specify bushfire protection measures to construct or extend one dwelling on a lot.

To specify referral requirements for applications to construct or extend one dwelling on a lot.

Application

An application to construct or extend one dwelling on a lot must include all the requirements set out in this schedule.

Clause 52.47 applies in all other circumstances.

2.003/10/2017
GC13**Permit requirement**

None specified.

3.003/10/2017
GC13**Application requirements**

An application must be accompanied by a bushfire management plan that:

- Shows all of the required bushfire protection measures specified in this schedule,
- Includes written conditions that implement the required bushfire protection measures,
- Identifies water supply including the location of any fire hydrant within 120 metres of the rear of the building, and
- Details vehicle access.

4.003/10/2017
GC13**Requirements to be met**

The following requirements apply to an application to construct a single dwelling on a lot:

- The dwelling must be constructed to BAL-29
- Defendable space is to be provided for a distance of 30 metres around the dwelling or to the property boundary, whichever is the lesser and maintained in accordance with the vegetation management requirements of Clause 52.47 with the following variation:
 - The canopy of trees must be separated by at least 2 metres.
- A static water supply must be provided in accordance with Clause 52.47, and
- Vehicle access must be provided in accordance with Clause 52.47.

If these requirements are not met, the requirements of Clause 52.47 apply.

5.003/10/2017
GC13**Substitute approved measures for Clause 52.47**

None specified.

6.003/10/2017
GC13**Additional alternative measures for Clause 52.47**

None specified.

7.003/10/2017
GC13**Mandatory Condition**

An application must include the mandatory conditions as specified in Clause 44.06-4.

8.0

03/10/2017
GC13

Referral of application not required

An application for a single dwelling on a lot meeting all of the required bushfire protection measures is not required to be referred under Section 55 of the Act to the person or body specified as the referral authority in Clause 66.03.

9.0

03/10/2017
GC13

Notice and review

None specified.

10.0

03/10/2017
GC13

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider whether all of the bushfire protection measures in this schedule have been met.

45
19/01/2006
VC37

OTHER OVERLAYS

45.03

31/07/2018
VC148

ENVIRONMENTAL AUDIT OVERLAY

Shown on the planning scheme map as **EAO**

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To ensure that potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination.

45.03-1

19/01/2006
VC37

Requirement

Before a sensitive use (residential use, child care centre, pre-school centre or primary school) commences or before the construction or carrying out of buildings and works in association with a sensitive use commences, either:

- A certificate of environmental audit must be issued for the land in accordance with Part IXD of the *Environment Protection Act 1970*, or
- An environmental auditor appointed under the *Environment Protection Act 1970* must make a statement in accordance with Part IXD of that Act that the environmental conditions of the land are suitable for the sensitive use.

50

19/01/2006
VC37

PARTICULAR PROVISIONS

This section sets out Particular Provisions which apply to the matters specified.

51

31/07/2018
VC148

PROVISIONS THAT APPLY ONLY TO A SPECIFIED AREA

51.0131/07/2018
VC148**SPECIFIC SITES AND EXCLUSIONS****Purpose**

To recognise specific controls designed to achieve a particular land use and development outcome existing on the approval date.

To provide in extraordinary circumstances specific controls designed to achieve a particular land use and development outcome.

51.01-131/07/2018
VC148**Use or development**

Land identified in the schedule to this clause may be used or developed in accordance with the specific controls contained in the incorporated document corresponding to that land. The specific controls may:

- allow the land to be used or developed in a manner that would otherwise be prohibited or restricted;
- prohibit or restrict the use or development of the land beyond the controls that may otherwise apply;
- exclude any other control in this scheme.

51.01-231/07/2018
VC148**Expiry of a specific control**

If a specific control contained in an incorporated document identified in the schedule to this clause allows a particular use or development, that control will expire if any of the following circumstances applies:

- The development and use is not started within two years of the approval date or another date specified in the incorporated document.
- The development is not completed within one year of the date of commencement of works or another date specified in the incorporated document.

The responsible authority may extend the periods referred to if a request is made in writing before the expiry date or within three months afterwards.

Upon expiry of the specific control, the land may be used and developed only in accordance with the provisions of this scheme.

31/07/2018
VC148

SCHEDULE TO CLAUSE 51.01 SPECIFIC SITES AND EXCLUSIONS

1.0

31/07/2018
VC148

Specific sites and exclusions

Address of land	Title of incorporated document
Crown Land that coincides with alignment of the proposed tunnel under the Alpine National Park linking the McKay Creek Power Station and the proposed new Power Station at Bogong Village.	Bogong Power Development Project Environmental Impact Assessment, July 2005.
Crown Land licensed under Victorian Plantations Corporations Act No.61/1993	Bright Off-River Water Storage Project, February 2012.
Part Crown Allotment 15B, Parish of Freeburgh, as shown in the incorporated document.	
Land within the pipeline alignment corridor as shown in the Incorporated document.	

PROVISIONS THAT REQUIRE, ENABLE OR EXEMPT A PERMIT

52.01

31/07/2018
VC148

[NO CONTENT]

52.0220/09/2010
VC71**EASEMENTS, RESTRICTIONS AND RESERVES****Purpose**

To enable the removal and variation of an easement or restrictions to enable a use or development that complies with the planning scheme after the interests of affected people are considered.

Permit requirement

A permit is required before a person proceeds:

- Under Section 23 of the *Subdivision Act 1988* to create, vary or remove an easement or restriction or vary or remove a condition in the nature of an easement in a Crown grant.
- Under Section 24A of the *Subdivision Act 1988*.
- Under Section 36 of the *Subdivision Act 1988* to acquire or remove an easement or remove a right of way.

This does not apply:

- If the action is required or authorised by the schedule to this clause.
- In the circumstances set out in Section 6A(3) of the *Planning and Environment Act 1987*.
- If the person proceeds under Section 362A of the *Land Act 1958*.
- In the case of a person proceeding under Section 36 of the *Subdivision Act 1988*, if the council or a referral authority gives a written statement in accordance with Section 36(1)(a) or (b) of the *Subdivision Act 1988*.

In this clause, **restriction** has the same meaning as in the *Subdivision Act 1988*.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in clause 65, the responsible authority must consider the interests of affected people.

Note: Section 23 of the Subdivision Act 1988 provides that either the council or the person benefiting from the direction must lodge a certified plan at the Titles Office for registration.

19/01/2006
VC37

SCHEDULE TO CLAUSE 52.02

1.0

19/01/2006
VC37

Under Section 23 of the Subdivision Act 1988

Land	Easement or restriction	Requirement
------	-------------------------	-------------

None specified

2.0

19/01/2006
VC37

Under Section 24A of the Subdivision Act 1988

Land	Person	Action
------	--------	--------

None specified

3.0

19/01/2006
VC37

Under Section 36 of the Subdivision Act 1988

Land	Easement or right of way	Requirement
------	--------------------------	-------------

None specified

52.03

31/07/2018
VC148

[NO CONTENT]

52.0431/07/2018
VC148**SATELLITE DISH****Purpose**

To provide an opportunity to consider the impact of a satellite dish attached to a building or structure listed in a schedule to the Heritage Overlay.

To provide an opportunity to consider the effect of a satellite dish on the amenity of residential areas.

52.04-131/07/2018
VC148**Application**

This clause applies to:

- A building or structure listed in a schedule to the Heritage Overlay.
- Land in a Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Low Density Residential Zone, Mixed Use Zone or Township Zone.

52.04-231/07/2018
VC148**Permit requirement**

A permit is required to use land or to construct or install or carry out works for a satellite dish (whether or not it forms part of a network) even if it is ancillary to another use on the land.

This does not apply to a satellite dish with a diameter:

- Less than 1.2 metres.
- Between 1.2 metres and 2.4 metres provided:
 - The dish is not visible from the street (other than a lane) or a public park,
 - The dish is setback from the side or rear boundary 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, and
 - The dish is setback at least 3 metres from the boundary where it is opposite an existing habitable room window.

52.04-331/07/2018
VC148**Decision guidelines**

Before deciding on an application, in addition to Clause 15.01-2S and the decision guidelines in clause 65, the responsible authority must consider the effect of the satellite dish on the visual amenity of nearby land.

52.0531/07/2018
VC148**SIGNS****Purpose**

To regulate the development of land for signs and associated structures.

To ensure signs are compatible with the amenity and visual appearance of an area, including the existing or desired future character.

To ensure signs do not contribute to excessive visual clutter or visual disorder.

To ensure that signs do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road.

52.05-131/07/2018
VC148**Application**

This clause applies to the development of land for signs.

52.05-231/07/2018
VC148**Requirements****Sign categories**

Clauses 52.05-11 to 52.05-14 specify categories of sign control. The zone provisions specify which category of sign control applies to the zone.

Each category is divided into three sections.

If a sign can be interpreted in more than one way, the most restrictive requirement must be met.

Section 1

A sign in Section 1 of the category may be constructed or put up for display without a permit, but all the conditions opposite the sign must be met. If the conditions are not met, the sign is in Section 2.

Some overlays require a permit for Section 1 signs.

Section 2

A permit is required to construct or put up for display a sign in Section 2.

This does not apply to a sign specified in Clause 52.05-10.

All the conditions opposite the sign must be met. If the conditions are not met, the sign is prohibited.

Section 3

A sign in Section 3 is prohibited and must not be constructed or put up for display.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application**Information requirements
and decision guidelines**

Construct or put up for display a sign in an industrial zone, commercial zone, Special Use Zone, Comprehensive Development Zone, Docklands Zone, Priority Development Zone or Activity Centre Zone if:

- The sign is not within 30 metres of land (not a road) which is in a residential zone.

Class of application**Information requirements
and decision guidelines**

- The sign is not a pole sign, a sky sign, a reflective sign, internally illuminated sign, floodlit sign, electronic sign or animated sign.
- The display area of the sign does not exceed 10 square metres.

52.05-331/07/2018
VC148**Referral of applications**

An application to construct or put up for display an animated or electronic sign within 60 metres of a freeway or arterial road declared under the *Road Management Act 2004* must be referred in accordance with section 55 of the Act to the referral authority specified in Clause 66.03 or a schedule to that clause.

52.05-431/07/2018
VC148**Expiry of permits**

A permit for a sign other than a major promotion sign expires on the date specified in the permit. If no date is specified, the expiry date is 15 years from the date of issue of the permit.

52.05-531/07/2018
VC148**Existing signs**

A sign that was lawfully displayed on the approval date or that was being constructed or put up for display on that date may be displayed or continue to be displayed and may be repaired and maintained.

The content of a lawfully displayed sign may be renewed or replaced. However, a permit is required if:

- The display area is to be increased.
- The renewal or replacement would result in a different type of sign.

A sign that is reconstructed must meet the relevant sign requirements.

A major promotion sign displayed in accordance with a permit granted between 19 September 1995 and 18 September 1997 may continue to be displayed:

- until 31 December 2008; or
- where a permit application seeking permission to display the sign is lodged before 31 December 2008, until the permit application is finally determined.

52.05-631/07/2018
VC148**Application requirements**

An application must be accompanied by the following information, as appropriate:

Site context

- A site context report, using a site plan, photographs or other methods to accurately describe:
 - The location of the proposed sign on the site or building and distance from property boundaries.
 - The location and size of existing signage on the site including details of any signs to be retained or removed.
 - The location and form of existing signage on abutting properties and in the locality.
 - The location of closest traffic control signs.
 - Identification of any view lines or vistas that could be affected by the proposed sign.

Sign details

- The location, dimensions, height above ground level and extent of projection of the proposed sign.
- The height, width, depth of the total sign structure including method of support and any associated structures such as safety devices and service platforms.
- Details of associated on-site works.
- Details of any form of illumination, including details of baffles and the times at which the sign would be illuminated.
- The colour, lettering style and materials of the proposed sign.
- The size of the display (total display area, including all sides of a multi-sided sign).
- The location of any logo box and proportion of display area occupied by such a logo box.
- For animated or electronic signs, a report addressing the decision guidelines at Clause 52.05-8 relating to road safety.
- Any landscaping details.

Signs with a display area of 18 square metres or more

- For a sign with a display area of 18 square metres or more:
 - A description of the existing character of the area including built form and landscapes.
 - The location of any other signs over 18 square metres, or scrolling, electronic or animated signs within 200 metres of the site.
 - Any existing identifiable advertising theme in the area.
 - Photo montages or a streetscape perspective of the proposed sign.
 - Level of illumination including:
 - Lux levels for any sign on or within 60 metres of a Road Zone or a residential zone or public land zone.
 - The dwell and change time for any non-static images.
 - The relationship to any significant or prominent views and vistas.

52.05-731/07/2018
VC148**Exemption from notice and review**

An application for a sign is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act provided the sign:

- Is to be constructed or displayed on land specified in the schedule to this clause.
- Meets any condition specified in the schedule to this clause.

52.05-831/07/2018
VC148**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

All signs

- The character of the area including:
 - The sensitivity of the area in terms of the natural environment, heritage values, waterways and open space, rural landscape or residential character.

- The compatibility of the proposed sign with the existing or desired future character of the area in which it is proposed to be located.
- The cumulative impact of signs on the character of an area or route, including the need to avoid visual disorder or clutter of signs.
- The consistency with any identifiable outdoor advertising theme in the area.
- Impacts on views and vistas:
 - The potential to obscure or compromise important views from the public realm.
 - The potential to dominate the skyline.
 - The potential to impact on the quality of significant public views.
 - The potential to impede views to existing signs.
- The relationship to the streetscape, setting or landscape:
 - The proportion, scale and form of the proposed sign relative to the streetscape, setting or landscape.
 - The position of the sign, including the extent to which it protrudes above existing buildings or landscape and natural elements.
 - The ability to screen unsightly built or other elements.
 - The ability to reduce the number of signs by rationalising or simplifying signs.
 - The ability to include landscaping to reduce the visual impact of parts of the sign structure.
- The relationship to the site and building:
 - The scale and form of the sign relative to the scale, proportion and any other significant characteristics of the host site and host building.
 - The extent to which the sign displays innovation relative to the host site and host building.
 - The extent to which the sign requires the removal of vegetation or includes new landscaping.
- The impact of structures associated with the sign:
 - The extent to which associated structures integrate with the sign.
 - The potential of associated structures to impact any important or significant features of the building, site, streetscape, setting or landscape, views and vistas or area.
- The impact of any illumination:
 - The impact of glare and illumination on the safety of pedestrians and vehicles.
 - The impact of illumination on the amenity of nearby residents and the amenity of the area.
 - The potential to control illumination temporally or in terms of intensity.
- The impact of any logo box associated with the sign:
 - The extent to which the logo box forms an integral part of the sign through its position, lighting and any structures used to attach the logo box to the sign.
 - The suitability of the size of the logo box in relation to its identification purpose and the size of the sign.
- The need for identification and the opportunities for adequate identification on the site or locality.
- The impact on road safety. A sign is a safety hazard if the sign:

- Obstructs a driver's line of sight at an intersection, curve or point of egress from an adjacent property.
- Obstructs a driver's view of a traffic control device, or is likely to create a confusing or dominating background that may reduce the clarity or effectiveness of a traffic control device.
- Could dazzle or distract drivers due to its size, design or colouring, or it being illuminated, reflective, animated or flashing.
- Is at a location where particular concentration is required, such as a high pedestrian volume intersection.
- Is likely to be mistaken for a traffic control device, because it contains red, green or yellow lighting, or has red circles, octagons, crosses, triangles or arrows.
- Requires close study from a moving or stationary vehicle in a location where the vehicle would be unprotected from passing traffic.
- Invites drivers to turn where there is fast moving traffic or the sign is so close to the turning point that there is no time to signal and turn safely.
- Is within 100 metres of a rural railway crossing.
- Has insufficient clearance from vehicles on the carriageway.
- Could mislead drivers or be mistaken as an instruction to drivers.

Major promotion signs

- The effect of the proposed major promotion sign on:
 - Significant streetscapes, buildings and skylines.
 - The visual appearance of a significant view corridor, viewline, gateway location or landmark site identified in a framework plan or local policy.
 - Residential areas and heritage places.
 - Open space and waterways.
- When determining the effect of a proposed major promotion sign, the following locational principles must be taken into account:
 - Major promotion signs are encouraged in commercial and industrial locations in a manner that complements or enhances the character of the area.
 - Major promotion signs are discouraged along forest and tourist roads, scenic routes or landscaped sections of freeways.
 - Major promotion signs are discouraged within open space reserves or corridors and around waterways.
 - Major promotion signs are discouraged where they will form a dominant visual element from residential areas, within a heritage place or where they will obstruct significant viewlines.
 - In areas with a strong built form character, major promotion signs are encouraged only where they are not a dominant element in the streetscape and except for transparent feature signs (such as neon signs), are discouraged from being erected on the roof of a building.

52.05-931/07/2018
VC148**Mandatory conditions****All signs**

A permit for a sign that includes an expiry date must include a condition that provides that on expiry of the permit the sign and structures built specifically to support and illuminate it must be removed.

Major promotion signs

A permit for a major promotion sign must include conditions that specify:

- That the sign must not:
 - Dazzle or distract drivers due to its colouring.
 - Be able to be mistaken for a traffic signal because it has, for example, red circles, octagons, crosses or triangles.
 - Be able to be mistaken as an instruction to drivers.
- An expiry date that is 15 years from the date the permit is issued unless otherwise specified in this clause. This does not apply to a permit for major promotion sign for a special event or temporary building shrouding.

A permit for a major promotion sign may specify an expiry date other than 15 years, but the date must not be less than 10 years or more than 25 years from the date the permit is issued. Before deciding to alter the specified expiry date of 15 years, the responsible authority must consider, as appropriate:

- The purpose of the sign.
- The existing or desired character of the area.
- The Municipal Planning Strategy and the Planning Policy Framework in terms of the extent to which the proposed sign is consistent with any relevant policy direction and the extent to which the area may be expected to change over time.
- The extent to which the signage is physically and visually integrated into the architecture of the building.

52.05-1031/07/2018
VC148**Signs not requiring a permit**

Despite any provision in a zone, overlay, or other particular provision of this scheme, a permit is not required to construct or put up for display any of the following signs:

- A sign identifying the functions or property of a government department, public authority or municipal council, but not a promotion sign displayed at the direction of any of these bodies.
- A sign controlling traffic on a public road, railway, tramway, water or in the air, provided it is displayed at the direction of a government department, public authority or municipal council.
- A sign at a hospital that gives direction to emergency facilities.
- A sign in a road reserve that gives direction or guidance about a tourist attraction, service or facility of interest to road users. The sign must be displayed to the satisfaction of the road authority.
- A sign required by statute or regulation, provided it is strictly in accordance with the requirement.
- A sign at a railway station or bus terminal that provides information or direction for people using the station or terminal.
- A sign on a showground, on a motor racing track or on a major sports and recreation facility, provided the sign's display cannot be seen from nearby land.

- A sign with a display area not exceeding 1 square metre to each premises that provides information about a place of worship. It must not be an animated or internally illuminated sign.
- A sign inside a building that cannot generally be seen outside.
- A sign with a display area not exceeding 2 square metres concerning construction work on the land. Only one sign may be displayed, it must not be an animated or internally illuminated sign and it must be removed when the work is completed.
- A sign with a display area not exceeding 5 square metres publicising a local educational, cultural, political, religious, social or recreational event not held for commercial purposes. Only one sign may be displayed on the land, it must not be an animated or internally illuminated sign and it must not be displayed longer than 14 days after the event is held or 3 months, whichever is sooner. A sign publicising a local political event may include information about a candidate for an election.
- A sign publicising a special event on the land or in the building on which it is displayed, provided no more than 8 signs are displayed in a calendar year and the total number of days the signs are displayed does not exceed 28 in that calendar year. The sign must be removed when the event is finished.
- A sign with a display area not exceeding 2 square metres publicising the sale of goods or livestock on the land or in the building on which it is displayed, provided the land or building is not normally used for that purpose. Only one sign may be displayed, it must not be an animated or internally illuminated sign and it must not be displayed longer than 3 months without a permit.
- A sign with an display area not exceeding 10 square metres publicising the sale or letting of the property on which it is displayed. Only one sign may be displayed, it must not be an animated sign and it must not be displayed longer than 7 days after the sale date. A permit may be granted for:
 - The display area to exceed 10 square metres if the sign concerns more than 20 lots.
 - The sign to be displayed on land excised from the subdivision and transferred to the municipal council.
 - The sign to be displayed longer than 7 days after the sale date.

No permit is required to fly the Australian flag or to display the flag on a building, painted or otherwise represented, provided it is correctly dimensioned and coloured in accordance with the *Flags Act 1953*.

52.05-11

31/07/2018
VC148

Category 1 - Commercial areas

Minimum limitation

Purpose

To provide for identification and promotion signs and signs that add vitality and colour to commercial areas.

Section 1 - Permit not required

Sign	Condition
Bed and breakfast sign	The total display area of all signs to each premises must not exceed 8 sqm. This does not include a sign with a display area not exceeding 1.5 sqm that is below a verandah or, if no verandah, that is less than 3.7 m above pavement level.
Business identification sign	
Home based business sign	
Promotion sign	

ALPINE PLANNING SCHEME

Sign	Condition
Direction sign	None specified
Internally illuminated sign	The total display area to each premises must not exceed 1.5 sqm. No part of the sign may be above a verandah or, if no verandah, more than 3.7 m above pavement level. The sign must be more than 30 m from a residential zone or pedestrian or traffic lights.

Section 2 - Permit required

Sign	Condition
Any sign not in Section 1	None specified

Section 3 - Prohibited

Sign	Condition
Nil	None specified

52.05-12

31/07/2018
VC148

Category 2 - Office and industrial

Low limitation

Purpose

To provide for adequate identification signs and signs that are appropriate to office and industrial areas.

Section 1 - Permit not required

Sign	Condition
Bed and breakfast sign Business identification sign Home based business sign Pole sign	The total display area of all signs to each premises must not exceed 8 sqm. This does not include a direction sign.
Direction sign	Only one to each premises.
Internally illuminated sign	The display area must not exceed 1.5 sqm. The sign must be more than 30 m from a residential zone or pedestrian or traffic lights.

Section 2 - Permit required

Sign	Condition
Any sign not in Section 1	None specified

Section 3 - Prohibited

Sign	Condition
Nil	None specified

52.05-1331/07/2018
VC148**Category 3 - High amenity areas**

Medium limitation

Purpose

To ensure that signs in high-amenity areas are orderly, of good design and do not detract from the appearance of the building on which a sign is displayed or the surrounding area.

Section 1 - Permit not required

Sign	Condition
Bed and breakfast sign	Only one to each premises.
Home based business sign	The display area must not exceed 0.2 sqm.
Direction sign	None specified

Section 2 - Permit required

Sign	Condition
Above-verandah sign	None specified
Business identification sign	
Electronic sign	The display area must not exceed 3 sqm.
Floodlit sign	None specified
High-wall sign	Must be a business logo or street number.
Internally illuminated sign	None specified
Pole sign	
Promotion sign	The display area must not exceed 3 sqm.
Reflective sign	None specified

Section 3 - Prohibited

Sign	Condition
Any sign not in Sections 1 or 2	None specified

52.05-1431/07/2018
VC148**Category 4 - Sensitive areas**

Maximum limitation

Purpose

To provide for unobtrusive signs in areas requiring strong amenity control.

ALPINE PLANNING SCHEME

Section 1 - Permit not required

Sign	Condition
Bed and breakfast sign	Only one to each premises.
Home based business sign	The display area must not exceed 0.2 sqm.
Direction sign	None specified

Section 2 - Permit required

Sign	Condition
Business identification sign	The total display area to each premises must not exceed 3 sqm.
Floodlit sign	None specified

Section 3 - Prohibited

Sign	Condition
Any sign not in Sections 1 or 2	None specified

25/05/2017
VC133

SCHEDULE TO CLAUSE 52.05 ADVERTISING SIGNS

Land	Conditions
None specified	

52.0631/07/2018
VC148**CAR PARKING****Purpose**

To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.

To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.

To support sustainable transport alternatives to the motor car.

To promote the efficient use of car parking spaces through the consolidation of car parking facilities.

To ensure that car parking does not adversely affect the amenity of the locality.

To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

52.06-101/07/2014
VC116**Scope**

Clause 52.06 applies to:

- a new use; or
- an increase in the floor area or site area of an existing use; or
- an increase to an existing use by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use.

Clause 52.06 does not apply to:

- the extension of one dwelling on a lot in the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone or Township Zone; or
- the construction and use of one dwelling on a lot in the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone or Township Zone unless the zone or a schedule to the zone specifies that a permit is required to construct or extend one dwelling on a lot.

52.06-219/04/2013
VC95**Provision of car parking spaces**

Before:

- a new use commences; or
- the floor area or site area of an existing use is increased; or
- an existing use is increased by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use,

the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay must be provided to the satisfaction of the responsible authority in one or more of the following ways:

- on the land; or
- in accordance with a permit issued under Clause 52.06-3; or
- in accordance with a financial contribution requirement specified in a schedule to the Parking Overlay.

If a schedule to the Parking Overlay specifies a maximum parking provision, the maximum provision must not be exceeded except in accordance with a permit issued under Clause 52.06-3.

52.06-304/10/2018
VC149**Permit requirement**

A permit is required to:

- Reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay.
- Provide some or all of the car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay on another site.
- Provide more than the maximum parking provision specified in a schedule to the Parking Overlay.

A permit is not required if a schedule to the Parking Overlay specifies that a permit is not required under this clause.

A permit is not required to reduce the number of car parking spaces required for a new use of land if the following requirements are met:

- The number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay for the new use is less than or equal to the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay for the existing use of the land.
- The number of car parking spaces currently provided in connection with the existing use is not reduced after the new use commences.

A permit is not required to reduce the required number of car parking spaces for a new use of an existing building if the following requirements are met:

- The building is in the Commercial 1 Zone, Commercial 2 Zone, Commercial 3 Zone or Activity Centre Zone.
- The gross floor area of the building is not increased.
- The reduction does not exceed 10 car parking spaces.
- The building is not in a Parking Overlay with a schedule that allows a financial contribution to be paid in lieu of the provision of the required car parking spaces for the use.

VicSmart applications

Subject to Clause 71.06, an application under this clause to reduce the required number of car parking spaces by no more than 10 car parking spaces is a class of VicSmart application and must be assessed against Clause 59.10.

52.06-4

31/07/2018
VC148

Exemption from notice and review

An application under Clause 52.06-3 is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act if:

- the application is only for a permit under Clause 52.06-3; or
- the application is also for a permit under another provision of the planning scheme and in respect of all other permissions sought, the application is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

52.06-5

26/10/2018
VC152

Number of car parking spaces required under Table 1

Table 1 of this clause sets out the car parking requirement that applies to a use listed in the Table.

A car parking requirement in Table 1 may be calculated as either:

- a number of car parking spaces; or
- a percentage of the total site area that must be set aside for car parking.

ALPINE PLANNING SCHEME

A car parking requirement in Table 1 is calculated by multiplying the figure in Column A or Column B (whichever applies) by the measure (for example square metres, number of patrons or number of bedrooms) in Column C.

Column A applies unless Column B applies.

Column B applies if:

- any part of the land is identified as being within the Principal Public Transport Network Area as shown on the *Principal Public Transport Network Area Maps* (State Government of Victoria, August 2018); or
- a schedule to the Parking Overlay or another provision of the planning scheme specifies that Column B applies.

Where an existing use is increased by the measure specified in Column C of Table 1 for that use, the car parking requirement only applies to the increase, provided the existing number of car parking spaces currently being provided in connection with the existing use is not reduced.

If in calculating the number of car parking spaces the result is not a whole number, the required number of car parking spaces is to be rounded down to the nearest whole number.

Where the car parking requirement specified in Table 1 is calculated as a percentage of the total site area, the area to be provided for car parking includes an accessway that directly abuts any car parking spaces, but does not include any accessway or portion of an accessway that does not directly abut any car parking spaces.

The car parking requirement specified in Table 1 includes disabled car parking spaces. The proportion of spaces to be allocated as disabled spaces must be in accordance with Australian Standard AS2890.6-2009 (disabled) and the Building Code of Australia.

The car parking requirement specified for a use listed in Table 1 does not apply if:

- a car parking requirement for the use is specified under another provision of the planning scheme; or
- a schedule to the Parking Overlay specifies the number of car parking spaces required for the use.

Table 1: Car parking requirement

Use	Rate Column A	Rate Column B	Car Parking Measure Column C
Amusement parlour	4	3.5	To each 100 sq m of net floor area
Art & craft centre	4	3.5	To each 100 sq m of net floor area
Betting agency	4	3.5	To each 100 sq m of leasable floor area
Bowling green	6	6	To each rink plus 50 per cent of the relevant requirement of any ancillary use
Child care centre	0.22	0.22	To each child
Cinema based entertainment complex	0.3	0.3	To each patron permitted
Convenience restaurant	0.3		To each patron permitted
		3.5	To each 100 sq m of leasable floor area
Convenience shop if the leasable floor area exceeds 80 sq m	10		To each premises
		3.5	To each 100 sq m of leasable floor area

ALPINE PLANNING SCHEME

Use	Rate Column A	Rate Column B	Car Parking Measure Column C
Display home	5		To each dwelling for five or fewer contiguous dwellings, plus
	2		To each additional contiguous dwelling
		3.5	To each 100 sq m of floor area
Dwelling	1	1	To each one or two bedroom dwelling, plus
	2	2	To each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedrooms) plus
	1	0	For visitors to every 5 dwellings for developments of 5 or more dwellings
Education centre – other than listed in this table	0.4	0.3	To each student that is part of the maximum number of students on the site at any time
Food & drink premises other than listed in this table	4	3.5	To each 100 sq m of leasable floor area
Freezing & cool storage,	1.5	1	To each 100 sq m of net floor area
Fuel depot	10	10	Per cent of site area
Funeral Parlour	0.3	0.3	To each patron permitted
Gambling premises other than listed in this table	0.4		To each patron permitted
		3.5	To each 100 sq m of leasable floor area
Golf course	4	4	To each hole plus 50 per cent of the relevant requirement of any ancillary uses.
Home based business	1	0	To each employee not a resident of the dwelling
Hotel	0.4		To each patron permitted
		3.5	To each 100 sq m of leasable floor area
Industry other than listed in this table	2.9	1	To each 100 sq m of net floor area
Landscape gardening supplies	10	10	Per cent of site area
Mail centre	3.5	3	To each 100 sq m of net floor area
Manufacturing sales	4	3.5	To each 100 sq m of leasable floor area
Market	8	3.5	To each 100 sq m of site area
Materials recycling	10	10	Per cent of site area
Medical centre	5		To the first person providing health services plus
	3		To every other person providing health services
		3.5	To each 100 sq m of leasable floor area
Milk depot	10	10	Per cent of site area
Motel	1	1	To each unit, and one to each manager dwelling, plus 50 per cent of the relevant requirement of any ancillary use
Motor repairs	3	3	To each 100 sq m of net floor area plus

ALPINE PLANNING SCHEME

Use	Rate Column A	Rate Column B	Car Parking Measure Column C
	1	1	for each vehicle being serviced, repaired or fitted with accessories, including vehicles waiting to be serviced, repaired, fitted with accessories or collected by owners
Office other than listed in this table	3.5	3	To each 100 sq m of net floor area
Place of assembly except amusement parlour	0.3	0.3	To each patron permitted
Postal agency	4	3.5	To each 100 sq m of leasable floor area
Primary produce sales	4	3.5	To each 100 sq m of leasable floor area
Primary school	1	1	To each employee that is part of the maximum number of employees on the site at any time
Research and development centre	3.5	3	To each 100 sq m of net floor area
Residential aged care facility	0.3	0.3	To each lodging room
Residential village	1	1	To each one or two bedroom dwelling plus
	2	2	To each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedrooms) plus
	1	0	For visitors to every five dwellings for developments of five or more dwellings
Retirement village	1	1	To each one or two bedroom dwelling plus
	2	2	To each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedrooms) plus
	1	0	For visitors to every five dwellings for developments of five or more dwellings
Restaurant	0.4		To each patron permitted
		3.5	To each 100 sq m of leasable floor area
Restricted retail premises	3	2.5	To each 100 sq m of leasable floor area
Rooming house	1	1	To each four bedrooms
Saleyard	10	10	Per cent of site area
Secondary school	1.2	1.2	To each employee that is part of the maximum number of employees on the site at any time
Shop other than listed in this table	4	3.5	To each 100 sq m of leasable floor area
Squash court – other than in conjunction with a dwelling	3	3	To each court plus 50 per cent of the relevant requirement of any ancillary use
Store other than listed in this table	10	10	Per cent of site area
Supermarket	5	5	To each 100 sq m of leasable floor area

Use	Rate Column A	Rate Column B	Car Parking Measure Column C
Swimming pool – other than in conjunction with a dwelling	5.6	5.6	To each 100 sq m of the site
Tavern	0.4		To each patron permitted
		3.5	Space to each 100 sq m of leasable floor area
Tennis court – other than in conjunction with a dwelling	4	4	To each court plus 50% of the requirement of any ancillary use
Trade supplies	10	10	Per cent of site area
Veterinary centre	5		To the first person providing animal health services plus
	3		To every other person providing animal health services
		3.5	To each 100 sq m of leasable floor area
Warehouse other than listed in this table	2	2	To each premises plus
	1.5	1	To each 100 sq m of net floor area
Winery	0.4		To each patron permitted
		3.5	To each 100 sq m of leasable floor area

52.06-616/01/2018
VC142**Number of car parking spaces required for other uses**

Where a use of land is not specified in Table 1 or where a car parking requirement is not specified for the use in another provision of the planning scheme or in a schedule to the Parking Overlay, before a new use commences or the floor area or site area of an existing use is increased, car parking spaces must be provided to the satisfaction of the responsible authority. This does not apply to the use of land for a temporary portable land sales office located on the land for sale.

52.06-725/05/2017
VC133**Application requirements and decision guidelines for permit applications****For applications to reduce the car parking requirement**

An application to reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay must be accompanied by a Car Parking Demand Assessment.

The Car Parking Demand Assessment must assess the car parking demand likely to be generated by the proposed:

- new use; or
- increase in the floor areas or site area of the existing use; or
- increase to the existing use by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use.

The Car Parking Demand Assessment must address the following matters, to the satisfaction of the responsible authority:

- The likelihood of multi-purpose trips within the locality which are likely to be combined with a trip to the land in connection with the proposed use.
- The variation of car parking demand likely to be generated by the proposed use over time.

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- The short-stay and long-stay car parking demand likely to be generated by the proposed use.
- The availability of public transport in the locality of the land.
- The convenience of pedestrian and cyclist access to the land.
- The provision of bicycle parking and end of trip facilities for cyclists in the locality of the land.
- The anticipated car ownership rates of likely or proposed visitors to or occupants (residents or employees) of the land.
- Any empirical assessment or case study.

Before granting a permit to reduce the number of spaces, the responsible authority must consider the following, as appropriate:

- The Car Parking Demand Assessment.
- Any relevant local planning policy or incorporated plan.
- The availability of alternative car parking in the locality of the land, including:
 - Efficiencies gained from the consolidation of shared car parking spaces.
 - Public car parks intended to serve the land.
 - On street parking in non residential zones.
 - Streets in residential zones specifically managed for non-residential parking.
- On street parking in residential zones in the locality of the land that is intended to be for residential use.
- The practicality of providing car parking on the site, particularly for lots of less than 300 square metres.
- Any adverse economic impact a shortfall of parking may have on the economic viability of any nearby activity centre.
- The future growth and development of any nearby activity centre.
- Any car parking deficiency associated with the existing use of the land.
- Any credit that should be allowed for car parking spaces provided on common land or by a Special Charge Scheme or cash-in-lieu payment.
- Local traffic management in the locality of the land.
- The impact of fewer car parking spaces on local amenity, including pedestrian amenity and the amenity of nearby residential areas.
- The need to create safe, functional and attractive parking areas.
- Access to or provision of alternative transport modes to and from the land.
- The equity of reducing the car parking requirement having regard to any historic contributions by existing businesses.
- The character of the surrounding area and whether reducing the car parking provision would result in a quality/positive urban design outcome.
- Any other matter specified in a schedule to the Parking Overlay.
- Any other relevant consideration.

For applications to allow some or all of the required car parking spaces to be provided on another site

Before granting a permit to allow some or all of the car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay to be provided on another site, the responsible authority must consider the following, as appropriate:

- The proximity of the car parking on the alternate site to the subject site.
- The likelihood of the long term provision and availability of the car parking spaces.
- Whether the location of the car parking spaces is consistent with any relevant local policy or incorporated plan.
- Any other matter specified in a schedule to the Parking Overlay.

For applications to provide more than the maximum parking provision specified in a schedule to the Parking Overlay

An application to provide more than the maximum parking provision specified in a schedule to the Parking Overlay must be accompanied by a Car Parking Demand Assessment.

The Car Parking Demand Assessment must assess the car parking demand likely to be generated by the proposed use or increase to the existing use.

The Car Parking Demand Assessment must address the following matters, to the satisfaction of the responsible authority:

- The likelihood of multi-purpose trips within the locality which are likely to be combined with a trip to the land in connection with the proposed use.
- The variation of car parking demand likely to be generated by the proposed use over time.
- The short-stay and long-stay car parking demand likely to be generated by the proposed use.
- The availability of public transport in the locality of the land.
- The convenience of pedestrian and cyclist access to the land.
- The provision of bicycle parking and end of trip facilities for cyclists in the locality of the land.
- The anticipated car ownership rates of likely or proposed visitors to or occupants (residents or employees) of the land.
- Any empirical assessment or case study.

52.06-8

25/05/2017
VC133

Requirement for a car parking plan

Plans must be prepared to the satisfaction of the responsible authority before any of the following occurs:

- a new use commences; or
- the floor area or site area of an existing use is increased; or
- an existing use is increased by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use.

The plans must show, as appropriate:

- All car parking spaces that are proposed to be provided (whether on the land or on other land).
- Access lanes, driveways and associated works.
- Allocation of car parking spaces to different uses or tenancies, if applicable.
- Any landscaping and water sensitive urban design treatments.
- Finished levels, if required by the responsible authority.

- Any other matter specified in a schedule to the Parking Overlay.

Plans must be provided to the responsible authority under Clause 52.06-8 wherever Clause 52.06 applies, whether or not a permit application is being made under Clause 52.06-3 or any other provision of the planning scheme.

Where an application is being made for a permit under Clause 52.06-3 or another provision of the planning scheme, the information required under Clause 52.06-8 may be included in other plans submitted with the application.

Clause 52.06-8 does not apply where no car parking spaces are proposed to be provided.

52.06-9

19/09/2017
VC132

Design standards for car parking

Plans prepared in accordance with Clause 52.06-8 must meet the design standards of Clause 52.06-9, unless the responsible authority agrees otherwise.

Design standards 1, 3, 6 and 7 do not apply to an application to construct one dwelling on a lot.

Design standard 1 – Accessways

Accessways must:

- Be at least 3 metres wide.
- Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide.
- Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forward direction with one manoeuvre.
- Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres.
- If the accessway serves four or more car spaces or connects to a road in a Road Zone, the accessway must be designed so that cars can exit the site in a forward direction.
- Provide a passing area at the entrance at least 6.1 metres wide and 7 metres long if the accessway serves ten or more car parking spaces and is either more than 50 metres long or connects to a road in a Road Zone.
- Have a corner splay or area at least 50 per cent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.

If an accessway to four or more car parking spaces is from land in a Road Zone, the access to the car spaces must be at least 6 metres from the road carriageway.

If entry to the car space is from a road, the width of the accessway may include the road.

Design standard 2 – Car parking spaces

Car parking spaces and accessways must have the minimum dimensions as outlined in Table 2.

Table 2: Minimum dimensions of car parking spaces and accessways

Angle of car parking spaces to access way	Accessway width	Car space width	Car space length
Parallel	3.6 m	2.3 m	6.7 m
45°	3.5 m	2.6 m	4.9 m

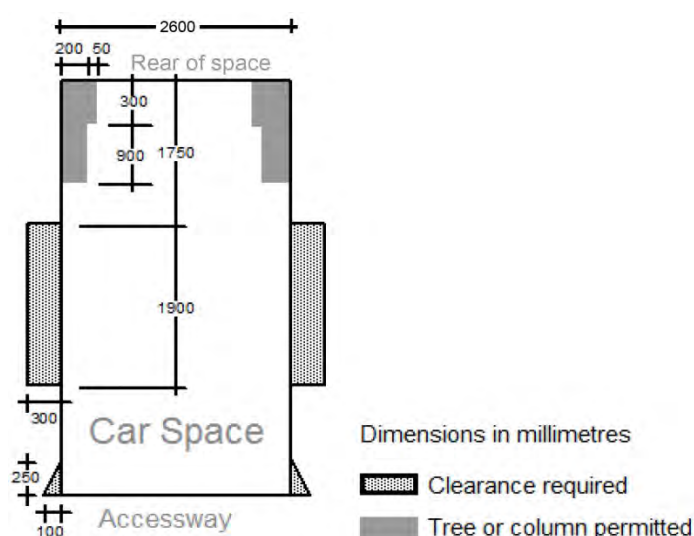
Angle of car parking spaces to access way	Accessway width	Car space width	Car space length
60°	4.9 m	2.6 m	4.9 m
90°	6.4 m	2.6 m	4.9 m
	5.8 m	2.8 m	4.9 m
	5.2 m	3.0 m	4.9 m
	4.8 m	3.2 m	4.9 m

Note to Table 2: Some dimensions in Table 2 vary from those shown in the Australian Standard AS2890.1-2004 (off street). The dimensions shown in Table 2 allocate more space to aisle widths and less to marked spaces to provide improved operation and access. The dimensions in Table 2 are to be used in preference to the Australian Standard AS2890.1-2004 (off street) except for disabled spaces which must achieve Australian Standard AS2890.6-2009 (disabled).

A wall, fence, column, tree, tree guard or any other structure that abuts a car space must not encroach into the area marked 'clearance required' on Diagram 1, other than:

- A column, tree or tree guard, which may project into a space if it is within the area marked 'tree or column permitted' on Diagram 1.
- A structure, which may project into the space if it is at least 2.1 metres above the space.

Diagram 1 Clearance to car parking spaces



Car spaces in garages or carports must be at least 6 metres long and 3.5 metres wide for a single space and 5.5 metres wide for a double space measured inside the garage or carport.

Where parking spaces are provided in tandem (one space behind the other) an additional 500 mm in length must be provided between each space.

Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.

Disabled car parking spaces must be designed in accordance with Australian Standard AS2890.6-2009 (disabled) and the Building Code of Australia. Disabled car parking spaces may encroach into an accessway width specified in Table 2 by 500mm.

Design standard 3: Gradients

Accessway grades must not be steeper than 1:10 (10 per cent) within 5 metres of the frontage to ensure safety for pedestrians and vehicles. The design must have regard to the wheelbase of the vehicle being designed for; pedestrian and vehicular traffic volumes; the nature of the car park; and the slope and configuration of the vehicle crossover at the site frontage. This does not apply to accessways serving three dwellings or less.

Ramps (except within 5 metres of the frontage) must have the maximum grades as outlined in Table 3 and be designed for vehicles travelling in a forward direction.

Table 3: Ramp gradients

Type of car park	Length of ramp	Maximum grade
Public car parks	20 metres or less	1:5 (20%)
	longer than 20 metres	1:6 (16.7%)
Private or residential car parks	20 metres or less	1:4 (25%)
	longer than 20 metres	1:5 (20%)

Where the difference in grade between two sections of ramp or floor is greater than 1:8 (12.5 per cent) for a summit grade change, or greater than 1:6.7 (15 per cent) for a sag grade change, the ramp must include a transition section of at least 2 metres to prevent vehicles scraping or bottoming.

Plans must include an assessment of grade changes of greater than 1:5.6 (18 per cent) or less than 3 metres apart for clearances, to the satisfaction of the responsible authority.

Design standard 4: Mechanical parking

Mechanical parking may be used to meet the car parking requirement provided:

- At least 25 per cent of the mechanical car parking spaces can accommodate a vehicle height of at least 1.8 metres.
- Car parking spaces that require the operation of the system are not allocated to visitors unless used in a valet parking situation.
- The design and operation is to the satisfaction of the responsible authority.

Design standard 5: Urban design

Ground level car parking, garage doors and accessways must not visually dominate public space.

Car parking within buildings (including visible portions of partly submerged basements) must be screened or obscured where possible, including through the use of occupied tenancies, landscaping, architectural treatments and artworks.

Design of car parks must take into account their use as entry points to the site.

Design of new internal streets in developments must maximise on street parking opportunities.

Design standard 6: Safety

Car parking must be well lit and clearly signed.

The design of car parks must maximise natural surveillance and pedestrian visibility from adjacent buildings.

Pedestrian access to car parking areas from the street must be convenient.

Pedestrian routes through car parking areas and building entries and other destination points must be clearly marked and separated from traffic in high activity parking areas.

Design standard 7: Landscaping

The layout of car parking areas must provide for water sensitive urban design treatment and landscaping.

Landscaping and trees must be planted to provide shade and shelter, soften the appearance of ground level car parking and aid in the clear identification of pedestrian paths.

Ground level car parking spaces must include trees planted with flush grilles. Spacing of trees must be determined having regard to the expected size of the selected species at maturity.

52.06-10

25/05/2017
VC133

Decision guidelines

Before deciding that a plan prepared under Clause 52.06-8 is satisfactory the responsible authority must consider, as appropriate:

- The role and function of nearby roads and the ease and safety with which vehicles gain access to the site.
- The ease and safety with which vehicles access and circulate within the parking area.
- The provision for pedestrian movement within and around the parking area.
- The provision of parking facilities for cyclists and disabled people.
- The protection and enhancement of the streetscape.
- The provisions of landscaping for screening and shade.
- The measures proposed to enhance the security of people using the parking area particularly at night.
- The amenity of the locality and any increased noise or disturbance to dwellings and the amenity of pedestrians.
- The workability and allocation of spaces of any mechanical parking arrangement.
- The design and construction standards proposed for paving, drainage, line marking, signage, lighting and other relevant matters.
- The type and size of vehicle likely to use the parking area.
- Whether the layout of car parking spaces and access lanes is consistent with the specific standards or an appropriate variation.
- The need for the required car parking spaces to adjoin the premises used by the occupier/s, if the land is used by more than one occupier.
- Whether the layout of car spaces and accessways are consistent with Australian Standards AS2890.1-2004 (off street) and AS2890.6-2009 (disabled).
- The relevant standards of Clauses 56.06-2, 56.06-4, 56.06-5, 56.06-7 and 56.06-8 for residential developments with accessways longer than 60 metres or serving 16 or more dwellings.
- Any other matter specified in a schedule to the Parking Overlay.

52.06-11

25/05/2017
VC133

Construction of car parking

Where a plan is required under Clause 52.06-8, the car parking spaces, access lanes, driveways and associated works and landscaping shown on the plan must be:

- constructed and available for use in accordance with the plan approved by the responsible authority; and
- formed to such levels and drained so that they can be used in accordance with the plan; and
- treated with an all-weather seal or some other durable surface; and

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- line-marked or provided with some other adequate means of showing the car parking spaces, before any of the following occurs:
 - the new use commences; or
 - the floor area or site area of the existing use is increased; or
 - the existing use is increased by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use.

52.07

16/01/2018
VC142

[NO CONTENT]

52.0831/07/2018
VC148**EARTH AND ENERGY RESOURCES INDUSTRY****Purpose**

To encourage land to be used and developed for exploration and extraction of earth and energy resources in accordance with acceptable environmental standards.

To ensure that mineral extraction, geothermal energy extraction, greenhouse gas sequestration and petroleum extraction are not prohibited land uses.

To ensure that planning controls for the use and development of land for the exploration and extraction of earth and energy resources are consistent with other legislation governing these land uses.

52.08-108/08/2012
VC87**Permit requirement**

A permit is required to use and develop land for earth and energy resources industry unless the table to this clause specifically states that a permit is not required.

Table of exemptions

No permit is required to use or develop land for earth and energy resources industry if the following conditions are met:	
Mineral exploration	Complies with Section 43(3) of the <i>Mineral Resources (Sustainable Development) Act 1990</i> .
Mineral extraction	Complies with Section 42(7) or Section 42A <i>Mineral Resources (Sustainable Development) Act 1990</i> ; or Complies with Section 47A of the <i>Electricity Industry Act 1993</i> .
Stone exploration	Must not be costeaning or bulk sampling.
Stone extraction	Complies with Section 77T of the <i>Mineral Resources (Sustainable Development) Act 1990</i> .
Greenhouse gas sequestration exploration	Complies with Section 189 of the <i>Greenhouse Gas Geological Sequestration Act 2008</i> .
Greenhouse gas sequestration	Complies with Section 191 of the <i>Geological Sequestration Act 2008</i> .
Geothermal energy exploration	Complies with the <i>Geothermal Energy Resources Act 2005</i> .
Geothermal energy extraction	Complies with Section 62 of the <i>Geothermal Energy Resources Act 2005</i> .
Petroleum exploration	Complies with Section 118 of the <i>Petroleum Act 1998</i> .
Petroleum extraction	Complies with Section 120 of the <i>Petroleum Act 1998</i> .

52.08-231/07/2018
VC148**Application requirements for mineral extraction**

An application to use and develop land for mineral extraction must be accompanied by:

- A copy of a work plan or a variation to an approved work plan that has received statutory endorsement under section 77TD of the *Mineral Resources (Sustainable Development) Act 1990*.
- The written notice of statutory endorsement under section 77TD(1) of the *Mineral Resources (Sustainable Development) Act 1990*.
- Any conditions specified under section 77TD(3) of the *Mineral Resources (Sustainable Development) Act 1990*.

52.08-3

31/07/2018
VC148

Referral requirements for mineral extraction

Before deciding on any applications to use and develop land for mineral extraction the Responsible Authority must refer the application to the referral authorities specified under section 55 of the *Planning and Environment Act 1987*.

Unless the referral authority is the Roads Corporation, the referral requirements of Clause 52.08-2 do not apply to an application to use and develop land for mineral extraction if a copy of the work plan or a variation to an approved work plan was previously referred to the referral authority listed in Clause 66 under section 77TE of the *Mineral Resources (Sustainable Development) Act 1990*.

52.0931/07/2018
VC148**STONE EXTRACTION AND EXTRACTIVE INDUSTRY INTEREST AREAS****Purpose**

To ensure that use and development of land for stone extraction does not adversely affect the environment or amenity of the area during or after extraction.

To ensure that excavated areas can be appropriately rehabilitated.

To ensure that sand and stone resources, which may be required by the community for future use, are protected from inappropriate development.

52.09-122/08/2014
VC118**Application**

These provisions apply to planning permit applications for:

- The use and development of land for stone extraction.
- The use and development of land within an extractive industry interest area.
- The use and development of land within 500 metres of stone extraction.

52.09-222/08/2014
VC118**Permit exemptions for stone extraction**

A permit to use and develop land for stone extraction will not be required if the conditions in the table to Clause 52.08-1 are met.

52.09-331/07/2018
VC148**Application requirements**

An application to use and develop land for stone extraction must be accompanied by:

- A copy of a work plan or a variation to an approved work plan that has received statutory endorsement under section 77TD of the *Mineral Resources (Sustainable Development) Act 1990*.
- The written notice of statutory endorsement under section 77TD(1) of the *Mineral Resources (Sustainable Development) Act 1990*.
- Any conditions specified under section 77TD(3) of the *Mineral Resources (Sustainable Development) Act 1990*.

These requirements do not apply to an application to use and develop land for stone extraction which is exempt from:

- The requirement to obtain a work plan under Section 77G of the *Mineral Resources (Sustainable Development) Act 1990*, or
- The provisions of the *Mineral Resources (Sustainable Development) Act 1990* under Section 5AA of that Act.

52.09-431/07/2018
VC148**Referral requirements**

Before deciding on any applications to use and develop land for stone extraction the responsible authority must refer the application to the referral authorities specified under section 55 of the *Planning and Environment Act 1987*.

Unless the referral authority is the Roads Corporation, the referral requirements of Clause 52.09-4 do not apply to an application to use and develop land for stone extraction if a copy of the work plan or a variation to an approved work plan was previously referred to the referral authority listed in Clause 66 under section 77TE of the *Mineral Resources (Sustainable Development) Act 1990*.

52.09-508/08/2012
VC87**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, responsible authority must consider, as appropriate:

- The effect of the proposed stone extraction on any native flora and fauna on and near the land.
- The impact of the stone extraction operations on sites of cultural and historic significance, including any effects on Aboriginal places.
- The effect of the stone extraction operation on the natural and cultural landscape of the surrounding land and the locality generally.
- The ability of the stone extraction operation to contain any resultant industrial emissions within the boundaries of the subject land in accordance with the Regulations associated with the *Mineral Resources (Sustainable Development) Act 1990* and other relevant regulations.
- The effect of vehicular traffic, noise, blasting, dust and vibration on the amenity of the surrounding area.
- The ability to rehabilitate the affected land to a form or for a use which is compatible with the natural systems or visual appearance of the surrounding area.
- The ability to rehabilitate the land so it can be used for a purpose or purposes beneficial to the community.
- The effect of the proposed stone extraction on groundwater and quality and the impact on any affected water uses.
- The impact of the proposed stone extraction on surface drainage and surface water quality.
- Any proposed provisions, conditions or requirements in a work plan that has received statutory endorsement issued under the *Mineral Resources (Sustainable Development) Act 1990*.

52.09-631/07/2018
VC148**Permit conditions for stone extraction**

A permit for the use and development of land for stone extraction must not include conditions which require the use to cease by a specified date unless either:

- The subject land is situated in or adjoins land which is being developed or is proposed to be developed for urban purposes.
- Such condition is suggested by the applicant.

A permit for the use and development of land for stone extraction must include conditions which are consistent with the requirements specified in Clause 52.09-7.

52.09-722/08/2014
VC118**Requirements for the use and development of land for stone extraction****Boundary setback**

Except with a permit, no alteration may be made to the natural condition or topography of the land within 20 metres of the boundary of the land. This does not apply to driveways, bund walls or landscaping.

Screen planting

Shrubs and trees must be planted and maintained to screen activity on the site to the satisfaction of the responsible authority.

Parking areas

Parking areas must be provided for employees' cars and all vehicles used on the site to the satisfaction of the responsible authority.

52.09-831/07/2018
VC148**Notice of an application**

Notice of the kinds of application listed below must be given under section 52(1)(c) of the Act to the person or body specified as a person or body to be notified in Clause 66.05:

- An application to use or subdivide land or construct a building for Accommodation, Child care centre, Education centre or Hospital:
 - Within an Extractive Industry Interest Area.
 - On land which is within 500 metres of land on which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990*.
- An application to construct a building or construct or carry out works on land for which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990*.

These requirements do not apply to an extension to buildings or works.

52.10

31/07/2018
VC148

[NO CONTENT]

52.1131/07/2018
VC148**HOME BASED BUSINESS****Purpose**

To ensure that the amenity of the neighbourhood is not adversely affected by a business conducted in or from a dwelling.

52.11-116/01/2018
VC142**Requirements to be met**

A home based business must meet the following requirements:

- The person conducting the home based business must use the dwelling as their principal place of residence.
- No more than two persons who does not live in the dwelling may work in the home based business at any one time.
- The net floor area used in conducting the business including the storage of any materials or goods must not exceed 100 square metres or one-third of the net floor area of the dwelling, whichever is the lesser. The net floor area includes out-buildings and works normal to a dwelling.
- The business must not impose a load on any utility greater than normally required for domestic use.
- The business must not adversely affect the amenity of the neighbourhood in any way including:
 - The appearance of any building, works or materials used.
 - The parking of motor vehicles.
 - The transporting of materials or goods to or from the dwelling.
 - The hours of operation.
 - Electrical interference.
 - The storage of chemicals, gasses or other hazardous materials.
 - Emissions from the site.
- No motor vehicle may be adjusted, modified, serviced or repaired for gain.
- Only one commercial vehicle (a commercial goods vehicle, commercial passenger vehicle or tow truck within the meaning of the *Transport Act 1983*), not exceeding 2 tonnes capacity and with or without a trailer registered to a resident of the dwelling may be present at any time. The vehicle must not be fuelled or repaired on the site.
- No goods other than goods manufactured or serviced in the home based business may be offered for sale. This requirement does not apply to goods offered for sale online.
- Materials used or goods manufactured, serviced or repaired in the home based business must be stored within a building.
- No goods manufactured, serviced or repaired may be displayed so that they are visible from outside the site.
- Any goods offered for sale online must not be collected from the dwelling.

52.11-231/07/2018
VC148**Permit requirement**

Despite the requirements of Clause 52.11-1, a permit may be granted for a home occupation:

- Which allows no more than three people who do not live in the dwelling to work in the occupation at any one time; or
- Which has a floor area not exceeding 200 square metres or one-third of the net floor area of the dwelling, whichever is the lesser.

- Which allows no more than one additional commercial vehicle (a commercial goods vehicle, commercial passenger vehicle or tow truck within the meaning of the *Transport Act 1983*), not exceeding two tonnes capacity and with or without a trailer registered to a resident of the dwelling, to be present at any time.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- Whether there is a need for additional parking or loading facilities.
- The effect of any vehicle parking, storage or washing facilities on the amenity and character of the street.
- Whether the site is suitable for the particular home based business and is compatible with the surrounding use and development.
- Whether there is a need for landscaping to screen any outbuildings or car parking or loading areas or any other area relating to the home based business.

52.1231/07/2018
VC148**52.12-1**31/07/2018
VC148**BUSHFIRE PROTECTION: EXEMPTIONS****Exemption to create defendable space around buildings used for accommodation**

Any requirement of a planning permit, including any condition, which has the effect of prohibiting the removal, destruction or lopping of vegetation, or any requirement of this planning scheme to obtain a planning permit, or any provision of this planning scheme that prohibits the removal, destruction or lopping of vegetation or requires the removal, destruction or lopping of vegetation to be carried out in a particular manner, does not apply to:

- The removal, destruction or lopping of any vegetation within 10 metres of an existing building used for accommodation that was:
 - constructed before 10 September 2009; or
 - approved by a permit issued under this scheme before 10 September 2009; or
 - approved by a building permit issued under the *Building Act 1993* before 10 September 2009; or
 - constructed to replace a dwelling or dependent persons unit that was damaged or destroyed by a bushfire that occurred between 1 January 2009 and 31 March 2009.

This does not apply to land covered by the Banyule, Bayside, Boroondara, Brimbank, Darebin, Glen Eira, Greater Dandenong, Hobsons Bay, Kingston, Knox, Maribyrnong, Maroondah, Melbourne, Monash, Moonee Valley, Moreland, Port of Melbourne, Port Phillip, Stonnington, Whitehorse and Yarra planning schemes unless the land is included in a Bushfire Management Overlay or is specified in a schedule to this clause.

- The removal, destruction or lopping of any vegetation, except trees, within 30 metres of an existing building used for accommodation that was:
 - constructed before 10 September 2009; or
 - approved by a permit issued under this scheme before 10 September 2009; or
 - approved by a building permit issued under the *Building Act 1993* before 10 September 2009; or
 - constructed to replace a dwelling or dependent persons unit that was damaged or destroyed by a bushfire that occurred between 1 January 2009 and 31 March 2009.

This does not apply to land covered by the Banyule, Bayside, Boroondara, Brimbank, Darebin, Glen Eira, Greater Dandenong, Hobsons Bay, Kingston, Knox, Maribyrnong, Maroondah, Melbourne, Monash, Moonee Valley, Moreland, Port of Melbourne, Port Phillip, Stonnington, Whitehorse and Yarra planning schemes unless the land is specified in a schedule to this clause.

- The removal, destruction or lopping of any vegetation, except trees, within 50 metres of an existing building used for accommodation where land is within the Bushfire Management Overlay and where the existing building was:
 - constructed before 10 September 2009 or lawfully erected before 18 November 2011 without the need for a planning permit; or
 - approved by a permit issued under this scheme before 10 September 2009 and erected before 18 November 2011; or
 - approved by a building permit issued under the *Building Act 1993* before 10 September 2009 and erected before 18 November 2011; or
 - constructed to replace a dwelling or dependent persons unit that was damaged or destroyed by a bushfire that occurred between 1 January 2009 and 31 March 2009.

52.12-231/07/2018
VC148**Exemption for vegetation removal along a fenceline**

Any requirement of a planning permit, including any condition, which has the effect of prohibiting the removal, destruction or lopping of vegetation, or any requirement of this planning scheme to obtain a planning permit, or any provision of this planning scheme that prohibits the removal, destruction or lopping of vegetation or requires the removal, destruction or lopping of vegetation to be carried out in a particular manner, does not apply to:

- The removal, destruction or lopping of any vegetation for a combined maximum width of 4 metres either side of an existing fence on a boundary between properties in different ownership that was constructed before 10 September 2009.

This does not apply to land covered by the Banyule, Bayside, Boroondara, Brimbank, Darebin, Glen Eira, Greater Dandenong, Hobsons Bay, Kingston, Knox, Maribyrnong, Maroondah, Melbourne, Monash, Moonee Valley, Moreland, Port of Melbourne, Port Phillip, Stonnington, Whitehorse and Yarra planning schemes unless the land is included in a Bushfire Management Overlay.

52.12-331/07/2018
VC148**Exemption for buildings and works associated with a community fire refuge**

Any requirement in this scheme relating to the construction of a building or the construction or carrying out of works does not apply to modifying an existing building to create a community fire refuge in accordance with Ministerial Direction No. 4, Construction Requirements for a Community Fire Refuge (1 August 2012).

52.12-431/07/2018
VC148**Exemption for buildings and works associated with a private bushfire shelter**

Any requirement in this scheme relating to the construction of a building or the construction or carrying out of works does not apply to buildings and works associated with a private bushfire shelter (a Class 10c building within the meaning of the Building Regulations 2006), provided the total area of all buildings and works does not exceed 30 square metres.

This clause does not apply to land in the Urban Floodway Zone, Erosion Management Overlay, Floodway Overlay, Land Subject to Inundation Overlay, Special Building Overlay or Heritage Overlay.

52.12-531/07/2018
VC148**Exemption to create defensible space for a dwelling approved under Clause 44.06 of this planning scheme**

Any requirement of a planning permit, including any condition, which has the effect of prohibiting the removal, destruction or lopping of vegetation, or any requirement of this planning scheme to obtain a planning permit, or any provision of this planning scheme that prohibits the removal, destruction or lopping of vegetation or requires the removal, destruction or lopping of vegetation to be carried out in a particular manner, does not apply to the removal, destruction or lopping of vegetation to construct a dwelling and create its defensible space if all of the following requirements are met:

- Land is in the Bushfire Management Overlay.
- Land is in the General Residential Zone, Residential Growth Zone, Neighbourhood Residential Zone, Urban Growth Zone, Low Density Residential Zone, Township Zone, Rural Living Zone, Farming Zone or Rural Activity Zone.
- The removal, destruction or lopping of vegetation:
 - Does not exceed the distance specified in Table 1 to Clause 53.02-3 of this planning scheme, based on the bushfire attack level determined by a relevant building surveyor in deciding an application for a building permit under the *Building Act 1993* for a dwelling or alteration or extension to the dwelling; or

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- Is required to be undertaken by a condition in a planning permit issued after 31 July 2014 under Clause 44.06 of this scheme for a dwelling or an alteration or extension to the dwelling.

31/07/2018
VC148

SCHEDULE TO CLAUSE 52.12 BUSHFIRE PROTECTION: EXEMPTIONS

1.0

31/07/2018
VC148

Exemptions for vegetation removal

Land
None specified

52.1304/10/2018
VC153**2009 BUSHFIRE - RECOVERY EXEMPTIONS****Purpose**

To support recovery operations following the 2009 Victorian bushfires.

52.13-104/10/2018
VC153**Scope**

This clause applies to a use or development specified in Clause 52.13-3 carried out for the purposes of recovery from a bushfire that occurred after 1 January 2009.

52.13-204/10/2018
VC153**Exemptions from planning scheme requirements**

Any requirement of the scheme to obtain a permit or any provision in the scheme which prohibits the use or development of land or requires the use or development of land to be carried out in a particular manner does not apply to a use or development specified in Clause 52.13-3 provided the following requirements are met:

- Works must only be constructed or carried out for bushfire recovery or in association with the construction of a building under this provision to be used for temporary accommodation.
- A building constructed under this provision must only be used:
 - To provide temporary accommodation for a person or persons whose normal place of residence was damaged or destroyed by bushfire; or
 - For a use that is directly associated with bushfire recovery.
- A building constructed under this provision to be used for temporary accommodation must be located on the same lot as a building used for accommodation that was damaged or destroyed by bushfire unless the building is being constructed by or on behalf of a municipality, the Victorian Bushfire Reconstruction and Recovery Authority or other public authority.
- The construction of a building or the construction or carrying out of works must be completed prior to 31 March 2011.
- Native vegetation must only be removed, destroyed or lopped:
 - To provide access to, make safe or remove building and demolition rubble from a property; or
 - To enable emergency and bushfire recovery works undertaken by or on behalf of a municipality, the Victorian Bushfire Reconstruction and Recovery Authority, other public authority or a utility service provider in the exercise of any power conferred on them under any Act.
- Native vegetation must not be removed, destroyed or lopped after 31 March 2011.
- Any sign displayed must be directly associated with bushfire recovery.
- Any sign displayed must be removed prior to 31 March 2011.

52.13-304/10/2018
VC153**Use and development**

The requirements of Clause 52.13-2 apply to the following types of development:

- Demolition or removal of a building.
- Construction of a building.
- Construction or carrying out of works.
- Removal, destruction or lopping of vegetation.
- Display of a sign.

The requirements of Clause 52.13-2 apply to the following uses:

- Temporary accommodation.
- Any use directly associated with bushfire recovery.

52.13-4

04/10/2018
VC153

Land in a Heritage Overlay

For land within a Heritage Overlay, in addition to the requirements specified in Clause 52.13-2, the written authorisation of the responsible authority must be obtained prior to:

- Demolishing or removing a building;
- Externally altering a building by structural work;
- Internally altering a building if the schedule to the Heritage Overlay identifies the heritage place as one where internal alteration controls apply;
- Carrying out works, repairs and routine maintenance which change the appearance of a heritage place or which are not undertaken to the same details, specifications and materials; or
- Removing, destroying or lopping a tree if the schedule to the Heritage Overlay identifies the heritage place as one where tree controls apply.

52.13-5

04/10/2018
VC153

Land in a Land Management Overlay

For land within a Floodway Overlay, Land Subject to Inundation Overlay or Special Building Overlay, in addition to the requirements specified in Clause 52.13-2, the written authorisation of the responsible authority must be obtained prior to constructing a building or constructing and carrying out works.

For land within an Erosion Management Overlay, in addition to the requirements specified in Clause 52.13-2, the written authorisation of the responsible authority must be obtained prior to:

- Constructing a building or constructing and carrying out works; or
- Removing, destroying or lopping vegetation.

52.13-6

04/10/2018
VC153

Land in an Environmental Audit Overlay

For land within an Environmental Audit Overlay, in addition to the requirements specified in Clause 52.13-2, the written authorisation of the responsible authority must be obtained prior to commencing a sensitive use (residential use, child care centre, pre school centre or primary school).

52.13-7

04/10/2018
VC153

Cessation of use

A use must not continue after 30 September 2019 unless in accordance with the requirements of this scheme.

A building must not be used after 30 September 2019 unless in accordance with the requirements of this scheme.

Decision guidelines

Before deciding on an application to allow the retention or continuing use of a building, in addition to the decision guidelines in Clause 65 and any other requirements of the Act, the responsible authority must consider the extent to which compliance can be reasonably achieved with all requirements of this scheme.

52.1431/07/2018
VC148**2009 BUSHFIRE - REPLACEMENT BUILDINGS****Purpose**

To support the rebuilding of dwellings, dependent persons' units and buildings used for agriculture damaged or destroyed by the 2009 Victorian bushfires.

52.14-131/07/2018
VC148**Scope**

This clause applies to:

- The construction of a building or the construction and carrying out of works, associated with rebuilding:
 - a dwelling or dependent person's unit; or
 - a building used for agriculture,

that was damaged or destroyed by a bushfire that occurred between 1 January 2009 and 31 March 2009.

- The use of land for:
 - a dwelling or dependent person's unit that is rebuilt in accordance with this clause; or
 - agriculture to the extent that the use relates to a building that was destroyed by a bushfire that occurred between 1 January 2009 and 31 March 2009 and that use cannot continue unless that building is rebuilt.
- The removal, destruction or lopping of vegetation to enable the construction, use and maintenance of a building rebuilt in accordance with this Clause.

This clause does not apply to land in a Heritage Overlay.

For the avoidance of doubt, any planning permit exemption provided by the scheme continues to apply to the use and development specified in this Clause.

If any use or development is within the scope of both this Clause 52.14 and Clause 52.13, then this Clause 52.14 prevails over Clause 52.13 in the event of any inconsistency.

52.14-231/07/2018
VC148**Exemption from planning scheme requirements**

Any requirement of the scheme to obtain a permit or any provision in the scheme which prohibits the use or development of land or requires the use or development of land to be carried out in a particular manner does not apply to the use and development specified in Clause 52.14-1 provided the following requirements are met:

Site plan

- Before the commencement of construction of a building or the construction or carrying out of works, a site plan must be provided to and approved by the responsible authority. The site plan must show:
 - The boundaries of the property.
 - The location of any damaged or destroyed dwelling, dependent person's unit or building used for agriculture.
 - The proposed location of the replacement dwelling, dependent person's unit or building used for agriculture.
 - The existing and proposed access to the lot.
- Vegetation to be removed destroyed or lopped to enable rebuilding including construction of vehicle access, water storage and waste water treatment.

- For replacement dwellings and dependent persons' units on land in a Farming Zone, Rural Conservation Zone, Rural Activity Zone, Green Wedge Zone, Green Wedge A Zone or the Rural Living Zone:
 - The location and dimensions of vehicle access.
 - The location and storage of water for potable and fire fighting purposes if the dwelling or dependent person's unit cannot be connected to a reticulated potable water supply.
 - The location of the waste water treatment system if waste water is to be retained and treated on site.
- The site plan must be submitted to the responsible authority by 30 September 2017.

Commencement of development

- The development must commence within two years after the approval of a site plan by the responsible authority and must be completed within two years after the development commences. The responsible authority may allow an extension of time on the request of the owner or the occupier of the land to which the approved site plan applies, provided that request is made before the expiry of the applicable period or within three months of the expiry of the applicable period.

Compliance with site plan

- The development must comply with the approved site plan.

Use and development conditions

- The land must not be used for more than the number of dwellings or dependent persons' units that were damaged or destroyed.
- The removal, destruction or lopping of vegetation to enable the maintenance of a building must not exceed 10 metres beyond the building.
- For land in the Farming Zone, Rural Conservation Zone, Rural Activity Zone, Green Wedge Zone, Green Wedge A Zone or the Rural Living Zone:
 - Access to the dwelling or dependent person's unit must be provided via an all weather road with dimensions adequate to accommodate emergency vehicles.
 - The dwelling or dependent person's unit must be connected to a reticulated sewerage system or if not available, the waste water must be managed to the satisfaction of the responsible authority.
 - The dwelling or dependent person's unit must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.
 - The dwelling or dependent person's unit must be connected to a reticulated electricity supply or have an alternative energy source.
- A building must be constructed of materials that are non-reflective and of muted tones in the following locations:
 - Land in an Environmental Significance Overlay, Design and Development Overlay or Significant Landscape Overlay.
 - Land in a Green Wedge Zone, Green Wedge A Zone or Rural Conservation Zone in the municipal districts of the Shire of Yarra Ranges and the Shire of Nillumbik.
- For land in a Restructure Overlay, a building must be consistent with any Restructure Plan.
- For land adjacent to a Road Zone, Category 1, or Land in a Public Acquisition Overlay if the purpose of acquisition is for a Category 1 road, access must not be created or altered.

52.14-331/07/2018
VC148**Land in an Erosion Management Overlay**

For land in an Erosion Management Overlay in the municipal district of the Shire of Yarra Ranges, in addition to the requirements specified in Clause 52.14-2, the written authorisation of the responsible authority must be obtained prior to:

- Constructing a building or constructing and carrying out works; or
- Removing, destroying or lopping vegetation.

52.14-431/07/2018
VC148**Land in a Floodway Overlay, Land Subject to Inundation Overlay or Special Building Overlay**

For land in a Floodway Overlay, Land Subject to Inundation Overlay or Special Building Overlay, in addition to the requirements specified in Clause 52.14-2, the written authorisation of the relevant flood plain management authority must be obtained prior to the commencement of construction of a building or the construction or carrying out of works.

52.14-531/07/2018
VC148**Decision guidelines**

Before deciding on approval of the site plan, in addition to the decision guidelines in Clause 65 and any other requirements of the Act, the responsible authority must consider, as appropriate:

- The extent to which the siting of the building and associated development can reasonably achieve compliance with other relevant requirements of this scheme.
- The extent to which the replacement dwelling or dependent person's unit can be located on the land to assist the minimisation of risk to life and property from bushfire.

52.1529/10/2015
VC101**HELIPORT AND HELICOPTER LANDING SITE****Purpose**

To ensure the amenity impacts of a heliport and a helicopter landing site on surrounding areas is considered.

52.15-129/10/2015
VC101**Permit requirement**

A permit is required to use or develop any land for a heliport or a helicopter landing site even if it is ancillary to another use on the land, unless the table to this Clause specifically states that a permit is not required.

Table of exemptions for use

No permit is required to use land for a helicopter landing site if any of the following apply:	
Emergency services	The helicopter landing site is used by a helicopter engaged in the provision of emergency service operations.
Agriculture	The helicopter landing site is used by a helicopter engaged in agricultural activity in conjunction with the use of any land for agriculture.
Public land management	<p>The helicopter landing site is used by a helicopter engaged in the provision of public land management activities conducted by or on behalf of any of the following:</p> <ul style="list-style-type: none"> ▪ The Department of Environment, Land, Water and Planning; ▪ The Department of Economic Development, Jobs, Transport and Resources; or ▪ Parks Victoria, <p>whether on private land or not.</p>
General	<p>The helicopter landing site where either:</p> <ul style="list-style-type: none"> ▪ The landing point is located more than 500 metres from a building used for a sensitive use (accommodation, child care centre, education centre and hospital) that is not associated with the helicopter operation and more than 200 metres from a shipping channel in the Port of Melbourne, provided: <ul style="list-style-type: none"> – The number of flight movements does not exceed eight in a 30 day period and four in a 24 hour period (for the purposes of this provision the take off and landing of a helicopter are separate flight movements). – Flight movements do not take place before 7am or after sunset on a weekday. – Flight movements do not take place before 8am or after sunset on a weekend or holiday; or ▪ The landing point is located more than 1000 metres from a building used for a sensitive use that is not associated with the helicopter operation and more than 200 metres from a shipping channel in the Port of Melbourne.

52.15-218/12/2012
VC93**Application requirements**

An application to use or develop land for a heliport or a helicopter landing site must be accompanied by the following information, as appropriate:

- A site plan, including:
 - Site boundaries and dimensions.
 - The current land use.
 - The existing siting and layout of buildings and works.
 - The proposed siting and layout of buildings and works.
 - Existing vegetation and proposed vegetation removal.

- Vehicle and pedestrian access.

An application to use land for a heliport or a helicopter landing site must be accompanied by the following information:

- A location plan, including:
 - The siting and use of buildings on adjacent properties.
 - The direction and distance to any building used for a sensitive use (accommodation, child care centre, education centre and hospital) that is not associated with the helicopter operation and is located within 500 metres of the proposed heliport or helicopter landing site.
- A written report which:
 - Demonstrates a suitable separation distance between the landing point of a heliport or helicopter landing site and any building used for a sensitive use that is not associated with the helicopter operation by either:
 - Locating the proposed heliport or helicopter landing site at least 150 metres for helicopters of less than 2 tonnes all-up weight, or 250 metres for helicopters of less than 15 tonnes all-up weight, or
 - Providing an acoustic report by a suitably qualified consultant.
 - Includes details of the proposed frequency of flight movements.
 - Includes the proposed hours of operation.

52.15-3

18/12/2012
VC93

Decision guidelines

Before deciding on an application to use land for a heliport or a helicopter landing site, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- Whether the proposal achieves a suitable separation distance from a nearby sensitive use, having regard to the Noise Control Guidelines (Environment Protection Authority, 2008).
- The effect of the proposal on nearby sensitive uses in terms of the proposed frequency of flight movements and hours of operation.

52.1631/07/2018
VC148**NATIVE VEGETATION PRECINCT PLAN****Purpose**

To provide for the protection, management and removal of native vegetation through the use of a native vegetation precinct plan incorporated into this scheme.

To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017) (the *Guidelines*):

1. Avoid the removal, destruction or lopping of native vegetation.
2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.

To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.

52.16-112/12/2017
VC138**Application**

This clause applies to land if a native vegetation precinct plan corresponding to that land is incorporated into this scheme and listed in the schedule to this clause.

52.16-212/12/2017
VC138**Native vegetation precinct plans**

A native vegetation precinct plan is a plan relating to native vegetation within a defined area which is incorporated into this scheme and listed in the schedule to this clause.

A native vegetation precinct plan may form part of a more general strategic or precinct structure plan.

A native vegetation precinct plan must include the information and provide for the matters set out in section 10.1 of the *Guidelines*.

52.16-312/12/2017
VC138**Permit requirement**

A permit is required to remove, destroy or lop any native vegetation, including dead native vegetation. This does not apply:

- If the removal, destruction or lopping of native vegetation is in accordance with a native vegetation precinct plan incorporated into this scheme. Any conditions or requirements specified in the plan must be met.
- To the removal, destruction or lopping of native vegetation specified in the table to Clause 52.16-8, unless a native vegetation precinct plan specifies otherwise.

52.16-412/12/2017
VC138**Application requirements**

An application to remove, destroy or lop native vegetation must comply with the application requirements specified in the *Guidelines*.

52.16-512/12/2017
VC138**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines at Clause 65, the responsible authority must consider the decision guidelines specified in the *Guidelines* as appropriate.

52.16-612/12/2017
VC138**Offset requirements**

If a permit is required to remove, destroy or lop native vegetation, the biodiversity impacts from the removal, destruction or lopping of native vegetation must be offset in accordance with the *Guidelines*. The conditions on the permit for the removal, destruction or lopping of native vegetation must specify the offset requirement and timing to secure the offset.

52.16-731/07/2018
VC148**Transitional provisions**

The requirements of this clause in force immediately before the commencement of Amendment VC138 continue to apply to an application for:

- A permit lodged before that date.
- An amendment to a permit if:
 - the original permit application was lodged before that date; or
 - the original permit application was one that benefited from the following transitional provision.
- A permit lodged within 12 months after that date, if the Secretary to the Department of Environment, Land Water and Planning (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*) has stated in writing that a report about the proposed removal, destruction or lopping of native vegetation has been generated by the Department of Environment, Land, Water and Planning's native vegetation information systems within 12 months before that date.

52.16-821/09/2018
VC150**Table of exemptions**

The requirement to obtain a permit does not apply to:	
Conservation work	<p>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of conservation work:</p> <ul style="list-style-type: none"> ▪ which provides an overall improvement for biodiversity; and ▪ with written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <i>Conservation, Forests and Lands Act 1987</i>).
Crown land	<p>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to manage Crown land:</p> <ul style="list-style-type: none"> ▪ by or on behalf of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <i>Conservation, Forests and Lands Act 1987</i>), or Parks Victoria, and in accordance with the <i>Procedure for the removal, destruction or lopping of native vegetation on Crown land</i>; or ▪ with written permission from the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <i>Conservation, Forests and Lands Act 1987</i>).
Emergency works	<p>Native vegetation that is to be removed, destroyed or lopped:</p> <ul style="list-style-type: none"> ▪ in an emergency by or on behalf of a public authority or municipal council to create an emergency access associated with emergency works; or ▪ where it presents an immediate risk of personal injury or damage to property. Only that part of the vegetation that presents the immediate risk may be removed, destroyed or lopped under this exemption.
Fire protection	<p>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of any of the following fire protection activities:</p> <ul style="list-style-type: none"> ▪ fire fighting; ▪ planned burning; ▪ making or maintenance of a fuelbreak or fire fighting access track (or any combination thereof) that does not exceed a combined width of 6 metres;

The requirement to obtain a permit does not apply to:

	<ul style="list-style-type: none"> making a strategic fuelbreak up to 40 metres wide by, or on behalf of, a public authority in accordance with a strategic fuelbreak plan approved by the Secretary to the Department of Environment, Land, Water and Planning (as constituted under <i>Part 2 of the Conservation, Forests and Lands Act 1987</i>); in accordance with a fire prevention notice issued under either: <ul style="list-style-type: none"> section 65 of the <i>Forests Act 1958</i>; or section 41 of the <i>Country Fire Authority Act 1958</i>. keeping native vegetation clear of, or minimising the risk of bushfire ignition from, an electric line in accordance with a code of practice prepared under Part 8 of the <i>Electricity Safety Act 1998</i>; minimising the risk to life and property from bushfire on a roadside of a public road managed by the relevant responsible road authority, and carried out by or on behalf of that authority, in accordance with written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <i>Conservation, Forest and Lands Act 1987</i>). In this exemption, roadside, public road and responsible road authority have the same meanings as in section 3 of the <i>Road Management Act 2004</i>. <p><i>Note: Additional permit exemptions for bushfire protection are provided at Clause 52.12.</i></p>
Geothermal energy exploration and extraction	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary in accordance with an operation plan approved under the <i>Geothermal Energy Resources Act 2005</i> .
Greenhouse gas sequestration and exploration	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary in accordance with an operation plan approved under the <i>Greenhouse Gas Geological Sequestration Act 2008</i> .
Land management or directions notice	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to comply with a land management notice or directions notice served under the <i>Catchment and Land Protection Act 1994</i> .
Land use conditions	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to comply with a land use condition served under the <i>Catchment and Land Protection Act 1994</i> .
Mineral exploration and extraction	<p>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by the holder of an exploration mining, prospecting, or retention license issued under the <i>Mineral Resources (Sustainable Development) Act 1990</i>:</p> <ul style="list-style-type: none"> that is low impact exploration within the meaning of Schedule 4A of the <i>Mineral Resources (Sustainable Development) Act 1990</i>; or in accordance with a work plan approved under Part 3 of the <i>Mineral Resources (Sustainable Development) Act 1990</i>. <p><i>Note: Schedule 4A of the Mineral Resources (Sustainable Development) Act 1990 specifies limits on the extent of native vegetation that may be removed as part of low impact exploration.</i></p>
Pest animal burrows	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the removal of pest animal burrows in accordance with the written agreement of an officer of the department responsible for administering the <i>Flora and Fauna Guarantee Act 1988</i> .
Planted vegetation	<p>Native vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding for Crop raising or Grazing animal production.</p> <p>This exemption does not apply to native vegetation planted or managed with public funding for the purpose of land protection or enhancing biodiversity unless the removal, destruction or lopping of the native vegetation is in accordance with written permission of the agency (or its successor) that provided the funding.</p>
Railways	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to maintain the safe and efficient function of an existing railway, or railway access road, in accordance with written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <i>Conservation, Forests and Lands Act 1987</i>).

ALPINE PLANNING SCHEME

The requirement to obtain a permit does not apply to:

Regrowth	<p>Native vegetation that is to be removed, destroyed or lopped that has naturally established or regenerated on land lawfully cleared of naturally established native vegetation, and is:</p> <ul style="list-style-type: none"> ▪ bracken (<i>Pteridium esculentum</i>); or ▪ within the boundary of a timber production plantation, as indicated on a Plantation Development Notice or other documented record, and has established after the plantation. <p>This exemption does not apply to land where native vegetation has been destroyed or otherwise damaged as a result of flood, fire or other natural disaster.</p>
Road safety	<p>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by or on behalf of a public authority or municipal council to maintain the safe and efficient function of an existing road in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <i>Conservation, Forests and Lands Act 1987</i>).</p>
Stone exploration	<ul style="list-style-type: none"> ▪ Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of Stone exploration. <p>The maximum extent of native vegetation that may be removed, destroyed or lopped under this exemption on contiguous land in the same ownership in a five year period must not exceed any of the following:</p> <ul style="list-style-type: none"> ▪ 1 hectare of native vegetation which does not include a tree. ▪ 15 native trees with trunk diameter of less than 40 centimetres at a height of 1.3 metres above ground level. ▪ 5 native trees with trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level. <p>This exemption does not apply to costeaning and bulk sampling activities.</p>
Stone extraction	<p>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of Stone extraction in accordance with a work plan approved under the <i>Mineral Resources (Sustainable Development) Act 1990</i> and authorised by a work authority under that Act.</p>
Surveying	<p>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by, or on behalf of, a licensed surveyor (within the meaning of section 3 of the <i>Surveying Act 2004</i>) using hand-held tools to establish a sightline for the measurement of land.</p>
Traditional owners	<p>Native vegetation that is to be removed, destroyed or lopped by a person acting under, and in accordance with:</p> <ul style="list-style-type: none"> ▪ a natural resource agreement under Part 6 of the <i>Traditional Owner Settlement Act 2010</i>; or ▪ an authorisation order made under sections 82 or 84 of the <i>Traditional Owner Settlement Act 2010</i> as those sections were in force immediately before the commencement of section 24 of the <i>Traditional Owner Settlement Amendment Act in 2016</i> (1 May 2017).
Utility installations	<p>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary:</p> <ul style="list-style-type: none"> ▪ to maintain the safe and efficient function of a Minor utility installation; or ▪ by or on behalf of a utility service provider to maintain or construct a utility installation in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <i>Conservation, Forests and Lands Act 1987</i>).

15/09/2008
VC49

SCHEDULE TO CLAUSE 52.16

1.0

15/09/2008
VC49

Native vegetation precinct plan

Name of plan
None specified

52.1731/07/2018
VC148**NATIVE VEGETATION****Purpose**

To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017) (the *Guidelines*):

1. Avoid the removal, destruction or lopping of native vegetation.
2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.

To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.

52.17-112/12/2017
VC138**Permit requirement**

A permit is required to remove, destroy or lop native vegetation, including dead native vegetation. This does not apply:

- If the table to Clause 52.17-7 specifically states that a permit is not required.
- If a native vegetation precinct plan corresponding to the land is incorporated into this scheme and listed in the schedule to Clause 52.16.
- To the removal, destruction or lopping of native vegetation specified in the schedule to this clause.

52.17-212/12/2017
VC138**Application requirements**

An application to remove, destroy or lop native vegetation must comply with the application requirements specified in the *Guidelines*.

52.17-312/12/2017
VC138**Property vegetation plans**

A permit granted to remove, destroy or lop native vegetation in accordance with a property vegetation plan must include the following condition:

“This permit will expire if one of the following circumstances applies:

- The removal, destruction or lopping of native vegetation does not start within two years of the date of this permit.
- The removal, destruction or lopping of native vegetation is not completed within ten years of the date of this permit.”

52.17-412/12/2017
VC138**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider the decision guidelines specified in the *Guidelines* as appropriate.

52.17-512/12/2017
VC138**Offset requirements**

If a permit is required to remove, destroy or lop native vegetation, the biodiversity impacts from the removal, destruction or lopping of native vegetation must be offset, in accordance with the *Guidelines*. The conditions on the permit for the removal, destruction or lopping of native vegetation must specify the offset requirement and the timing to secure the offset.

52.17-631/07/2018
VC148**Transitional provisions**

The requirements of this clause in force immediately before the commencement of Amendment VC138 continue to apply to an application for:

- A permit lodged before that date.
- An amendment to a permit if:
 - the original permit application was lodged before that date; or
 - the original permit application was one that benefited from the following transitional provision.
- A permit lodged within 12 months after that date, if the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*) has stated in writing that a report about the proposed removal, destruction or lopping of native vegetation has been generated by the Department of Environment, Land, Water and Planning's native vegetation information systems within 12 months before that date.

52.17-731/07/2018
VC148**Table of exemptions****The requirement to obtain a permit does not apply to:**

Conservation work	<p>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of conservation work:</p> <ul style="list-style-type: none"> ▪ which provides an overall improvement for biodiversity; and ▪ with written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <i>Conservation, Forests and Lands Act 1987</i>).
Crown land	<p>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to manage Crown land:</p> <ul style="list-style-type: none"> ▪ by or on behalf of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <i>Conservation, Forests and Lands Act 1987</i>), or Parks Victoria, and in accordance with the <i>Procedure for the removal, destruction or lopping of native vegetation on Crown land</i>; or ▪ with written permission from the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <i>Conservation, Forests and Lands Act 1987</i>).
Dead native vegetation	<p>Native vegetation that is dead.</p> <p>This exemption does not apply to a standing dead tree with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.</p>
Emergency works	<p>Native vegetation that is to be removed, destroyed, or lopped:</p> <ul style="list-style-type: none"> ▪ in an emergency by, or on behalf of, a public authority or municipal council to create an emergency access associated with emergency works; or ▪ where it presents an immediate risk of personal injury or damage to property. Only that part of the vegetation that presents the immediate risk may be removed, destroyed or lopped under this exemption.

The requirement to obtain a permit does not apply to:

Existing buildings	<p>Native vegetation that is to be removed, destroyed, or lopped to the minimum extent necessary to enable the use or maintenance of a building constructed in accordance with a planning or building permit issued before 15 September 2008.</p> <p>This exemption does not apply to:</p> <ul style="list-style-type: none"> the operation or maintenance of a fence; or native vegetation located more than 10 metres measured from the outermost point of the building.
Existing buildings and works in the Farming Zone and Rural Activity Zone	<p>Native vegetation that is to be removed, destroyed, or lopped to the minimum extent necessary to enable the use or maintenance of an existing building or works used for Agricultural production, including a dam, utility service, bore, horticultural trellising and accessway in the Farming Zone or the Rural Activity Zone.</p> <p>This exemption does not apply to:</p> <ul style="list-style-type: none"> the use or maintenance of a Dwelling; or the operation or maintenance of a fence; or native vegetation located more than 10 metres measured from the outermost point of the building or works.
Fences	<p>Native vegetation that is to be removed, destroyed, or lopped to the minimum extent necessary to enable:</p> <ul style="list-style-type: none"> the operation or maintenance of an existing fence; or the construction of a boundary fence between properties in different ownership. <p>The clearing along both sides of the fence when combined must not exceed 4 metres in width, except where land has already been cleared 4 metres or more along one side of the fence, then up to 1 metre can be cleared along the other side of the fence.</p>
Fire protection	<p>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to carry out any of the following fire protection activities:</p> <ul style="list-style-type: none"> fire fighting; planned burning; making or maintenance of a fuelbreak or firefighting access track (or any combination thereof) that does not exceed a combined width of 6 metres; making a strategic fuelbreak up to 40 metres wide by, or on behalf of, a public authority in accordance with a strategic fuelbreak plan approved by the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <i>Conservation, Forests and Lands Act 1987</i>); in accordance with a fire prevention notice issued under either: <ul style="list-style-type: none"> Section 65 of the <i>Forests Act 1958</i>; or Section 41 of the <i>Country Fire Authority Act 1958</i>. keeping native vegetation clear of, or minimising the risk of bushfire ignition from, an electric line in accordance with a code of practice prepared under Part 8 of the <i>Electricity Safety Act 1998</i>;

The requirement to obtain a permit does not apply to:

- minimising the risk to life and property from bushfire on a roadside of a public road managed by the relevant responsible road authority, and carried out by or on behalf of that authority, in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*). In this exemption, roadside, public road and responsible road authority have the same meanings as in section 3 of the *Road Management Act 2004*.

Note: Additional permit exemptions for bushfire protection are provided at Clause 52.12.

Geothermal energy exploration and extraction	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary in accordance with an operation plan approved under the <i>Geothermal Energy Resources Act 2005</i> .
Grasses	Native grass that is to be mowed or slashed for maintenance only, provided that the grass is: <ul style="list-style-type: none"> ▪ located within a lawn, garden or other landscaped area; or ▪ maintained at a height of at least 10 centimetres above ground level.
Grazing	Native vegetation that is to be removed, destroyed or lopped by domestic stock grazing on: <ul style="list-style-type: none"> ▪ freehold land; or ▪ Crown land in accordance with a license, permit or lease granted under applicable legislation.
Greenhouse gas sequestration and exploration	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary in accordance with an operation plan approved under the <i>Greenhouse Gas Geological Sequestration Act 2008</i> .
Harvesting for timber production – naturally established native vegetation	Naturally established native vegetation that is to be removed, destroyed or lopped to enable timber harvesting operations and associated activities that are in accordance with the <i>Code of Practice for Timber Production 2014</i> and are: <ul style="list-style-type: none"> ▪ undertaken on public land under a licence or permit issued under section 52 of the <i>Forests Act 1958</i>; or ▪ authorised in accordance with Part 5 of the <i>Sustainable Forests (Timber) Act 2004</i>.
Land management or directions notice	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to comply with a land management notice or directions notice served under the <i>Catchment and Land Protection Act 1994</i> .
Land use conditions	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to comply with a land use condition served under the <i>Catchment and Land Protection Act 1994</i> .
Lopping and pruning for maintenance	Lopping or pruning native vegetation, for maintenance only, provided no more than 1/3 of the foliage of each individual plant is lopped or pruned. This exemption does not apply to: <ul style="list-style-type: none"> ▪ the pruning or lopping of the trunk of a native tree; or ▪ native vegetation on a roadside or railway reservation.

The requirement to obtain a permit does not apply to:

Mineral exploration and extraction	<p>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by the holder of an exploration, mining, prospecting, or retention license issued under the <i>Mineral Resources (Sustainable Development) Act 1990</i>:</p> <ul style="list-style-type: none"> ■ that is low impact exploration within the meaning of Schedule 4A of the <i>Mineral Resources (Sustainable Development) Act 1990</i>; or ■ in accordance with a work plan approved under Part 3 of the <i>Mineral Resources (Sustainable Development) Act 1990</i>. <p><i>Note: Schedule 4A of the Mineral Resources (Sustainable Development) Act 1990 specifies limits on the extent of native vegetation that may be removed as part of low impact exploration.</i></p>
New buildings and works in the Farming Zone and Rural Activity Zone	<p>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the construction of a building or works used for Agricultural production, including a dam, utility service, bore and accessway, in the Farming Zone or the Rural Activity Zone.</p> <p>The maximum extent of native vegetation that may be removed, destroyed or lopped under this exemption on contiguous land in the same ownership in a five year period must not exceed any of the following:</p> <ul style="list-style-type: none"> ■ 1 hectare of native vegetation which does not include a tree. ■ 15 native trees with a trunk diameter of less than 40 centimetres at a height of 1.3 metres above ground level. ■ 5 native trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level. <p>This exemption does not apply to the construction or operation of a pivot irrigation system or horticultural trellising.</p>
New dwellings in the Farming Zone and Rural Activity Zone	<p>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the construction of a dwelling in the Farming Zone or Rural Activity Zone.</p> <p>The maximum extent of native vegetation removed, destroyed or lopped under this exemption on contiguous land in the same ownership in a five year period must not exceed any of the following:</p> <ul style="list-style-type: none"> ■ 300 square metres of native vegetation which does not include a tree. ■ 5 native trees with a trunk diameter of less than 40 centimetres at a height of 1.3 metres above ground level. ■ 1 native tree with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level. <p>This exemption does not apply native vegetation removed, destroyed or lopped to enable the construction of a swimming pool, tennis court or horse ménage.</p>
Personal use	<p>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to obtain reasonable amounts of wood for personal use by the owner or lawful occupier of the land.</p> <p>For the purpose of this exemption personal use means uses such as heating and cooking, building and fence construction on land, and hobbies such as arts and craft.</p> <p>This exemption does not apply to:</p> <ul style="list-style-type: none"> ■ contiguous land in one ownership that has an area of less than 10 hectares;

The requirement to obtain a permit does not apply to:

- the removal, destruction or lopping of native vegetation by means other than cutting or chopping; or
- a standing native tree (including a dead tree) with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.

Pest animal burrows	<p>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the removal of pest animal burrows in the Farming Zone or the Rural Activity Zone:</p> <ul style="list-style-type: none"> ▪ in accordance with written agreement of an officer of the department responsible for administering the <i>Flora and Fauna Guarantee Act 1988</i>; or ▪ provided the maximum extent of native vegetation removed, destroyed or lopped on contiguous land in the same ownership in a five year period does not exceed any of the following: <ul style="list-style-type: none"> – 1 hectare of native vegetation which does not include a tree; or – 15 native trees with a trunk diameter of less than 20 centimetres at a height of 1.3 metres above ground level.
Planted vegetation	<p>Native vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding.</p> <p>This exemption does not apply to native vegetation planted or managed with public funding for the purpose of land protection or enhancing biodiversity unless the removal, destruction or lopping of the native vegetation is in accordance with written permission of the agency (or its successor) that provided the funding.</p>
Railways	<p>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to maintain the safe and efficient function of an existing railway, or railway access road, in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <i>Conservation, Forests and Lands Act 1987</i>).</p>
Regrowth	<p>Native vegetation that is to be removed, destroyed or lopped that has naturally established or regenerated on land lawfully cleared of naturally established native vegetation, and is:</p> <ul style="list-style-type: none"> ▪ less than 10 years old; or ▪ bracken (<i>Pteridium esculentum</i>); or ▪ within the boundary of a timber production plantation, as indicated on a Plantation Development Notice or other documented record, and has established after the plantation; or ▪ less than ten years old at the time of a property vegetation plan being signed by the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <i>Conservation, Forests and Lands Act 1987</i>), and is: <ul style="list-style-type: none"> – shown on that plan as being ‘certified regrowth’; and – on land that is to be used or maintained for cultivation or pasture during the term of that plan. <p>This exemption does not apply to land where native vegetation has been destroyed or otherwise damaged as a result of flood, fire or other natural disaster.</p>

The requirement to obtain a permit does not apply to:

Road safety	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by and on behalf of a public authority or municipal council to maintain the safe and efficient function of an existing road in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <i>Conservation, Forests and Lands Act 1987</i>).
Site area	Native vegetation that is to be removed, destroyed or lopped on land, together with all contiguous land in one ownership, which has an area of less than 0.4 hectares. This exemption does not apply to native vegetation on a roadside or rail reservation.
Stock movements on roads	Native vegetation that is to be removed, or destroyed by stock being moved along a road. This exemption does not apply to grazing as a result of holding stock in a temporary fence (including an electric fence) on a roadside for the purpose of feeding.
Stone exploration	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of Stone exploration. The maximum extent of native vegetation that may be removed, destroyed or lopped under this exemption on contiguous land in the same ownership in a five year period must not exceed any of the following: <ul style="list-style-type: none"> ▪ 1 hectare of native vegetation which does not include a tree. ▪ 15 native trees with a trunk diameter of less than 40 centimetres at a height of 1.3 metres above ground level. ▪ 5 native trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level. This exemption does not apply to costeaning and bulk sampling activities.
Stone extraction	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of Stone extraction in accordance with a work plan approved under the <i>Mineral Resources (Sustainable Development) Act 1990</i> and authorised by a work authority under that Act.
Surveying	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by, or on behalf of, a licenced surveyor (within the meaning of section 3 of the <i>Surveying Act 2004</i>) using hand-held tools to establish a sightline for the measurement of land.
Traditional owners	Native vegetation that is to be removed, destroyed or lopped by a person acting under, and in accordance with: <ul style="list-style-type: none"> ▪ a natural resource agreement under Part 6 of the <i>Traditional Owner Settlement Act 2010</i>; or ▪ an authorisation order made under sections 82 or 84 of the <i>Traditional Owner Settlement Act 2010</i> as those sections were in force immediately before the commencement of section 24 of the <i>Traditional Owner Settlement Amendment Act</i> in 2016 (1 May 2017).
Utility installations	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary: <ul style="list-style-type: none"> ▪ to maintain the safe and efficient function a Minor utility installation; or

The requirement to obtain a permit does not apply to:

- by or on behalf of a utility service provider to maintain or construct a utility installation in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*).

**Vehicle access
from public roads**

Native vegetation that is to be removed, destroyed, or lopped to the minimum extent necessary to enable the construction or maintenance of a vehicle access across a road reserve from a property boundary to a public road.

This exemption only applies to properties which share a common boundary with the road reserve, and the total width of clearing must not exceed 6 metres.

This exemption does not apply where there is a practical opportunity to site the accessway to avoid the removal, destruction or lopping of native vegetation.

In this exemption, roadside and public road have the same meanings as in section 3 of the *Road Management Act 2004*.

Note: Under the Road Management Act 2004 the written consent of the coordinating road authority is required to conduct any works, including removing a tree or other vegetation, in, on, under or over a road.

Weeds

Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the removal or destruction of a weed listed in the schedule to Clause 52.17.

The maximum extent of native vegetation that may be removed, destroyed or lopped under this exemption on contiguous land in the same ownership in a five year period must not exceed any of the following:

- 1 hectare of native vegetation which does not include a tree.
- 15 native trees with a trunk diameter of less than 20 centimetres at a height of 1.3 metres above ground level.

12/12/2017
VC138

SCHEDULE TO CLAUSE 52.17 NATIVE VEGETATION

1.0

12/12/2017
VC138

Scheduled area

Area	Description of native vegetation for which no permit is required to remove, destroy or lop
None specified	

2.0

12/12/2017
VC138

Scheduled weed

Area	Description of weed
None specified	

3.0

12/12/2017
VC138

Utility installation code of practice

Name of code of practice
None specified

52.18

31/07/2018
VC148

[NO CONTENT]

52.1928/03/2018
VC145**TELECOMMUNICATIONS FACILITY****Purpose**

To ensure that telecommunications infrastructure and services are provided in an efficient and cost effective manner to meet community needs.

To facilitate an effective statewide telecommunications network in a manner consistent with orderly and proper planning.

To encourage the provision of telecommunications facilities with minimal impact on the amenity of the area.

52.19-121/11/2017
VC141**Permit requirement**

A permit is required to construct a building or construct or carry out works for a Telecommunications facility. This does not apply to buildings and works for:

- A low-impact facility as described in the Telecommunications (Low-impact) Facilities Determination 1997 (Cth).
- The inspection and maintenance of a Telecommunications facility as defined in the *Telecommunications Act 1997* (Cth).
- A facility authorised by a Facilities Installation Permit issued under the *Telecommunications Act 1997* (Cth).
- A temporary defence facility.
- The connection of a building, structure, caravan or mobile home to a Telecommunications line forming part of a Telecommunications network.
- A Telecommunications facility that complies with the requirements of section 5 of *A Code of Practice for Telecommunications Facilities in Victoria, July 2004*.
- An activity authorised under clause 6(2) of Division 3 of Schedule 3 of the *Telecommunications Act 1997* (Cth).
- An activity carried out by a body listed in sections 46 to 51 (inclusive) of the *Telecommunications Act 1997* (Cth) pursuant to legislation applying to that body.

52.19-221/11/2017
VC141**Land in public ownership**

An application affecting land in a public land zone must be accompanied by written confirmation from the public land manager that the public land manager consents generally or conditionally:

- To the application being made; or
- To the application being made and to the proposed development.

This requirement does not apply if the applicant is the public land manager.

52.19-328/03/2018
VC145**Exemption from notice and review**

An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act unless:

- The Telecommunications facility is a radio communications dish greater than 1.2 metres in diameter; or
- The Telecommunications facility is a Telecommunications tower (other than a low-impact facility described in the Telecommunications (Low-impact Facilities) Determination 1997 (Cth)); or

- The land is located in an Environmental Significance Overlay, a Vegetation Protection Overlay, a Significant Landscape Overlay, a Heritage Overlay, a Design and Development Overlay or an Erosion Management Overlay; or
- The land is public land not in a public land zone and the responsible authority is not the public land manager.

An application under any provision of this scheme to use or develop land for a Telecommunications facility is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act if the Telecommunications facility is funded, or partly funded, by:

- The Commonwealth through the Mobile Black Spot Program; or
- The State of Victoria.

52.19-4

21/11/2017
VC141

Application requirements

An application must be accompanied by the following information as appropriate to the proposal and the location:

- A site analysis and design response explaining how the proposed facility addresses the principles for the design, siting, construction and operation of telecommunications facilities and the requirements in *A Code of Practice for Telecommunications Facilities in Victoria, July 2004*.
- Site boundaries and dimensions.
- The purpose and location of all buildings and works required in the construction of the facility.
- The location of all existing buildings and works to be retained and demolished.
- The location of all proposed buildings and works including dimensions, elevations, materials, colours and finishes.
- The location and use of all buildings on adjoining properties.
- The location of all adjoining streets and access ways.
- Australian Height Datum levels.
- Natural drainage lines, watercourses, coastal dunes, beach systems and wetlands.
- Proposals for the rehabilitation of the land on which development is to occur.
- Roads and parking areas.
- Materials, landscaping, external lighting, colour and reflectivity.

52.19-5

21/11/2017
VC141

Decision guidelines

Before deciding on an application, in addition to the decision guidelines of Clause 65, the responsible authority must consider, as appropriate:

- The principles for the design, siting, construction and operation of a Telecommunications facility set out in *A Code of Practice for Telecommunications Facilities in Victoria, July 2004*.
- The effect of the proposal on adjacent land.
- If the Telecommunications facility is located in an Environmental Significance Overlay, a Vegetation Protection Overlay, a Significant Landscape Overlay, a Heritage Overlay, a Design and Development Overlay or an Erosion Management Overlay, the decision guidelines in those overlays and the schedules to those overlays.

52.20

31/07/2018
VC148

[NO CONTENT]

52.2131/07/2018
VC148**PRIVATE TENNIS COURT****Purpose**

To ensure that tennis courts used in association with a dwelling are sited and constructed to minimise the effects of the development on nearby properties.

To ensure that the use of tennis courts in association with a dwelling does not cause unreasonable disturbance to adjoining residents or adversely affect the residential amenity of adjoining areas.

52.21-131/07/2018
VC148**Application**

This clause applies to any private tennis court which is used in association with a dwelling.

52.21-219/01/2006
VC37**Permit requirement**

A permit is not required under any provision of this scheme to construct, use or illuminate a private tennis court if the performance requirements specified in the Code of Practice - Private Tennis Court Development Revision 1 March 1999 are met.

A permit is required to construct, use or illuminate a private tennis court:

- If any of the performance requirements specified in the Code of Practice - Private Tennis Court Development Revision 1 March 1999 are not met.
- If the land is in an Environmental Significance Overlay, a Vegetation Protection Overlay, a Significant Landscape Overlay, a Heritage Overlay, an Urban Floodway Zone, a Floodway Overlay or a Land Subject to Inundation Overlay and a permit is required for any of the following:
 - To construct a building or construct or carry out works.
 - To remove, destroy, prune or lop a tree or vegetation.

52.21-319/01/2006
VC37**Application requirements**

Unless the circumstances do not require, an application under this clause must be accompanied by the following information:

- A copy of title of the land.
- A layout plan to a scale of not less than 1:200.
- The location of dwellings on adjoining land within 10 metres of the court site showing habitable room windows.
- Existing and proposed site levels.
- Location of vegetation to be removed.
- Proposed landscaping.
- Illumination levels and the position and height of light poles and fencing.
- Description of fencing material.
- The location of easements.
- Volume of excavated material to be brought to or removed from the site.
- Means of access to the site.
- Construction method and timing.

52.21-4

31/07/2018
VC148

Notice provisions

An application for a permit to construct, use or illuminate a private tennis court under any provision of this scheme is exempt from the notice requirements of section 52(1)(a), (b) and (d) of the Act.

In accordance with section 52(1)(c) of the Act notice of an application to construct, use or illuminate a private tennis court under any provision of this scheme must be given by ordinary post to the owners and occupiers of adjoining and opposite properties.

52.21-5

19/01/2006
VC37

Decision guidelines

Before deciding on an application under this Clause, in addition to the decision guidelines in Clause 65, the responsible authority must consider the relevant objectives and considerations specified in the Code of Practice - Private Tennis Court Development Revision 1 March 1999.

52.2226/10/2018
VC152**COMMUNITY CARE ACCOMMODATION****Purpose**

To facilitate the establishment of community care accommodation.

To support the confidentiality of community care accommodation.

52.22-126/10/2018
VC152**Application**

This clause applies to the use and development of land for community care accommodation.

52.22-226/10/2018
VC152**Use exemption**

Any requirement in the Activity Centre Zone, Capital City Zone, Commercial 1 Zone, General Residential Zone, Low Density Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone, Rural Living Zone or Township Zone to obtain a permit to use land for community care accommodation does not apply if all of the following requirements are met:

- Any condition opposite the use 'community care accommodation' in the table of uses in the zone or schedule to the zone is met.
- The use is funded by, or conducted by or on behalf of, a government department or public authority, including a public authority established for a public purpose under a Commonwealth Act.
- No more than 20 clients are accommodated. This does not include staff.
- No more than 5 persons at any one time who are not residents may access support services provided on the land.

52.22-326/10/2018
VC152**Buildings and works exemption**

Any requirement in the General Residential Zone, Low Density Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone, Rural Living Zone or Township Zone to obtain a permit to construct a building or construct or carry out works for community care accommodation does not apply if all of the following requirements are met:

- The development is funded by, or carried out by or on behalf of, a government department or public authority, including a public authority established for a public purpose under a Commonwealth Act.
- If the development is in the General Residential Zone or Neighbourhood Residential Zone, a garden area is provided in accordance with the minimum garden area requirement specified in the zone.
- If the development is in the General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone, standards B6, B17, B18, B19, B20, B21 and B22 of Clause 55 are met.

52.22-426/10/2018
VC152**Exemption from notice and review**

An application under any provision of this planning scheme to use land or construct a building or construct or carry out works for community care accommodation is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act if the application is made by or on behalf of a government department or public authority, including a public authority established for a public purpose under a Commonwealth Act.

52.2326/10/2018
VC152**ROOMING HOUSE****Purpose**

To facilitate the establishment of domestic-scale rooming houses.

52.23-126/10/2018
VC152**Application**

This clause applies to use and development of land for a rooming house.

52.23-226/10/2018
VC152**Use exemption**

Any requirement in the Activity Centre Zone, Capital City Zone, Commercial 1 Zone, General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone to obtain a permit to use land for a rooming house does not apply if all of the following requirements are met:

- Any condition opposite the use 'rooming house' in the table of uses in the zone or schedule to the zone is met.
- The total floor area of all buildings on the land does not exceed 300 square metres, excluding outbuildings.
- No more than 12 persons are accommodated.
- No more than 9 bedrooms are provided.

52.23-326/10/2018
VC152**Buildings and works exemption**

Any requirement in the General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone to obtain a permit to construct a building or construct or carry out works for a rooming house does not apply if all of the following requirements are met:

- No more than 9 bedrooms are developed on the land.
- Bedrooms can only be accessed from within the building.
- The total floor area of all buildings on the land does not exceed 300 square metres, excluding outbuildings.
- If the development is in the General Residential Zone or Neighbourhood Residential Zone, a garden area is provided in accordance with the minimum garden area requirement specified in the zone.
- Shared entry facilities and common areas, including a kitchen and living area, are provided.

52.2519/01/2006
VC37**CREMATORIUM****Purpose**

To ensure that crematoria in cemeteries are developed and used in an appropriate manner.

Permit required

A permit is required to develop and use a crematorium on land that is used for cemetery purposes.

This does not apply to land in the Springvale Crematorium.

Decision guidelines

Before deciding on an application to use and develop land for a crematorium, in addition to the decision guidelines in Clause 65, the responsible authority must consider:

- The provision of landscaping and screen planting.
- The location and design of the buildings to be constructed.
- The effect on traffic movement generated by the use.
- The provision of parking facilities.

52.26

31/07/2018
VC148

[NO CONTENT]

52.2731/07/2018
VC148**LICENSED PREMISES****Purpose**

To ensure that licensed premises are situated in appropriate locations.

To ensure that the impact of the licensed premises on the amenity of the surrounding area is considered.

Scope

These provisions apply to premises licensed, or to be licensed, under the *Liquor Control Reform Act 1998*.

Permit required

A permit is required to use land to sell or consume liquor if any of the following apply:

- A licence is required under the *Liquor Control Reform Act 1998*.
- A different licence or category of licence is required from that which is in force.
- The hours of trading allowed under a licence are to be extended.
- The number of patrons allowed under a licence is to be increased.
- The area that liquor is allowed to be consumed or supplied under a licence is to be increased.

This does not apply:

- To a limited licence.
- To a licence to manufacture liquor.
- If the schedule to this clause specifies that a permit is not required to use land to sell or consume liquor under a particular type of licence.
- To a variation that reduces the hours of trading allowed under a licence.
- To a variation that reduces the number of patrons allowed under a licence.
- To a variation that reduces the area within which liquor is allowed to be consumed or supplied under a licence.
- To a variation of licence at the initiative of the Victorian Commission for Gambling and Liquor Regulation, pursuant to Section 58 of the *Liquor Control Reform Act 1998*.
- To a variation of licence for a variation prescribed in Part 6, Regulation 31 of the Liquor Control Reform Regulations 2009.
- If a different licence or category of licence is required solely as a result of changes to licence categories.
- To a licence to sell only packaged liquor for consumption elsewhere issued before 8 April 2011.

The schedule to this clause may specify that a permit may not be granted to use land to sell or consume liquor under a particular type of licence.

Referral of applications

An application must be referred and notice of the application must be given in accordance with Clause 66 of this scheme.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.

ALPINE PLANNING SCHEME

- The impact of the sale or consumption of liquor permitted by the liquor licence on the amenity of the surrounding area.
- The impact of the hours of operation on the amenity of the surrounding area.
- The impact of the number of patrons on the amenity of the surrounding area.
- The cumulative impact of any existing licensed premises and the proposed licensed premises on the amenity of the surrounding area.

19/01/2006
VC37

SCHEDULE TO CLAUSE 52.27

1.0

19/01/2006
VC37

Permit not required

Land	Type of licence
None specified	

2.0

19/01/2006
VC37

Permit may not be granted

Land	Type of licence
None specified	

52.2831/07/2018
VC148**GAMING****52.28-1**18/10/2006
VC39**Purpose**

To ensure that gaming machines are situated in appropriate locations and premises.

To ensure the social and economic impacts of the location of gaming machines are considered.

To prohibit gaming machines in specified shopping complexes and strip shopping centres.

52.28-231/07/2018
VC148**Gaming objectives**

A schedule to this clause may specify objectives to be achieved in relation to the installation or use of a gaming machine.

52.28-331/07/2018
VC148**Permit requirement**

A permit is required to install or use a gaming machine.

This does not apply in either of the following circumstances:

- Clause 52.28-4 or Clause 52.28-5 specifically prohibit a gaming machine.
- the gaming machine is in an approved venue under the *Gambling Regulation Act 2003* on 18 October 2006 and the maximum number of gaming machines for the approved venue on 18 October 2006 is not exceeded.

52.28-431/07/2018
VC148**Prohibition of a gaming machine in a shopping complex**

Installation or use of a gaming machine is prohibited on land specified in a schedule to this clause.

This does not apply to a gaming machine in an approved venue under the *Gambling Regulation Act 2003* on 18 October 2006; and the maximum number of gaming machines for the approved venue on 18 October 2006 is not exceeded.

52.28-531/07/2018
VC148**Prohibition of a gaming machine in a strip shopping centre**

Installation or use of a gaming machine is prohibited in a strip shopping centre if:

- the strip shopping centre is specified in the schedule to this clause.
- the schedule provides that a gaming machine is prohibited in all strip shopping centres on land covered by this planning scheme.

This does not apply to a gaming machine in an approved venue under the *Gambling Regulation Act 2003* on 18 October 2006; and the maximum number of gaming machines for the approved venue on 18 October 2006 is not exceeded.

A strip shopping centre is an area that meets all of the following requirements:

- it is zoned for commercial use;
- it consists of at least two separate buildings on at least two separate and adjoining lots;
- it is an area in which a significant proportion of the buildings are shops;
- it is an area in which a significant proportion of the lots abut a road accessible to the public generally;

but it does not include the Capital City Zone in the Melbourne Planning Scheme.

52.28-631/07/2018
VC148**Locations for gaming machines**

A schedule to this clause may specify guidelines relating to locations for gaming venues and machines.

52.28-7

31/07/2018
VC148

Venues for gaming machines

A schedule to this clause may specify guidelines relating to venues for gaming machines.

52.28-8

31/07/2018
VC148

Application requirements

An application must be accompanied by any information specified in a schedule to this overlay.

52.28-9

31/07/2018
VC148

Decision guidelines

Before deciding on an application, in addition to the decision guidelines of Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The compatibility of the proposal with adjoining and nearby land uses.
- The capability of the site to accommodate the proposal.
- Whether the gaming premises provides a full range of hotel facilities or services to patrons or a full range of club facilities or services to members and patrons.
- Any other matters specified in the schedule to this clause.

25/05/2017
VC133

SCHEDULE TO CLAUSE 52.28 GAMING

1.0

25/05/2017
VC133

Prohibition of a gaming machine in a shopping complex

Installation or use of a gaming machine as specified in Clause 52.28-3 is prohibited on land described in Table 1 below.

Table 1

Name of shopping complex and locality	Land description
None specified	

2.0

25/05/2017
VC133

Prohibition of a gaming machine in a strip shopping centre

A gaming machine as specified in Clause 52.28-4 is prohibited in all strip shopping centres on land covered by this planning scheme.

52.2931/07/2018
C148**LAND ADJACENT TO A ROAD ZONE, CATEGORY 1, OR A PUBLIC ACQUISITION OVERLAY FOR A CATEGORY 1 ROAD****Purpose**

To ensure appropriate access to identified roads.

To ensure appropriate subdivision of land adjacent to identified roads.

52.29-131/07/2018
VC148**Application**

This clause applies to land adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay if the purpose of acquisition is for a Category 1 road.

52.29-231/07/2018
VC148**Permit requirement**

A permit is required to:

- Create or alter access to:
 - A road in a Road Zone, Category 1.
 - Land in a Public Acquisition Overlay if the purpose of acquisition is for a Category 1 road.
- Subdivide land adjacent to:
 - A road in a Road Zone, Category 1.
 - Land in a Public Acquisition Overlay if the purpose of acquisition is for a Category 1 road.

52.29-331/07/2018
VC148**Permit not required**

A permit is not required to:

- Realign a boundary.
- Subdivide an existing building, provided the building is already connected to services and no new access is required.
- Subdivide land into two lots, provided no new access is required.

52.29-431/07/2018
VC148**Referral of applications**

An application to create or alter access to, or to subdivide land adjacent to, a road declared as a freeway or arterial road under the *Road Management Act 2004*, land owned by the Roads Corporation for the purpose of a road, or land in a Public Acquisition Overlay if the Roads Corporation is the acquiring authority for the land, must be referred to the Roads Corporation under section 55 of the Act.

Any other application must be referred to the owner of, or the acquiring authority for, the adjacent land in the Road Zone, Category 1, or the Public Acquisition Overlay.

52.29-531/07/2018
VC148**Exemption from notice and review**

An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

52.29-631/07/2018
VC148**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider:

- The Municipal Planning Strategy and the Planning Policy Framework.

ALPINE PLANNING SCHEME

- The views of the relevant road authority.
- The effect of the proposal on the operation of the road and on public safety.
- Any policy made by the relevant road authority pursuant to Schedule 2, Clause 3 of the *Road Management Act 2004* regarding access between a controlled access road and adjacent land.

52.30

31/07/2018
VC148

[NO CONTENT]

52.31

31/07/2018
VC148

[NO CONTENT]

52.3231/07/2018
VC148**WIND ENERGY FACILITY****Purpose**

To facilitate the establishment and expansion of wind energy facilities, in appropriate locations, with minimal impact on the amenity of the area.

52.32-131/07/2018
VC148**Application**

This clause applies to land used and developed or proposed to be used and developed for a Wind energy facility.

52.32-221/11/2017
VC141**Use and development of land**

A permit is required to use and develop land for a Wind energy facility.

The use and development of land for a Wind energy facility is prohibited at a location listed in the table to this clause unless the condition opposite the location specified in the table is met.

Table to Clause 52.32-2

Location	Condition
On land where any turbine (measured from the centre of the tower at ground level) that forms part of the facility is located within one kilometre of an existing dwelling. This does not apply to a Wind energy facility that is located on land in a residential zone, an industrial zone, a commercial zone or a special purpose zone.	Must meet the requirements of clause 52.32-3.
Land described in a schedule to the <i>National Parks Act 1975</i>	Must be principally used to supply electricity to a facility used in conjunction with conservation, recreation, administration or accommodation use of the land.
Land declared a Ramsar wetland as defined under section 17 of the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwth)	
Land listed in a schedule to Clause 52.32-2	Must be on land in a residential zone, industrial zone, commercial zone or special purpose zone and must be integrated as part of the development of the land.

52.32-321/11/2017
VC141**Turbine within one kilometre of a dwelling**

An application that includes a proposed turbine within one kilometre of an existing dwelling must be accompanied by:

- A plan showing all dwellings within one kilometre of a proposed turbine (measured from the centre of the tower at ground level).
- Evidence of the written consent of any owner as at the date of that application of an existing dwelling located within one kilometre of a proposed turbine (measured from the centre of the tower at ground level) that forms part of a Wind energy facility. This does not apply to an application to amend such a permit under section 72 or section 97I of the Act unless the amendment of the permit would:
 - increase the number of turbines; or

- change the location of a turbine so that the centre of the tower (at ground level) is located closer to an existing dwelling (within one kilometre of a permitted turbine) than the centre of the tower (at ground level) of the closest permitted turbine to that dwelling.

This does not apply to a Wind energy facility that is located on land in a residential zone, an industrial zone, a commercial zone or a special purpose zone.

52.32-4

04/10/2018
VC149

Application requirements

An application must be accompanied by the following information as appropriate:

Site and context analysis

A site and context analysis may use a site plan, photographs or other techniques to accurately describe the site and surrounding area and must include the following information:

- In relation to the site:
 - Site shape, dimensions and size
 - Orientation and contours
 - Current land use
 - The existing use and siting of buildings or works on the land
 - Existing vegetation types, condition and coverage
 - The landscape of the site
 - Species of flora and fauna listed under the *Flora and Fauna Guarantee Act 1988* and the *Environment Protection and Biodiversity Conservation Act 1999* (Cwth)
 - Sites of cultural heritage significance
 - Wind characteristics
 - Any other notable features, constraints or other characteristics of the site.
- In relation to the surrounding area:
 - Existing land uses
 - Above-ground utilities
 - Access to infrastructure
 - Direction and distances to nearby dwellings, townships, urban areas, significant conservation and recreation areas, water features, tourist routes and walking tracks, major roads, airports, aerodromes and existing and proposed wind energy facilities
 - The siting and use of buildings on adjacent properties
 - Views to and from the site, including views from existing dwellings and key vantage points including major roads, walking tracks, tourist routes and regional population growth corridors
 - Sites of flora and fauna listed under the *Flora and Fauna Guarantee Act 1988* and the *Environment Protection and Biodiversity Conservation Act 1999* (Cwth), including significant habitat corridors, and movement corridors for these fauna
 - Sites of cultural heritage significance
 - National Parks, State Parks, Coastal Reserves and other land subject to the *National Parks Act 1975*
 - Land declared a Ramsar wetland as defined under section 17 of the *Environment Protection and Biodiversity Conservation Act 1999* (Cwth)

ALPINE PLANNING SCHEME

- Location of any land included in the schedule to clause 52.32-2 of the planning scheme
- Any other notable features or characteristics of the area
- Bushfire risks.

Design response

- Detailed plans of the proposed development.
- A concept plan of associated transmission infrastructure, electricity utility works and access road options.
- Accurate visual simulations illustrating the development in the context of the surrounding area and from key public view points.
- A rehabilitation plan for the site.
- A written report(s), including:
 - A description of the proposal.
 - An explanation of how the proposed design derives from and responds to the site analysis.
 - A description of how the proposal responds to any significant landscape features for the area identified in the planning scheme.
 - An assessment of:
 - the visual impact of the proposal on the surrounding landscape.
 - the visual impact on abutting land that is described in a schedule to the *National Parks Act 1975* and Ramsar wetlands and coastal areas.
 - the impact of the proposal on any species (including birds and bats) listed under the *Flora and Fauna Guarantee Act 1988* or the *Environment Protection and Biodiversity Conservation Act 1999* (Cwth).
 - the noise impacts of the proposal prepared in accordance with the New Zealand Standard NZS6808:2010, Acoustics - Wind Farm Noise, including an assessment of whether a high amenity noise limit is applicable, as assessed under Section 5.3 of the Standard.
 - the impacts upon Aboriginal or non-Aboriginal cultural heritage.
 - A statement of why the site is suitable for the wind energy facility.
 - An environmental management plan including any rehabilitation and monitoring requirements.

If in the opinion of the responsible authority a requirement of the site and context analysis or design response is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.

An application must be accompanied by the following information:

Mandatory noise assessment

- A pre-construction (predictive) noise assessment report demonstrating that the proposal can comply with the New Zealand Standard NZS6808:2010, Acoustics – Wind Farm Noise, including an assessment of whether a high amenity noise limit is applicable under Section 5.3 of the Standard.
- An environmental audit report of the pre-construction (predictive) noise assessment report prepared under Part IXD, Section 53V of the *Environment Protection Act 1970* by an environmental auditor appointed under Part IXD of the *Environment Protection Act 1970*. The environmental audit report must verify that the acoustic assessment undertaken for the purpose

of the pre-construction (predictive) noise assessment report has been conducted in accordance with the New Zealand Standard NZS6808:2010, Acoustics – Wind Farm Noise.

52.32-5

04/10/2018
VC149

Mandatory condition

A permit to use or develop land for a wind energy facility must include the following conditions:

- A post-construction noise assessment report prepared in accordance with the New Zealand Standard NZS6808:2010, Acoustics – Wind Farm Noise demonstrating whether the wind energy facility complies with the Standard, must be submitted to the Responsible Authority. If the wind energy facility is constructed in stages, additional post-construction noise assessment reports for each stage must be submitted to the Responsible Authority.
- Each post-construction noise assessment report must be accompanied by an environmental audit report prepared under Part IXD, Section 53V of the *Environment Protection Act 1970* by an environmental auditor appointed under Part IXD of the *Environment Protection Act 1970*. The environmental audit report must verify that the acoustic assessment undertaken for the purpose of the post-construction noise assessment report has been conducted in accordance with the New Zealand Standard NZS6808:2010, Acoustics – Wind Farm Noise.

52.32-6

04/10/2018
VC149

Decision guidelines

Before deciding on an application, in addition to the decision guidelines of Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The effect of the proposal on the surrounding area in terms of noise, blade glint, shadow flicker and electromagnetic interference.
- The impact of the development on significant views, including visual corridors and sightlines.
- The impact of the facility on the natural environment and natural systems.
- The impact of the facility on cultural heritage.
- The impact of the facility on aircraft safety.
- *Policy and Planning Guidelines for Development of Wind Energy Facilities in Victoria* (Department of Environment, Land, Water and Planning, October 2018).
- The New Zealand Standard NZS6808:2010, Acoustics - Wind Farm Noise.

52.32-7

04/10/2018
VC149

Anemometer

Despite anything to the contrary in this scheme a permit may be granted to use and develop land for the purpose of wind measurement by an anemometer for a period of more than three years.

52.32-8

04/10/2018
VC149

Application to amend a permit under section 72 of the Act

An application to amend a permit made under section 72 of the Act is exempt from the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act if the amendment of the permit does not:

- increase the number of turbines; or
- change the location of a turbine so that the centre of the tower (at ground level) is located closer to an existing dwelling (within one kilometre of a permitted turbine) than the centre of the tower (at ground level) of the closest permitted turbine to that dwelling.

52.32-904/10/2018
VC149**Application to amend a permit under section 97I of the Act**

An application to amend a referred wind energy facility permit made under section 97I of the Act is wholly exempt from the requirements of section 97E(1) of the Act if the application does not seek to:

- increase the total number of turbines; or
- increase the maximum height of any turbine; or
- change the location of a turbine so that the centre of the tower (at ground level) is located closer to an existing dwelling (within one kilometre of a permitted turbine) than the centre of the tower (at ground level) of the closest permitted turbine to that dwelling.

The requirements of section 97E(1) of the Act are modified so as to require referral of objections and submissions to an advisory committee established under section 151 of the Act if an application to amend a referred wind energy facility permit made under section 97I of the Act does not seek to:

- increase the total number of turbines by more than 15%; or
- increase the maximum height of any turbine by more than 20%; or
- change the location of a turbine so that the centre of the tower (at ground level) is located closer to an existing dwelling (within one kilometre of a permitted turbine) than the centre of the tower (at ground level) of the closest permitted turbine to that dwelling.

31/07/2018
VC148

SCHEDULE TO CLAUSE 52.32 WIND ENERGY FACILITY

1.0

31/07/2018
VC148

Wind energy facility prohibition

Land where a Wind energy facility is prohibited

None specified

52.3331/07/2018
VC148**POST BOXES AND DRY STONE WALLS****Purpose**

To conserve historic post boxes and dry stone walls.

Permit requirement

A permit is required to demolish or remove a post box constructed before 1930.

A permit is required to demolish, remove or alter a dry stone wall constructed before 1940 on land specified in the schedule to this provision. This does not apply to:

- Dry stone structures other than walls and fences.
- The demolition or removal of a section of a dry stone wall to install a gate.
- The reconstruction of damaged or collapsing walls which are undertaken to the same specifications and using the same materials as the existing walls.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The significance of the post box or dry stone wall.
- Any applicable heritage study, statement of significance and conservation policy.
- Whether the proposal will adversely affect the significance of the post box or dry stone wall.
- Whether the proposal will adversely affect the significance, character or appearance of the area.

31/07/2018
VC148

SCHEDULE TO CLAUSE 52.33 POST BOXES AND DRY STONE WALLS

1.0

31/07/2018
VC148

Permit requirement for dry stone walls

Land

None specified

52.3431/07/2018
VC148**BICYCLE FACILITIES****Purpose**

To encourage cycling as a mode of transport.

To provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.

52.34-119/01/2006
VC37**Provision of bicycle facilities**

A new use must not commence or the floor area of an existing use must not be increased until the required bicycle facilities and associated signage has been provided on the land.

Where the floor area occupied by an existing use is increased, the requirement for bicycle facilities only applies to the increased floor area of the use.

52.34-231/07/2018
VC148**Permit requirement**

A permit may be granted to vary, reduce or waive any requirement of Clause 52.34-5 and Clause 52.34-6.

52.34-331/07/2018
VC148**Exemption from notice and review**

An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

52.34-431/07/2018
VC148**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- Whether the proposed number, location and design of bicycle facilities meets the purpose of this clause.
- The location of the proposed land use and the distance a cyclist would need to travel to reach the land.
- The users of the land and their opportunities for bicycle travel.
- Whether showers and change rooms provided on the land for users other than cyclists are available to cyclists.
- The opportunities for sharing of bicycle facilities by multiple uses, either because of variation of bicycle parking demand over time or because of efficiencies gained from the consolidation of shared bicycle facilities.
- Australian Standard AS 2890.3 1993 Parking facilities Part 3: Bicycle parking facilities.
- Any relevant bicycle parking strategy or equivalent.

52.34-526/10/2018
VC152**Required bicycle facilities**

Tables 1, 2 and 3 to this clause set out the number and type of bicycle facilities required. Bicycle facilities are required if the use is listed in column 1 of the table. The number of bicycle facilities required for a use is the sum of columns 2 and 3 of the tables.

If in calculating the number of bicycle facilities the result is not a whole number, the required number of bicycle facilities is the nearest whole number. If the fraction is one-half, the requirement is the next whole number.

A bicycle space for an employee or resident must be provided either in a bicycle locker or at a bicycle rail in a lockable compound.

ALPINE PLANNING SCHEME

A bicycle space for a visitor, shopper or student must be provided at a bicycle rail.

Table 1 to Clause 52.34-5 Bicycle spaces

Use	Employee/Resident	Visitor/Shopper/Student
Amusement parlour	None	2 plus 1 to each 50 sq m of net floor area
Convenience restaurant	1 to each 25 sq m of floor area available to the public	2
Dwelling	In developments of four or more storeys, 1 to each 5 dwellings	In developments of four or more storeys, 1 to each 10 dwellings
Education centre other than specified in this table	1 to each 20 employees	1 to each 20 full-time students
Hospital	1 to each 15 beds	1 to each 30 beds
Hotel	1 to each 25 sq m of bar floor area available to the public, plus 1 to each 100 sq m of lounge floor area available to the public	1 to each 25 sq m of bar floor area available to the public, plus 1 to each 100 sq m of lounge floor area available to the public
Industry other than specified in this table	1 to each 1000 sq m of net floor area	None
Library	1 to each 500 sq m of net floor area	4 plus 2 to each 200 sq m of net floor area
Major sports and recreation facility	1 to each 1500 spectator places	1 to each 250 spectator places
Market	1 to each 50 stalls	1 to each 10 stalls
Medical centre	1 to each 8 practitioners	1 to each 4 practitioners
Minor sports and recreation facility	1 per 4 employees	1 to each 200 sq m of net floor area
Motel	1 to each 40 rooms	None
Office other than specified in this table	1 to each 300 sq m of net floor area if the net floor area exceeds 1000 sq m	1 to each 1000 sq m of net floor area if the net floor area exceeds 1000 sq m
Place of assembly other than specified in this table	1 to each 1500 sq m of net floor area	2 plus 1 to each 1500 sq m of net floor area
Primary school	1 to each 20 employees	1 to each 5 pupils over year 4
Residential building other than specified in this table	In developments of four or more storeys, 1 to each 10 lodging rooms	In developments of four or more storeys, 1 to each 10 lodging rooms
Restaurant	1 to each 100 sq m of floor area available to the public	2 plus 1 to each 200 sq m of floor area available to the public if the floor area available to the public exceeds 400 sq m.
Retail premises other than specified in this table	1 to each 300 sq m of leasable floor area	1 to each 500 sq m of leasable floor area
Secondary school	1 to each 20 employees	1 to each 5 pupils
Service industry	1 to each 800 sq m of net floor area	None
Shop	1 to each 600 sq m of leasable floor area if the leasable floor area exceeds 1000 sq metres	1 to each 500 sq m of leasable floor area if the leasable floor area exceeds 1000 sq metres
Take-away food premises	1 to each 100 sq m of net floor area	1 to each 50 sq m of net floor area

Table 2 to Clause 52.34-5 Showers

USE	EMPLOYEE/RESIDENT	VISITOR/SHOPPER/STUDENT
Any use listed in Table 1	If 5 or more employee bicycle spaces are required, 1 shower for the first 5 employee bicycle spaces, plus 1 to each 10 employee bicycle spaces thereafter.	None

Table 3 to Clause 52.34-5 – Change rooms

USE	EMPLOYEE/RESIDENT	VISITOR/SHOPPER/STUDENT
Any use listed in Table 1	1 change room or direct access to a communal change room to each shower. The change room may be a combined shower and change room.	None

52.34-631/07/2018
VC148**Design of bicycle spaces**

Bicycle spaces should:

- Provide a space for a bicycle of minimum dimensions of 1.7 metres in length, 1.2 metres in height and 0.7 metres in width at the handlebars.
- Be located to allow a bicycle to be ridden to within 30 metres of the bicycle parking space.
- Be located to provide convenient access from surrounding bicycle routes and main building entrances.
- Not interfere with reasonable access to doorways, loading areas, access covers, furniture, services and infrastructure.
- Not cause a hazard.
- Be adequately lit during periods of use.

Bicycle rails

A bicycle rail must:

- Be securely fixed to a wall or to the floor or ground.
- Be in a highly visible location for bicycle security (when not in a compound).
- Be of a shape that allows a cyclist to easily lock the bicycle frame and wheels.
- Be located to allow easy access to park, lock and remove the bicycle.

Bicycle compounds and lockers

A bicycle compound or a bicycle locker must:

- Be located to provide convenient access to other bicycle facilities including showers and change rooms.
- Be fully enclosed.
- Be able to be locked.
- If outside, provide weather protection for the bicycle.

A bicycle locker must provide a bicycle parking space for at least one bicycle.

A bicycle compound must:

- Include wall or floor rails for bicycle parking.
- Provide an internal access path of at least 1.5 metres in width.

52.34-7

31/07/2018
VC148

Bicycle signage

If bicycle facilities are required by this clause, bicycle signage that directs the cyclists to the bicycle facilities must be provided to the satisfaction of the responsible authority.

Bicycle signage should:

- Be at least 0.3 metres wide and 0.45 metres high.
- Display a white bicycle on a blue background on the top half of the sign.
- Display information about the direction of facilities on the bottom half of the sign.

GENERAL REQUIREMENTS AND PERFORMANCE STANDARDS

53.0131/07/2018
VC148**PUBLIC OPEN SPACE CONTRIBUTION AND SUBDIVISION**

A person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both). If no amount is specified, a contribution for public open space may still be required under section 18 of the *Subdivision Act 1988*.

53.01-131/07/2018
VC148**Exemption from public open space requirement specified in the scheme**

A subdivision is exempt from a public open space requirement specified in this scheme if:

- It is one of the following classes of subdivision:
 - Class 1: The subdivision of a building used for residential purposes provided each lot contains part of the building. The building must have been constructed or used for residential purposes immediately before 30 October 1989 or a planning permit must have been issued for the building to be constructed or used for residential purposes immediately before that date.
 - Class 2: The subdivision of a commercial or industrial building provided each lot contains part of the building.
- It is for the purpose of excising land to be transferred to a public authority, council or a Minister for a utility installation.
- It subdivides land into two lots and the council considers it unlikely that each lot will be further subdivided.

53.01-231/07/2018
VC148**Exemption from public open space requirement under section 18(8)(a) of the Subdivision Act 1988**

For the purposes of section 18(8)(a) of the *Subdivision Act 1988*, the following classes of subdivision are exempt from the public open space requirement:

- Class 1: The subdivision of a building used for residential purposes provided each lot contains part of the building. The building must have been constructed or used for residential purposes immediately before 30 October 1989 or a planning permit must have been issued for the building to be constructed or used for residential purposes immediately before that date.
- Class 2: The subdivision of a commercial or industrial building provided each lot contains part of the building.

Note: Check section 18A of the Subdivision Act 1988 for other requirements that apply to a public open space requirement specified in the planning scheme.

31/07/2018
VC148

SCHEDULE TO CLAUSE 53.01 PUBLIC OPEN SPACE CONTRIBUTION AND SUBDIVISION

1.0

31/07/2018
VC148

Subdivision and public open space contribution

Type or location of subdivision	Amount of contribution for public open space
None specified	

53.0231/07/2018
VC148**BUSHFIRE PLANNING****Purpose**

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.

To ensure that the location, design and construction of development appropriately responds to the bushfire hazard.

To ensure development is only permitted where the risk to life, property and community infrastructure from bushfire can be reduced to an acceptable level.

To specify location, design and construction measures for a single dwelling that reduces the bushfire risk to life and property to an acceptable level.

53.02-131/07/2018
VC148**Application**

This clause applies to an application under Clause 44.06 - Bushfire Management Overlay, unless the application meets all of the requirements specified in a schedule to Clause 44.06.

Clause 53.02-3 applies to an application to construct a single dwelling or construct or carry out works associated with a single dwelling if all of the following requirements are met:

- The land is zoned Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Urban Growth Zone, Low Density Residential Zone, Township Zone or Rural Living Zone.
- There is only one dwelling on the lot.
- The application meets all of the approved measures contained in Clause 53.02-3.

Clause 53.02-4 applies to all other applications.

53.02-231/07/2018
VC148**Operation**

The provisions of this clause contain:

- **Objectives.** An objective describes the outcome that must be achieved in a completed development.
- **Approved measures (AM).** An approved measure meets the objective.
- **Alternative measures (AltM).** An alternative measure may be considered where the responsible authority is satisfied that the objective can be met. The responsible authority may consider other unspecified alternative measures.
- **Decision guidelines.** The decision guidelines set out the matters that the responsible authority must consider before deciding on an application, including whether any proposed alternative measure is appropriate.

A schedule to Clause 44.06 may specify substitute approved measures, additional alternative measures and additional or substitute decision guidelines.

A substitute approved measure specified in a schedule to Clause 44.06 substitutes the applicable approved measure contained in this clause.

53.02-331/07/2018
VC148**Dwellings in existing settlements – Bushfire protection objective**

To specify bushfire design and construction measures for a single dwelling or alteration and extension to an existing dwelling that reduces the risk to life and property to an acceptable level.

Approved measures

Measure	Requirement
AM 1.1	<p>A building is sited to ensure the site best achieves the following:</p> <ul style="list-style-type: none"> ▪ The maximum separation distance between the building and the bushfire hazard. ▪ The building is in close proximity to a public road. ▪ Access can be provided to the building for emergency service vehicles.
AM 1.2	<p>A building provides the defendable space in accordance with Table 1 Columns A, B, C, D or E and Table 6 to Clause 53.02-5. Adjoining land may be included as defendable space where there is a reasonable assurance that the land will remain or continue to be managed in that condition as part of the defendable space.</p> <p>A building is constructed to the bushfire attack level:</p> <ul style="list-style-type: none"> ▪ That corresponds to the defendable space provided in accordance with Table 1 to Clause 53.02-5, or ▪ The next lower bushfire attack level that corresponds to the defendable space provided in accordance with Table 1 to Clause 53.02-5 where all of the following apply: <ul style="list-style-type: none"> – A private bushfire shelter (a Class 10c building within the meaning of the Building Regulations 2006) is constructed on the same land as the dwelling. – A minimum bushfire attack level of BAL12.5 is provided in all circumstances.
AM 1.3	<p>A building is provided with:</p> <ul style="list-style-type: none"> ▪ A static water supply for fire fighting and property protection purposes specified in Table 4 to Clause 53.02-5. The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire fighting water supplies. ▪ Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5.

53.02-3.1**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The bushfire hazard site assessment and the bushfire management statement submitted with the application.
- Whether all of the the approved measures have been incorporated into the application.

53.02-4

31/07/2018
VC148

Bushfire protection objectives**53.02-4.1****Landscape, siting and design objectives**

Development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.

Development is sited to minimise the risk from bushfire.

Development is sited to provide safe access for vehicles, including emergency vehicles.

Building design minimises vulnerability to bushfire attack.

Approved measures

Measure	Requirement
AM 2.1	The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.
AM 2.2	<p>A building is sited to ensure the site best achieves the following:</p> <ul style="list-style-type: none"> ▪ The maximum separation distance between the building and the bushfire hazard. ▪ The building is in close proximity to a public road. ▪ Access can be provided to the building for emergency service vehicles.
AM 2.3	A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.

53.02-4.2 Defendable space and construction objective

Defendable space and building construction mitigate the effect of flame contact, radiant heat and embers on buildings.

Approved measures

Measure	Requirement
AM 3.1	<p>A building used for a dwelling (including an extension or alteration to a dwelling), a dependent person's unit, industry, office or retail premises is provided with defendable space in accordance with:</p> <ul style="list-style-type: none"> ▪ Table 2 Columns A, B or C and Table 6 to Clause 53.02-5 wholly within the title boundaries of the land; or ▪ If there are significant siting constraints, Table 2 Column D and Table 6 to Clause 53.02-5. <p>The building is constructed to the bushfire attack level that corresponds to the defendable space provided in accordance with Table 2 to Clause 53.02-5.</p>
AM 3.2	<p>A building used for accommodation (other than a dwelling or dependent person's unit), a child care centre, an education centre, a hospital, leisure and recreation or a place of assembly is:</p> <ul style="list-style-type: none"> ▪ Provided with defendable space in accordance with Table 3 and Table 6 to Clause 53.02-5 wholly within the title boundaries of the land. ▪ Constructed to a bushfire attack level of BAL12.5.

Alternative measures

Measure	Requirement
AltM 3.3	Adjoining land may be included as defendable space where there is a reasonable assurance that the land will remain or continue to be managed in that condition as part of the defendable space.
AltM 3.4	Defendable space and the bushfire attack level is determined using Method 2 of <i>AS3959:2009 Construction of buildings in bushfire prone areas</i> (Standards Australia) subject to any guidance published by the relevant fire authority.

Measure	Requirement
AltM 3.5	<p>A building used for a dwelling (including an extension or alteration to a dwelling) may provide defensible space to the property boundary where it can be demonstrated that:</p> <ul style="list-style-type: none"> ▪ The lot has access to urban, township or other areas where: <ul style="list-style-type: none"> – Protection can be provided from the impact of extreme bushfire behaviour. – Fuel is managed in a minimum fuel condition. – There is sufficient distance or shielding to protect people from direct flame contact or harmful levels of radiant heat. ▪ Less defensible space and a higher construction standard is appropriate having regard to the bushfire hazard landscape assessment. ▪ The dwelling is constructed to a bushfire attack level of BAL FZ. <p>This alternative measure only applies where the requirements of AM 3.1 cannot be met.</p>
AltM 3.6	<p>A building used for accommodation (other than a dwelling or dependent person's unit), child care centre, education centre, hospital, leisure and recreation or place of assembly may provide defensible space in accordance with Table 2 Columns A, B or C and Table 6 to Clause 53.02-5 where it can be demonstrated that:</p> <ul style="list-style-type: none"> ▪ An integrated approach to risk management has been adopted that considers: <ul style="list-style-type: none"> – The characteristics of the likely future occupants including their age, mobility and capacity to evacuate during a bushfire emergency. – The intended frequency and nature of occupation. – The effectiveness of proposed emergency management arrangements, including a mechanism to secure implementation. ▪ Less defensible space and a higher construction standard is appropriate having regard to the bushfire hazard landscape assessment.

53.02-4.3 Water supply and access objectives

A static water supply is provided to assist in protecting property.

Vehicle access is designed and constructed to enhance safety in the event of a bushfire.

Approved measures

Measure	Requirement
AM 4.1	<p>A building used for a dwelling (including an extension or alteration to a dwelling), a dependent person's unit, industry, office or retail premises is provided with:</p> <ul style="list-style-type: none"> ▪ A static water supply for fire fighting and property protection purposes specified in Table 4 to Clause 53.02-5. ▪ Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5. <p>The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire fighting water supplies.</p>
AM 4.2	<p>A building used for accommodation (other than a dwelling or dependent person's unit), child care centre, education centre, hospital, leisure and recreation or place of assembly is provided with:</p>

Measure	Requirement
	<ul style="list-style-type: none"> A static water supply for fire fighting and property protection purposes of 10,000 litres per 1,500 square metres of floor space up to 40,000 litres. Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5. An integrated approach to risk management that ensures the water supply and access arrangements will be effective based on the characteristics of the likely future occupants including their age, mobility and capacity to evacuate during a bushfire emergency. <p>The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire fighting water supplies.</p>

53.02-4.4**Subdivision objectives**

To provide lots that are capable of being developed in accordance with the objectives of Clause 53.02.

To specify at the subdivision stage bushfire protection measures to develop a lot with a single dwelling on land zoned for residential or rural residential purposes.

Measure	Requirement
AM 5.1	<p>An application to subdivide land, other than where AM 5.2 applies, demonstrates that each proposed lot is capable of meeting:</p> <ul style="list-style-type: none"> The defensible space in accordance with Table 2 Columns A, B or C and Table 6 to Clause 53.02-5. The approved measures in Clause 53.02-4.1 and Clause 53.02-4.3.
AM 5.2	<p>An application to subdivide land zoned for residential or rural residential purposes must be accompanied by a plan that shows:</p> <ul style="list-style-type: none"> Each lot satisfies the approved measure in AM 2.1. A building envelope for a single dwelling on each lot that complies with AM 2.2 and provides defensible space in accordance with: <ul style="list-style-type: none"> Columns A or B of Table 2 to Clause 53.02-5 for a subdivision that creates 10 or more lots; or Columns A, B or C of Table 2 to Clause 53.02-5 for a subdivision that creates less than 10 lots. <p>The bushfire attack level that corresponds to the defensible space provided in accordance with Table 2 to Clause 53.02-5 must be noted on the building envelope.</p> Defensible space wholly contained within the boundaries of the proposed subdivision. Defensible space may be shared between lots within the subdivision. Defensible space for a lot may utilise communal areas, such as roads, where that land can meet the requirements for defensible space. Vegetation management requirements in accordance with Table 6 to implement and maintain the defensible space required under this approved measure. Water supply and vehicle access that complies with AM 4.1.
AM 5.3	<p>An application to subdivide land to create 10 or more lots provides a perimeter road adjoining the hazardous vegetation to support fire fighting.</p>

Measure	Requirement
AM 5.4	A subdivision manages the bushfire risk to future development from existing or proposed landscaping, public open space and communal areas.

Alternative measure

Measure	Requirement
AltM 5.5	<p>A building envelope for a subdivision that creates 10 or more lots required under AM 5.2 may show defensible space in accordance with Table 2 Column C and Table 6 to Clause 53.02-5 where it can be demonstrated that:</p> <ul style="list-style-type: none"> ▪ All other requirements of AM 5.2 have been met. ▪ Less defensible space and a higher construction standard is appropriate having regard to the bushfire hazard landscape assessment.

53.02-4.5

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The bushfire hazard landscape assessment, the bushfire hazard site assessment and the bushfire management statement submitted with the application.
- The impact of any State, regional or local bushfire management and prevention actions occurring around the site and in the wider area on the bushfire hazard and the level of risk to the proposed development.
- Whether the proposed development meets the objectives of Clause 53.02-4 regardless of other measures which may be available, including private bushfire shelters, community shelters and the presence of places of last resort.
- Whether the proposed measures can be practically implemented and maintained in conjunction with the ongoing use of the land.
- Whether the use of an alternative measure meets the relevant objective having regard to the bushfire hazard and the nature of any constraint that prevents the applicable approved measure from being implemented.
- If one or more of the objectives in Clause 53.02-4 will not be achieved in the completed development, whether the development will, taking all relevant factors into account, reduce the bushfire risk to a level that warrants it proceeding.
- Whether the risk arising from the broader landscape can be mitigated to an acceptable level or warrants the development not proceeding.

53.02-531/07/2018
VC148**Tables : Defendable space, construction, water supply, vehicle access, vegetation management and outbuilding construction requirements****Table 1 Defendable space and construction**

Slope	Vegetation Type	Defendable space distance from building facade (metres)				
		Column A	Column B	Column C	Column D	Column E
All upslopes and flat land (0 degrees)	Forest	48	35	25	19	< 19
	Woodland	33	24	16	12	< 12
	Scrub	27	19	13	10	< 10
	Shrubland	19	13	9	7	< 7
	Mallee/ Mulga	17	12	8	6	< 6
	Rainforest	23	16	11	8	< 8
	Grassland	19	13	9	6	< 6
Downslope >0 to 5 degrees	Forest	57	43	32	24	< 24
	Woodland	41	29	21	15	< 15
	Scrub	31	22	15	11	< 11
	Shrubland	22	15	10	7	< 7
	Mallee/ Mulga	20	13	9	7	< 7
	Rainforest	29	20	14	10	< 10
	Grassland	22	15	10	7	< 7
Downslope >5 to 10 degrees	Forest	69	53	39	31	< 31
	Woodland	50	37	26	20	< 20
	Scrub	35	24	17	12	< 12
	Shrubland	25	17	11	8	< 8
	Mallee/ Mulga	23	15	10	7	< 7
	Rainforest	36	26	18	13	< 13
	Grassland	25	17	11	8	< 8
Downslope >10 to 15 degrees	Forest	82	64	49	39	< 39
	Woodland	60	45	33	25	< 25
	Scrub	39	28	19	14	< 14
	Shrubland	28	19	13	9	< 9

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Slope	Vegetation Type	Defendable space distance from building facade (metres)				
		Column A	Column B	Column C	Column D	Column E
	Mallee/ Mulga	26	18	11	8	< 8
	Rainforest	45	33	23	17	< 17
	Grassland	28	20	13	9	< 9
Downslope >15 to 20 degrees	Forest	98	78	61	50	< 50
	Woodland	73	56	41	32	< 32
	Scrub	43	31	21	15	< 15
	Shrubland	31	22	15	10	< 10
	Mallee/ Mulga	29	20	13	9	< 9
	Rainforest	56	42	29	22	< 22
	Grassland	32	23	15	11	< 11
		BAL 12.5	BAL19	BAL29	BAL40	BALFZ
Downslope >20 degrees	All vegetation	Defendable space and the bushfire attack level is determined using Method 2 of AS3959:2009 Construction of buildings in bushfire prone areas (Standards Australia) subject to any guidance published by the relevant fire authority.				
All slopes	Low threat vegetation	Defendable space is to be provided for a distance of 50 metres, or the property boundary whichever is the lesser, for buildings constructed to all bushfire attack levels. The minimum construction standard is BAL 12.5.				
All slopes	Modified vegetation	Defendable space is to be provided for a distance of 50 metres, or the property boundary whichever is the lesser, for buildings constructed to all bushfire attack levels. The minimum construction standard is BAL 29.				

Note 1: Slope and vegetation type is determined through the bushfire hazard site assessment.

Note 2: Modified vegetation is vegetation that doesn't fit into the vegetation classifications in AS3959:2009 Construction of buildings in bushfire prone areas (the standard) because it:

- has been modified, altered or is managed due to urban development, or gardening,*
- has different fuel loads from those assumed in the standard,*
- has limited or no understorey vegetation, or*
- is not low-threat or low-risk vegetation as defined in the standard.*

Table 2 Defendable space and construction

Slope	Vegetation	Defendable space distance from building facade (metres)			
		Column A	Column B	Column C	Column D
All upslopes and flat land (0 degrees)	Forest	48	35	25	19
	Woodland	33	24	16	12

ALPINE PLANNING SCHEME

Slope	Vegetation	Defendable space distance from building facade (metres)			
		Column A	Column B	Column C	Column D
	Scrub	27	19	13	10
	Shrubland	19	13	9	7
	Mallee/ Mulga	17	12	8	6
	Rainforest	23	16	11	8
	Grassland	19	13	9	6
Downslope >0 to 5 degrees	Forest	57	43	32	24
	Woodland	41	29	21	15
	Scrub	31	22	15	11
	Shrubland	22	15	10	7
	Mallee/ Mulga	20	13	9	7
	Rainforest	29	20	14	10
	Grassland	22	15	10	7
Downslope >5 to 10 degrees	Forest	69	53	39	31
	Woodland	50	37	26	20
	Scrub	35	24	17	12
	Shrubland	25	17	11	8
	Mallee/ Mulga	23	15	10	7
	Rainforest	36	26	18	13
	Grassland	25	17	11	8
Downslope >10 to 15 degrees	Forest	82	64	49	39
	Woodland	60	45	33	25
	Scrub	39	28	19	14
	Shrubland	28	19	13	9
	Mallee/ Mulga	26	18	11	8
	Rainforest	45	33	23	17
	Grassland	28	20	13	9
Downslope >15 to 20 degrees	Forest	98	78	61	50
	Woodland	73	56	41	32

ALPINE PLANNING SCHEME

Slope	Vegetation	Defendable space distance from building facade (metres)			
		Column A	Column B	Column C	Column D
	Scrub	43	31	21	15
	Shrubland	31	22	15	10
	Mallee/ Mulga	29	20	13	9
	Rainforest	56	42	29	22
	Grassland	32	23	15	11
		BAL12.5	BAL19	BAL29	BAL40
Downslope >20 degrees	All vegetation	Defendable space and the bushfire attack level is determined using Method 2 of AS3959:2009 Construction of buildings in bushfire prone areas (Standards Australia) subject to any guidance published by the relevant fire authority.			
All slopes	Low threat vegetation	Defendable space is to be provided for a distance of 50 metres, or the property boundary whichever is the lesser, for buildings constructed to all bushfire attack levels. The minimum construction standard is BAL 12.5.			
All slopes	Modified vegetation	Defendable space is to be provided for a distance of 50 metres, or the property boundary whichever is the lesser, for buildings constructed to all bushfire attack levels. The minimum construction standard is BAL 29.			

Note 1: Slope and vegetation type is determined through the bushfire hazard site assessment.

Note 2: Modified vegetation is vegetation that doesn't fit into the vegetation classifications in AS3959:2009 Construction of buildings in bushfire prone areas (the standard) because it:

- has been modified, altered or is managed due to urban development, or gardening,*
- has different fuel loads from those assumed in the standard,*
- has limited or no understorey vegetation, or*
- is not low-threat or low-risk vegetation as defined in the standard.*

Table 3 Defendable space

Vegetation class	Defendable space distance from building facade (metres)				
	Upslope and flat land (0 degrees)	Downslope (degrees)			
		>0-5	>5-10	>10-15	>15-20
Forest	60	70	85	105	125
Woodland	40	50	62	75	95
Shrubland	25	28	32	36	41
Scrub	35	40	45	50	55
Mallee/Mulga	23	26	30	35	40
Rainforest	30	36	46	60	70

ALPINE PLANNING SCHEME

Vegetation class	Defendable space distance from building facade (metres)				
	Upslope and flat land (0 degrees)	Downslope (degrees)			
		>0-5	>5-10	>10-15	>15-20
Grassland	35	40	45	50	55

Table 4 Water supply requirements

Capacity, fittings and access

Lot sizes (square meters)	Hydrant available	Capacity (litres)	Fire authority fittings and access required
Less than 500	Not applicable	2,500	No
500-1,000	Yes	5,000	No
500-1,000	No	10,000	Yes
1,001 and above	Not applicable	10,000	Yes

Note 1: A hydrant is available if it is located within 120 metres of the rear of the building

Fire authority requirements

Unless otherwise agreed in writing by the relevant fire authority, the water supply must:

- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.

Where a 10,000 litre water supply is required, fire authority fittings and access must be provided as follows:

- Be readily identifiable from the building or appropriate identification signs to the satisfaction of the relevant fire authority.
- Be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

Table 5 Vehicle access design and construction

Vehicle access (or part thereof) of a length specified in Column A implements the design and construction requirements specified in Column B.

Column A	Column B
Length of access is less than 30 metres	There are no design and construction requirements if fire authority access to the water supply is not required under AM4.1 .

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Column A	Column B
Length of access is less than 30 metres	Where fire authority access to the water supply is required under AM4.1 fire authority vehicles should be able to get within 4 metres of the water supply outlet.
Length of access is greater than 30 metres	<p>The following design and construction requirements apply:</p> <ul style="list-style-type: none"> ▪ All-weather construction. ▪ A load limit of at least 15 tonnes. ▪ Provide a minimum trafficable width of 3.5 metres. ▪ Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically. ▪ Curves must have a minimum inner radius of 10 metres. ▪ The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres. ▪ Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.
Length of access is greater than 100 metres	<p>A turning area for fire fighting vehicles must be provided close to the building by one of the following:</p> <ul style="list-style-type: none"> ▪ A turning circle with a minimum radius of eight metres. ▪ A driveway encircling the dwelling. ▪ The provision of other vehicle turning heads – such as a T or Y head – which meet the specification of Austroad Design for an 8.8 metre Service Vehicle.
Length of access is greater than 200 metres	<ul style="list-style-type: none"> ▪ Passing bays must be provided at least every 200 metres. ▪ Passing bays must be a minimum of 20 metres long with a minimum trafficable width of 6 metres.

Note 1: The length of access should be measured from a public road to either the building or the water supply outlet, whichever is longer.

Table 6 Vegetation management requirement

Vegetation management requirement
<p>Defendable space is provided and is managed in accordance with the following requirements:</p> <ul style="list-style-type: none"> ▪ Grass must be short cropped and maintained during the declared fire danger period. ▪ All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period. ▪ Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building. ▪ Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building. ▪ Shrubs must not be located under the canopy of trees. ▪ Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres.

Vegetation management requirement

- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Unless specified in a schedule or otherwise agreed in writing to the satisfaction of the relevant fire authority.

Table 7 Outbuilding construction requirement
Building construction condition

The proposed outbuilding is separated from the adjacent building by a wall that extends to the underside of a non-combustible roof covering and:

- has a FRL of not less than 60/60/60 for loadbearing walls and -/60/60 for non-load bearing walls when tested from the attached structure side, or
- is of masonry, earth wall or masonry-veneer construction with the masonry leaf of not less than 90 millimetres in thickness.

Any openings in the wall shall be protected in accordance with the following:

- i. Doorways – by FLR -/60/30 self-closing fire doors
- ii. Windows – by FRL -/60/- fire windows permanently fixed in the closed position
- iii. Other openings – by construction with a FRL of not less than -/60/-

Note: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not comply with Item iii.

Note 1: These conditions are required for some non habitable outbuildings ancillary to a dwelling that do not require referral to the relevant fire authority. Applications for non habitable outbuildings can also use the bushfire protection measures in Clause 53.02 however referral to the relevant fire authority will be required.

53.0331/07/2018
VC148**BROTHELS****Purpose**

To provide consistent planning controls for the establishment and expansion of brothels throughout Victoria coordinated with the provisions of the *Sex Work Act 1994*.

53.03-131/07/2018
VC148**Permit requirement**

A permit for a brothel must include a condition that specifies that the use or development must not commence until a licence is granted under the *Sex Work Act 1994*.

53.03-231/07/2018
VC148**Decision guidelines**

Responsible authorities should consider the matters set out in section 73 of the *Sex Work Act 1994* before deciding an application to use or develop land for a brothel.

Responsible authorities should refuse a permit to use or develop land for a brothel in accordance with the restrictions contained in section 74 of the *Sex Work Act 1994*, unless section 76(2) of *Sex Work Act 1994* applies.

If the effect of:

- A request to amend a permit in accordance with section 87 or section 87A of the *Planning and Environment Act 1987*, or
- An application to amend a permit in accordance with Part 4 Division 1A of the *Planning and Environment Act 1987*, or
- A request to amend plans, drawings or other documents under a permit in accordance with:
 - Section 216 of the *Planning and Environment Act 1987*, or
 - Any condition in a planning permit which allows such an amendment

is to expand or extend the use or development of a brothel, the application or request should be determined as if it were an application for a permit for use or development of land for the purposes of the operation of a brothel in accordance with Part 4 of the *Sex Work Act 1994*.

53.0431/07/2018
VC148**CONVENIENCE RESTAURANT AND TAKE-AWAY FOOD PREMISES****53.04-1**31/07/2018
VC148**Application**

These requirements only apply to land in a residential zone.

53.04-231/07/2018
VC148**Decision guidelines**

Before deciding on an application to use land for a convenience restaurant or take-away food premises or to construct a building or construct or carry out works associated with a convenience restaurant or take-away food premises, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- Any policy in this scheme relating to convenience restaurants or take-away food premises.
- Whether the location is appropriate for a convenience restaurant or take-away food premises having regard to:
 - Amenity of the neighbourhood.
 - Proximity of the land to non-residential uses and zones.
 - Effect of the use on heritage and environment features.
 - Capacity of the land to contain significant off-site effects.
 - Access to land in a Road Zone.
 - The suitability of the land for a residential use.
- The effect on the amenity or character of the street or neighbourhood having regard to:
 - Massing and proportions of any building.
 - Ground floor height above ground level.
 - Ceiling heights.
 - Roof form and pitch.
 - Facade articulation.
 - Window and door proportions.
 - Building features including verandas, towers, eaves, parapets and decorative elements.
 - Building materials, patterns textures and colours.
- Whether the site layout and the design of buildings, noise attenuation measures, landscaping, car parking, vehicle access lanes, loading bays, rubbish bins, plant and equipment, lights, signs, drive through facilities and playgrounds are designed to prevent significant loss of amenity to adjoining land due to noise, emission of noise, emission of light or glare, loss of privacy, litter or odour.
- Whether any special measure may be necessary to protect the amenity of adjoining land in residential use, including buffer planting, noise attenuation measures and litter collection arrangements.
- The adequacy of traffic measures to:
 - Provide safe pedestrian movement.
 - Achieve safe, efficient vehicle movement on site and access to and egress from the land.
 - Avoid disruption to traffic flow on land in a Road Zone.
 - Prevent inappropriate use of local residential streets.

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- The adequacy of car parking, loading and drive through queuing spacing to accommodate customers at peak periods and employee requirements on the land.

53.0531/07/2018
VC148**FREEWAY SERVICE CENTRE****Purpose**

To ensure that freeway service centres are appropriately designed and located.

To ensure that access to a freeway service centre from a freeway is designed to the requirements of the Roads Corporation.

To ensure that freeway service centres with access to a rural freeway provide only essential services and facilities which encourage drivers to stop and take an effective break at appropriate intervals in the interests of driver safety.

To ensure that any new freeway service centre meets an identifiable need to provide essential services and facilities along a freeway where those services and facilities are not readily available.

To ensure that the use of land for a freeway service centre does not adversely affect the amenity of surrounding land uses.

53.05-131/07/2018
VC148**Requirements to be met****Facilities and services**

A freeway service centre must provide only essential services and facilities. These essential services and facilities must be available at all times. Essential services and facilities that a freeway service centre must include are:

- Designated parking areas.
- Undercover fuel sales area for petrol, diesel and LPG.
- An area of not more than 240 square metres for the sale of food, drinks and other convenience goods.
- An indoor sit-down eating area.
- A safe play area for children.
- Public toilets.
- A public telephone.

A freeway service centre with access to a rural freeway must also provide local and regional tourist information.

A freeway service centre must not include:

- Mechanical repairs (other than the emergency repair of vehicles).
- Retail facilities of more than 240 square metres.
- Video hire.
- Post office services or facilities.
- Entertainment facilities, amusement machines or gaming machines.
- The sale, distribution or consumption of alcohol unless associated with a residential hotel/motel.
- Car or truck wash facilities.

A freeway service centre with access to a rural freeway must not include overnight accommodation (other than for a caretaker or site manager).

Access to freeway service centres

No vehicular access between a freeway service centre with access to a metropolitan freeway and the local road network may be permitted.

An application to use or develop land for a freeway service centre must be referred to the Roads Corporation in accordance with section 55 of the Act.

A permit must not be granted for a freeway service centre until approval for access to the freeway has been given by the Roads Corporation.

In accordance with section 62(1)(a) of the Act, a permit granted for a freeway service centre must include the condition:

“This permit will expire if one of the following circumstances applies:

- The development is not commenced within two years of the date of this permit.
- The development is not completed within four years of the date of this permit.

The responsible authority may extend the periods referred to if a request is made in writing before the permit expires or within three months afterwards.”

Metropolitan freeway service centre adjoining a residential zone

If the site for a freeway service centre with access to a metropolitan freeway adjoins a residential zone:

- A landscape buffer at least 3 metres wide must be provided on the site along the common boundary and must be planted and maintained to the satisfaction of the responsible authority.
- Except for the landscape buffer strip, all of the site not occupied by buildings must be sealed to prevent dust.
- External lights must be directed away from the residential zone to prevent light spill and glare.

53.05-2

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VC148

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The Freeway Service Centres Design Guidelines, May 1997.

53.0631/07/2018
VC148**LIVE MUSIC AND ENTERTAINMENT NOISE****Purpose**

To recognise that live music is an important part of the State's culture and economy.

To protect live music entertainment venues from the encroachment of noise sensitive residential uses.

To ensure that noise sensitive residential uses are satisfactorily protected from unreasonable levels of live music and entertainment noise.

To ensure that the primary responsibility for noise attenuation rests with the agent of change.

53.06-131/07/2018
VC148**Application**

This clause applies to an application required under any zone of this scheme to use land for, or to construct a building or construct or carry out works associated with:

- a live music entertainment venue.
- a noise sensitive residential use that is within 50 metres of a live music entertainment venue.

This clause does not apply to:

- the extension of an existing dwelling.
- a noise sensitive residential use that is in an area specified in clause 1.0 of the schedule to this clause.

53.06-226/10/2018
VC152**Meaning of terms**

In this clause:

- ***live music entertainment venue*** means:
 - a food and drink premises, nightclub, function centre or residential hotel that includes live music entertainment
 - a rehearsal studio
 - any other venue used for the performance of music and specified in clause 2.0 of the schedule to this clause, subject to any specified condition or limitation.
- ***noise sensitive residential use*** means a community care accommodation, dependent person's unit, dwelling, residential aged care facility, residential village, retirement village or rooming house.

53.06-331/07/2018
VC148**Requirements to be met**

A live music entertainment venue must be designed, constructed and managed to minimise noise emissions from the premises and provide acoustic attenuation measures that would protect a noise sensitive residential use within 50 metres of the venue.

A noise sensitive residential use must be designed and constructed to include acoustic attenuation measures that will reduce noise levels from any:

- indoor live music entertainment venue to below the noise limits specified in State Environment Protection Policy (Control of Music Noise from Public Premises) No. N-2 (SEPP N2).
- outdoor live music entertainment venue to below 45dB(A), assessed as an L_{eq} over 15 minutes.

For the purpose of assessing whether the above noise standards are met, the noise measurement point may be located inside a habitable room of a noise sensitive residential use with windows and doors closed (Schedule B1 of SEPP N2 does not apply).

A permit may be granted to reduce or waive these requirements if the responsible authority is satisfied that an alternative measure meets the purpose of this clause.

53.06-4

31/07/2018
VC148

Application requirements

An application must be accompanied by the following information, as appropriate:

- A site analysis, including plans detailing:
 - the existing and proposed layout of the use, buildings or works, including all external windows and doors
 - the location of any doors, windows and open space areas of existing properties in close proximity to the site.
- If the application is associated with a noise sensitive residential use:
 - the location of any live music entertainment venues within 50 metres of the site
 - the days and hours of operation of identified venues.
- If the application is associated with a live music entertainment venue:
 - the location of any noise sensitive residential uses within 50 metres of the site
 - the days and hours of operation of that venue
 - the times during which live music will be performed.
- Details of existing and proposed acoustic attenuation measures.

If in the opinion of the responsible authority an application requirement is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.

53.06-5

31/07/2018
VC148

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- the extent to which the siting, layout, design and construction minimise the potential for noise impacts.
- whether existing or proposed noise sensitive residential uses will be satisfactorily protected from unreasonable live music and entertainment noise.
- whether the proposal adversely affects any existing uses.

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SCHEDULE TO CLAUSE 53.06 LIVE MUSIC AND ENTERTAINMENT NOISE**1.0**

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Areas to which Clause 53.06 does not apply

Name of area	Description
None specified	

2.0

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Other venues to which Clause 53.06 applies

Name of venue	Address	Condition or limitation
None specified		

53.0731/07/2018
VC148**SHIPPING CONTAINER STORAGE****Application**

This clause applies to all land except land which is in a Special Use Zone established for the purpose of port and port-related activities, or is in a Port Zone.

53.07-131/07/2018
VC148**Decision guidelines**

Before deciding on an application to use land for shipping container storage, or construct a building or construct or carry out works associated with shipping container storage, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- Whether the location is appropriate for shipping container storage having regard to:
 - The zoning of the land.
 - Amenity of the neighbourhood.
 - Proximity of the land to residential uses and zones or other sensitive uses.
 - Access to a road in a Road Zone.
 - Access to rail facilities.
 - Capacity and suitability of the road network to accommodate the type and volume of vehicle traffic generated by the use.
 - Capacity of the site to accommodate the proposed use.
- The effect on the environment and the amenity and character of the neighbourhood having regard to:
 - Existing and planned use of land in the neighbourhood.
 - Location, height and setback of shipping container stacks, particularly near road boundaries.
 - Location of facilities for the cleaning, repair, servicing, painting or fumigation of shipping containers.
 - Hours of operation.
 - Design, construction and maintenance of external storage and vehicle movement areas.
 - Treatment and disposal of wastewater.
- Whether the site layout and the design of buildings, landscaping, vehicle access lanes, loading bays, wash bays, lighting and fencing are designed to avoid or minimise any significant off-site impacts due to the emission of noise, light, glare, dust, fumes or drainage.
- Whether any special measure may be necessary to protect the environment and the amenity of nearby sensitive uses, including noise attenuation measures, dust minimisation measures and waste storage arrangements.
- The need for landscaping and fencing to screen or soften the appearance of shipping container storage areas, particularly near road boundaries.
- The adequacy and effect of the landscaping on the appearance of the site, taking into account the streetscape character, the size of the site, and the height, mass and scale of shipping container stacks on the site.
- The adequacy of traffic measures to:
 - Achieve safe, efficient vehicle movement on site and access to and egress from the land.
 - Prevent inappropriate use of local residential streets.

ALPINE PLANNING SCHEME

- The adequacy of truck parking, loading and truck queuing spacing to accommodate truck movements at peak periods and employee requirements on the land.

53.08

31/07/2018
VC148

CATTLE FEEDLOT

Purpose

To facilitate the establishment and expansion of cattle feedlots in Victoria in a manner which is consistent with orderly and proper planning and the protection of the environment.

53.08-1

31/07/2018
VC148

Requirements to be met

All use and development of cattle feedlots must comply with the Victorian Code for Cattle Feedlots - August 1995.

The Code must be complied with to the satisfaction of the responsible authority.

53.0921/09/2018
VC150**POULTRY FARM****Purpose**

To facilitate the establishment and expansion of poultry farms, including broiler farms, in a manner that is consistent with orderly and proper planning and the protection of the environment.

53.09-121/09/2018
VC150**Application**

This clause applies to permit applications to use land or construct a building or construct or carry out works for a poultry farm, including to increase the farm capacity of an existing poultry farm.

53.09-221/09/2018
VC150**Permit not required – Outdoor range area for existing broiler farm**

Any requirement of this scheme relating to the use of land or to the construction of a building or the construction or carrying out of works does not apply to the use and development of land for an outdoor range area in association with an existing broiler farm provided the following requirements are met:

- There are no more than 150,000 chickens permitted on the land at any time.
- The number of chickens on the land is not increased.

This exemption does not apply to the requirements of any overlay that applies to the land.

53.09-321/09/2018
VC150**Requirement – Broiler farm**

An application to use land or construct a building or construct or carry out works for a broiler farm must comply with the *Victorian Code for Broiler Farms 2009 (plus 2018 amendments)*.

This requirement does not apply if:

- There are no more than 10,000 chickens permitted on the land at any time; or
- The number of chickens on the land is not increased.

53.09-421/09/2018
VC150**Exemption from notice and review**

The following applications are exempt from the notice requirements of section 52 (1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act:

- An application to use land or construct a building or construct or carry out works for a new broiler farm, or to increase the farm capacity of an existing broiler farm, if the application meets the requirements of a “Class A Broiler Farm”, as specified in the *Victorian Code for Broiler Farms 2009 (plus 2018 amendments)*.
- An application to use land or construct a building or construct or carry out works for a poultry farm for the production of chicken meat or chicken eggs, if the application meets the following requirements:
 - The number of chickens does not exceed 5,000 for egg production or 10,000 for meat production.
 - The outdoor stocking density does not exceed 1,500 chickens per hectare.
- A Nutrient Management Plan demonstrates chickens are kept outdoors on paddocks with:
 - A minimum of 50% ground cover; and
 - Mobile housing and feeding infrastructure that is relocated at least every two weeks.
- An area used as a poultry range, including associated buildings and works, meets the setback requirements specified in Table 1.

Table 1 Minimum setbacks

Chicken numbers	Minimum distance to a building used for a sensitive use (accommodation, child care centre, education centre and hospital)	Minimum distance to land in a residential zone
1,000 chickens or less	50 metres	200 metres
More than 1,000 chickens	100 metres	400 metres

53.09-521/09/2018
VC150**Notice of an application**

Notice of an application to use or develop land to establish a new broiler farm, or to increase the farm capacity of an existing broiler farm, that meets the requirements of a Special Class Broiler Farm or Farm Cluster as specified in the *Victorian Code for Broiler Farms 2009 (plus 2018 amendments)*, must be given under Section 52(1)(c) of the Act to the person or body specified as a person or body to be notified in Clause 66.05.

53.09-621/09/2018
VC150**Decision guidelines**

Before deciding on an application to use land or construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The purpose of the relevant zone.
- The design, height, setback and appearance of the proposed buildings and works.
- The proposed landscaping.
- The need to protect amenity of existing uses on adjoining land.
- The impact of the use of the land on the surrounding area, including from the emission of noise, light, vibration, odour, dust, or waste products.
- The impact of the proposal on any wetlands, waterways or water bodies.
- The likely environmental impact on the natural physical features and biodiversity of the land, including consideration of any Nutrient Management Plan submitted with the application.
- Whether the development will support and enhance agricultural production.
- The requirements of the *Victorian Low Density Mobile Outdoor Poultry Farm Planning Permit Guidelines* (June 2018).

53.1031/07/2018
VC148**USES WITH ADVERSE AMENITY POTENTIAL****Purpose**

To define those types of industries and warehouses which if not appropriately designed and located may cause offence or unacceptable risk to the neighbourhood.

53.10-131/07/2018
VC148**Threshold Distance**

The threshold distance referred to in the table to this clause is the minimum distance from any part of the land of the proposed use or buildings and works to land (not a road) in a residential zone, Capital City Zone or Docklands Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

NOTE 1 of the table: The threshold distance is variable, dependent on the processes to be used and the materials to be processed or stored.

NOTE 2 of the table: An assessment of risk to the safety of people located off the land may be required.

Table to Clause 53.10-1

Type of Production, Use Or Storage (Purpose)	Threshold Distance (metres)	Notes
Basic Metal Products		
Production of non-ferrous metals as:		
▪ aluminium by electrolysis	2,000	
▪ other non-ferrous metals in amounts:		
- up to 100 tonnes a year	100	
- between 100 & 2,000 tonnes a year	300	
- exceeding 2,000 tonnes a year	500	
Works producing iron or steel products in amounts:		
▪ up to 1,000,000 tonnes a year	100	
▪ exceeding 1,000,000 tonnes a year	1,000	
Chemical, Petroleum & Coal Products		
Ammunition, explosives and fireworks production:	1,000	Note 2
Biocides production and storage:	1,000	
Briquette production:	300	
Chemical Fertiliser production:	1,000	Note 2
Chemical products other than those listed within this group:	300	Note 2
Cosmetics and toilet preparations production:	100	

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Type of Production, Use Or Storage (Purpose)	Threshold Distance (metres)	Notes
Formaldehyde production:	300	Note 2
Industrial gases production:	1,000	Note 2
Inks production:	300	
Inorganic industrial chemicals production other than those listed within this group:	1,000	Note 2
Organic industrial chemicals production other than those listed within this group:	1,000	Note 2
Other petroleum or coal production:	500	Note 2
Paints and inks:		
▪ manufacture	1,000	Note 2
▪ blending and mixing only	300	
Petroleum refinery:	2,000	Note 2
Pharmaceutical and veterinary production:	1,000	
Polyester resins production	1,000	Note 2
Soap and other detergents production:	300	
Synthetic resins & rubber production other than those listed within this group:	1,000	Note 2
Fabricated Metal Products		
Abrasive blast cleaning:		Note 1
Boiler makers	100	
Structural or sheet metal production:	500	
Works producing iron or steel products in amounts:		
▪ up to 1,000,000 tonnes per year	100	
▪ exceeding 1,000,000 tonnes per year	1,000	
Food, Beverages & Tobacco		
Abattoir:	500	
Bakery (other than one ancillary to a shop):	100	

ALPINE PLANNING SCHEME

Type of Production, Use Or Storage (Purpose)	Threshold Distance (metres)	Notes
Flour mill:	300	
Food or beverage production other than those listed within this group:		Note 1
Freezing and cool storage	150	
Maltworks:	300	
Manufacture of milk products:	300	
Milk depot	100	
Poultry processing works	100	
Production of vegetable oils and fats using solvents:	300	
Seafood processor:	500	
Smallgoods production	100	
Tobacco and cigarette production:	500	
Miscellaneous Manufacturing		
Fibreglass production:	200	
Leather and artificial leather goods production:	300	
Leather tanning and dressing:	300	
Printing and coating works with heated curing ovens:	500	
Rendering and casings works:	1,000	
Rubber production, using either organic solvents or carbon black:	300	Note 2
Non-metallic Mineral Products		
Bitumen batching plant:	500	
Cement production in amounts:		
▪ up to 5,000 tonnes a year	300	
▪ between 5,000 & 150,000 tonnes a year	500	
▪ exceeding 150,000 tonnes a year	1,000	

ALPINE PLANNING SCHEME

Type of Production, Use Or Storage (Purpose)	Threshold Distance (metres)	Notes
Clay bricks, tiles and pipe refractories, with a design production rate exceeding 10,000 tonnes a year:	200	
Concrete article or stone article production:	100	
Concrete batching plant:	300	
Glass and glass production including glass wool:	500	
Plaster or plaster articles production:	100	
Rock wool manufacture:	500	
Other Premises		
Panel beating:	100	
Rural industry handling, processing or packing agricultural produce:	300	
Paper & Paper Products:		
Paper or paper pulp production:		
▪ involving combustion of sulphur or sulphur containing materials	5,000	Note 2
▪ from semi-processed materials	100	
▪ from prepared cellulose & rags	200	
▪ by other methods than above		Note 1
Recreation, Personal & Other Services		
Dry cleaning for commercial and institutional customers, or in bulk quantities:	100	Note 2
Laundry for commercial and institutional customers, or in bulk quantities:	100	
Recycling and Resource Recovery		
Advanced resource recovery technology facility		Note 1
Combustion, treatment or bio-reaction of waste to produce energy		Note 1
Commercial and Industrial materials recycling		Note 1

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Type of Production, Use Or Storage (Purpose)	Threshold Distance (metres)	Notes
Composting and other organic materials recycling.		Note 1
Construction and demolition materials recycling		Note 1
Other resource recovery or recycling operations		Note 1
Refuse and used material storage, sorting and recovery in a transfer station:		
▪ Accepting organic wastes		Note 1
▪ Other	100	
Sanitary and garbage disposal in landfill		Note 1
Soil conditioning or blending		Note 1
Used metals treatment or processing		Note 1
Used paper and cardboard treatment or processing		Use distances <i>in Paper & Paper Products</i>
Used plastics treatment or processing		Note 1
Textiles		
Carpet backing with latex:	300	
Dyeing or finishing of cotton, linen and woollen yarns and textiles:	300	
Production of artificial fibres & textiles:		
▪ cellulose nitrate or viscose fibre, cellophane or artificial rubber	1,000	Note 2
▪ other synthetic fibres and textiles	500	Note 2
Rope, cordage and twine production:	100	
Treatment or production of textiles:		
▪ using carbon disulphide	500	Note 2
▪ using other substances		Note 1
Wool scouring:	200	
Transport and Storage		
Depot for refuse collection vehicles	100	

ALPINE PLANNING SCHEME

Type of Production, Use Or Storage (Purpose)	Threshold Distance (metres)	Notes
Grain elevators:	300	
Storage of bulk volatile organic compounds in quantities greater than 1,000 tonnes:	1,000	Note 2
Storage of petroleum products and crude oil in tanks exceeding 2,000 tonnes capacity:		
▪ with fixed roofs	300	
▪ with floating roofs	100	Note 2
Storage of wet-salted or unprocessed hides:	300	
Temporary storage of industrial wastes:	300	Note 2
Treatment of aqueous waste:	200	Note 2
Waste incinerator for:		
▪ Woodwaste	300	
▪ Plastic or rubber waste	200	Note 2
▪ Chemical, biomedical or organic waste		Notes 1, 2
Wood, Wood Products & Furniture		
Charcoal production:		
▪ by the retort process	500	
▪ other than by the retort process	1,000	
Joinery:	100	
Sawmill:	500	
Wood preservation plant:	100	
Wood-fibre or wood-chip products:	1,500	

53.1131/07/2018
VC148**TIMBER PRODUCTION****53.11-1**31/07/2018
VC148**Timber production on Crown land**

Any requirement of this scheme which:

- requires timber production to be conducted in a particular way
- requires that a permit be obtained to use or develop land for timber production or to carry out timber production in a particular way
- requires that some aspect of timber production be carried out to the satisfaction of the responsible authority

does not apply to timber production on unalienated land of the Crown managed and controlled by the Minister responsible for administering the *Forests Act 1958* and the *Sustainable Forests (Timber) Act 2004*, or the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forest and Lands Act 1987*), whether or not occupied under a licence or other right. All requirements of this scheme apply to Crown land which has been leased.

53.11-231/07/2018
VC148**Timber production to comply with the Code of Practice for Timber Production**

All timber production activities (except agroforestry (the simultaneous and substantial production of forest and other agricultural products from the same land unit), windbreaks and commercial plantations of 5 hectares or less) must comply with the Code of Practice for Timber Production (Department of Environment and Primary Industries, 2014). In accordance with Section 6(4A) of the *Planning and Environment Act 1987*, this applies whether the use of land for timber production is commenced before or after the coming into effect of this requirement.

The Code must be complied with to the satisfaction of the responsible authority.

A permit may require that matters required by the Code must be done to the satisfaction of the responsible authority or a Minister, public authority or referral authority, and may require the responsible authority to seek comments from any other person or authority before making a decision.

53.11-331/07/2018
VC148**Road repairs**

After a Timber Harvesting Plan is lodged with the responsible authority under the Code and before the commencement of harvesting operations, the responsible authority, in consultation with the forest owner or manager, must establish the condition of any roads which are proposed to be used as a cartage route.

The forest owner or manager must advise the responsible authority when harvesting operations are complete. After receiving this advice, the responsible authority, in consultation with the forest owner or manager, must establish the condition of any roads which were used as a cartage route.

It is the responsibility of the forest owner or manager to restore any roads which were used as a cartage route to the same condition that they were in before the commencement of harvesting operations to the extent of any damage caused as a result of the harvesting operations.

The cartage of timber associated with harvesting operations is extraordinary traffic for the purpose of Section 112 of the *Road Management Act 2004*.

53.11-431/07/2018
VC148**Decision guidelines**

Before deciding on an application to use or develop land for timber production, in addition to the decision guidelines in Clause 65, the responsible authority must consider:

- The need to encourage plantation establishment and timber production in locations where it is of significance to national, state and regional economies, and in areas affected by salinity and other forms of land degradation.

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- The role of native forest and plantations in:
 - Protecting water quality.
 - Conserving flora and fauna.
 - Preventing land degradation, including soil erosion, salinisation and water logging.
 - Preventing adverse effects on groundwater recharge.
- The preservation of and impact on the natural environment, cultural heritage and visual amenity.
- Whether it is appropriate to require environmental protection standards greater than those in the Code.

53.1231/07/2018
VC148**RACING DOG KEEPING AND TRAINING****Purpose**

To ensure the use and development of land for racing dog keeping and racing dog training is consistent with orderly and proper planning.

53.12-131/07/2018
VC148**Requirement**

An application to use land, or construct a building or construct or carry out works, for racing dog keeping or racing dog training under a provision of a rural zone must comply with *Planning requirements for racing dog keeping and training* (Department of Environment, Land, Water and Planning, August 2017).

This requirement does not apply to an application to construct a building or construct or carry out works associated with a use that is a Section 1 use in the Table of uses of the zone.

53.12-231/07/2018
VC148**Exemption from notice and review**

An application to which the requirement in Clause 53.12-1 applies is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act if the approved measures specified in *Planning requirements for racing dog keeping and training* (Department of Environment, Land, Water and Planning, August 2017) are met.

53.1331/07/2018
VC148**RENEWABLE ENERGY FACILITY (OTHER THAN WIND ENERGY FACILITY AND GEOTHERMAL ENERGY EXTRACTION)****Purpose**

To facilitate the establishment and expansion of renewable energy facilities, in appropriate locations, with minimal impact on the amenity of the area.

53.13-131/07/2018
VC148**Application**

This clause applies to land used and developed or proposed to be used and developed for a renewable energy facility.

53.13-231/07/2018
VC148**Application requirements**

An application must be accompanied by the following information, as appropriate:

- A site and context analysis, including:
 - A site plan, photographs or other techniques to accurately describe the site and the surrounding area.
 - A location plan showing the full site area, local electricity grid, access roads to the site and direction and distance to nearby accommodation, hospital or education centre.
- A design response, including:
 - Detailed plans of the proposed development including, the layout and height of the facility and associated building and works, materials, reflectivity, colour, lighting, landscaping, the electricity distribution starting point (where the electricity will enter the distribution system), access roads and parking areas.
 - Accurate visual simulations illustrating the development in the context of the surrounding area and from key public view points.
 - The extent of vegetation removal and a rehabilitation plan for the site.
 - Written report and assessment, including:
 - An explanation of how the proposed design derives from and responds to the site analysis.
 - A description of the proposal, including the types of process to be utilised, materials to be stored and the treatment of waste.
 - Whether a Works Approval or Licence is required from the Environment Protection Authority.
 - the potential amenity impacts such as noise, glint, light spill, emissions to air, land or water, vibration, smell and electromagnetic interference.
 - the effect of traffic to be generated on roads.
 - the impact upon Aboriginal or non-Aboriginal cultural heritage.
 - the impact of the proposal on any species listed under the *Flora and Fauna Guarantee Act 1988* or *Environment Protection and Biodiversity Conservation Act 1999*.
 - A statement of why the site is suitable for a renewable energy facility including, a calculation of the greenhouse benefits.
 - An environmental management plan including, a construction management plan, any rehabilitation and monitoring.

53.13-3

31/07/2018
VC148

Decision guidelines

Before deciding on an application, in addition to the decision guidelines of Clause 65, the responsible authority must consider, as appropriate:

- The effect of the proposal on the surrounding area in terms of noise, glint, light spill, vibration, smell and electromagnetic interference
- The impact of the proposal on significant views, including visual corridors and sightlines.
- The impact of the proposal on the natural environment and natural systems.
- Whether the proposal will require traffic management measures.

53.1431/07/2018
VC148**RESOURCE RECOVERY****Purpose**

To facilitate the establishment and expansion of a Transfer station and/or a Materials recycling facility in appropriate locations with minimal impact on the environment and amenity of the area.

53.14-131/07/2018
VC148**Application**

This clause applies to all land used and developed or proposed to be used and developed for:

- A Transfer station;
- A Materials recycling facility.

53.14-231/07/2018
VC148**Application requirements**

An application must be accompanied by the following information:

- A location plan showing the site and surrounding uses including distances to nearby sensitive uses such as residential, hospital or education uses.
- A detailed site plan showing the layout and height of buildings and works, materials, reflectivity, colour, lighting, landscaping, access roads and parking areas.
- Plans or other media showing anticipated views of the facility from sensitive use locations.
- A written report(s) including:
 - Identification of the purpose of the use.
 - A description of the proposal including the materials to be processed, the types of processes to be used and any materials to be stored and handled.
 - Proposed hours of operation.
 - Likely traffic generation including heavy vehicles.
 - Consideration of whether a works approval or licence is required from the Environment Protection Authority.
- An assessment of:
 - Potential amenity impacts such as noise, odour, emissions to air, land or water, vibration, dust, light spill, visual impact.
 - The impact of traffic generation on local roads.

53.14-331/07/2018
VC148**Decision Guidelines**

Before deciding on an application, in addition to the Decision Guidelines of Clause 65, the responsible authority must consider:

- The contribution of the proposal to achieving resource recovery targets established by the Victorian Government.
- The impact of the proposal on the amenity of the surrounding area.
- The Statewide Waste and Resource Recovery Infrastructure Plan (Sustainability Victoria, 2015).
- Any Regional Waste and Resource Recovery Implementation Plan including the *Metropolitan Waste and Resource Recovery Implementation Plan* (Metropolitan Waste and Resource Recovery Group, 2016).

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- Relevant guidelines applicable to the application including the guideline for *Designing, Constructing and Operating Composting Facilities* (Environmental Protection Authority, 2015), the *Guide to Best Practice for Organics Recovery* (Sustainability Victoria, 2009) and the *Guide to Best Practice at Resource Recovery Centres* (Sustainability Victoria, 2009).

53.1531/07/2018
VC148**STATEMENT OF UNDERLYING PROVISIONS****Purpose**

To specify the planning scheme provisions which would have applied to land reserved for a public purpose pursuant to section 6(2)(i) of the *Planning and Environment Act 1987* if the land had not been reserved for that purpose.

53.15-0131/07/2018
VC148**Application**

In relation to any land identified in the schedule to this clause, the provisions of the planning scheme which would have applied to that land if it had not been reserved for a public purpose are the provisions which are contained in the relevant incorporated document, also identified in the schedule to this clause.

The incorporated document may contain some or all of the provisions which would have applied to the relevant land under this scheme if the land had not been reserved for a public purpose.

The incorporated document may also contain a statement or explanation of the strategic basis for those provisions. Alternatively, the incorporated document may make reference to a separate document, not forming part of the incorporated document, which contains a statement or explanation of the strategic basis for those provisions.

31/07/2018
VC148

SCHEDULE TO CLAUSE 53.15 STATEMENT OF UNDERLYING PROVISIONS**1.0**

31/07/2018
VC148

Incorporated statement

Land	Incorporated Document
None specified	None specified

53.1621/09/2018
VC150**PIG FARM****Purpose**

To facilitate the establishment and expansion of pig farms in a manner that is consistent with orderly and proper planning and the protection of the environment.

53.16-121/09/2018
VC150**Application**

This clause applies to permit applications to use land or construct a building or construct or carry out works for a pig farm, including to increase the farm capacity of an existing pig farm.

53.16-221/09/2018
VC150**Exemption from notice and review**

An application to use land or construct a building or construct or carry out works for a pig farm is exempt from the notice requirements of section 52 (1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act if the following requirements are met:

- The number of pigs does not exceed 150 sows or 1,000 Standard Pig Units as calculated in Table 1.
- The outdoor stocking density does not exceed 12 Standard Pig Units per hectare as calculated in Table 1.
- A Nutrient Management Plan demonstrates pigs are kept outdoors on paddocks with:
 - A minimum of 50% ground cover; and
 - Mobile housing and feeding infrastructure that is relocated at least every three months.
- Any area used as a pig range, including associated buildings and works, is setback a minimum distance of:
 - 100 metres from a building used for a sensitive use (accommodation, a child care centre, an education centre or a hospital), and
 - 400 metres from land in a residential zone.

Table 1 Standard Pig Unit conversion factors

Pig Class	Mass Range (kg)	Age Range (weeks)	SPU Factor
Gilt	100 – 160	24 -30	1.8
Boar	100 – 300	24 – 128	1.6
Gestating sow	160 – 230	-	1.6
Lactating sow	160 – 230	-	2.5
Sucker	1.4 – 8	0 – 4	0.1
Weaner	8 – 25	4 – 10	0.5
Grower	24 – 55	10 – 16	1.0
Finisher	55 – 100	16 – 24	1.6
Heavy Finisher	100 – 130	24 -30	1.8

Note: Adapted from the National Environmental Guidelines for Piggeries 2010

53.16-3

21/09/2018
VC150

Decision guidelines

Before deciding on an application to use land or construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The purpose of the relevant zone.
- The design, height, setback and appearance of the proposed buildings and works.
- The proposed landscaping.
- The need to protect amenity of existing uses on adjoining land.
- The impact of the use of the land on the surrounding area, including from the emission of noise, light, vibration, odour, dust, or waste products.
- The impact of the proposal on any wetlands, waterways or water bodies.
- The likely environmental impact on the natural physical features and biodiversity of the land, including consideration of any Nutrient Management Plan submitted with the application.
- Whether the development will support and enhance agricultural production.
- The requirements of the *Victorian Low Density Mobile Outdoor Pig Farm Planning Permit Guidelines* (June 2018).

53.1726/10/2018
VC152**RESIDENTIAL AGED CARE FACILITY****Purpose**

To facilitate the development of well-designed residential aged care facilities to meet existing and future needs.

To recognise that residential aged care facilities have a different scale and built form to the surrounding neighbourhood.

To ensure residential aged care facilities do not unreasonably impact on the amenity of adjoining dwellings.

53.17-126/10/2018
VC152**Application**

This clause applies to an application to construct a building or construct or carry out works for a residential aged care facility in the General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.

53.17-226/10/2018
VC152**Application requirements**

An application must be accompanied by:

- A site and context description.
- A design response.
- A landscape plan.

Site and context description

The site and context description may use a site plan, photographs or other techniques and must include:

- Site shape, size, orientation and easements.
- Levels of the site and the difference in levels between the site and surrounding properties.
- The location of existing buildings on the site and on adjacent properties, including the location and height of walls built to the boundary of the site.
- The use of adjacent buildings and land.
- The location of secluded private open space and habitable room windows of adjacent properties which have an outlook to the site within 9 metres.
- Solar access to the site and to adjacent properties.
- Any contaminated soils and filled areas, where known.
- Location of significant trees existing on the site and any significant trees removed from the site in the 12 months prior to the application being made, where known.
- Street frontage features such as poles, street trees and kerb crossovers.
- Any other notable features or characteristics of the site.

If in the opinion of the responsible authority a requirement of the site and context description is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.

Design response

The design response must explain how the proposed design:

- Responds to the site and context description.
- Meets the requirements of this clause.

Landscape plan

The landscape plan must include:

- Landscaping of communal open space for the enjoyment of residents and staff.
- Landscaping along the boundaries of the site.
- On-site management of run-off from paved areas.
- Retaining significant trees where possible.

53.17-3

26/10/2018
VC152

Development requirements

Operation

If there is any inconsistency between a requirement in this clause and a requirement in another provision of this planning scheme, this clause prevails.

Building height

In the Neighbourhood Residential Zone, General Residential Zone and Township Zone the maximum building height must not exceed 16 metres.

In the Mixed Use Zone and Residential Growth Zone the maximum building height should not exceed 16 metres.

Street setback

Walls of buildings should be set back from streets the distance specified in the table:

Development context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)
There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser. This does not include a porte cochère.	Not applicable
There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. This does not include a porte cochère.	Not applicable
There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	Not applicable
The site is on a corner.	If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. This does not include a porte cochère.	Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting

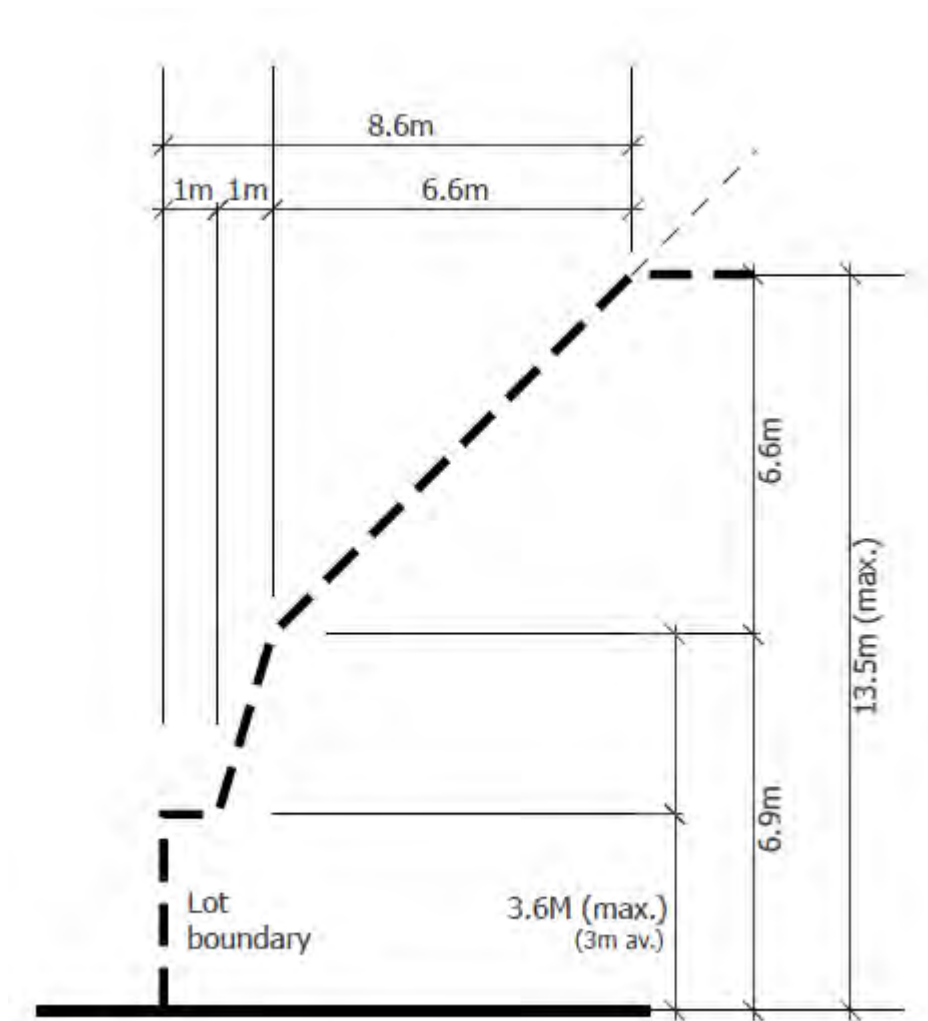
Development context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)
	If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	allotment facing the side street or 4 metres, whichever is the lesser. Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.

Side and rear setbacks

A new building not on or within 200mm of a boundary should be set back from side or rear boundaries by 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.

Screens, sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.

Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.



Walls on boundaries

A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary for a length of more than:

- 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or
- Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports;

whichever is the greater.

A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.

A building on a boundary includes a building set back up to 200mm from a boundary.

The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.

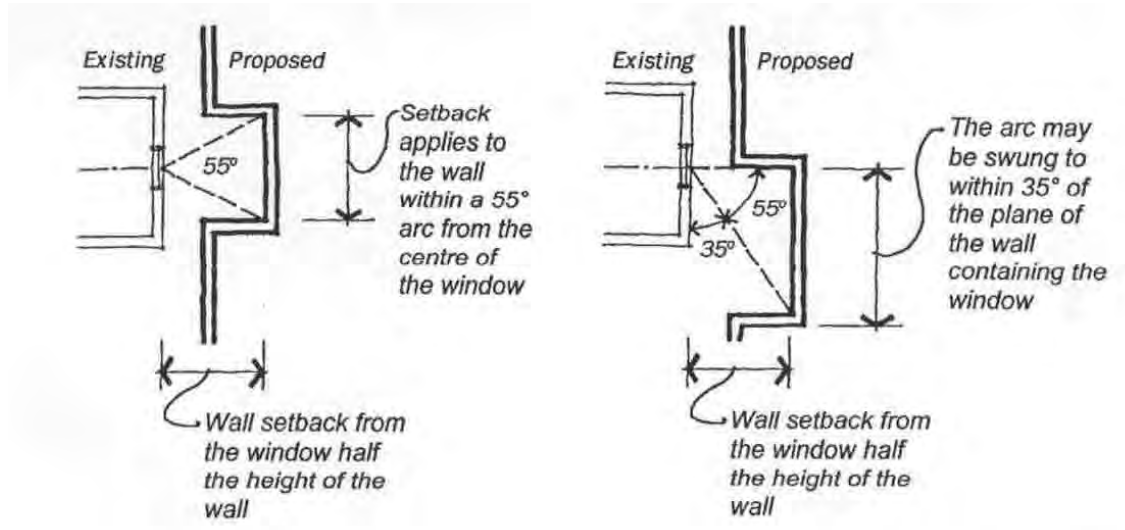
Daylight to existing windows

Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.

ALPINE PLANNING SCHEME

Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.

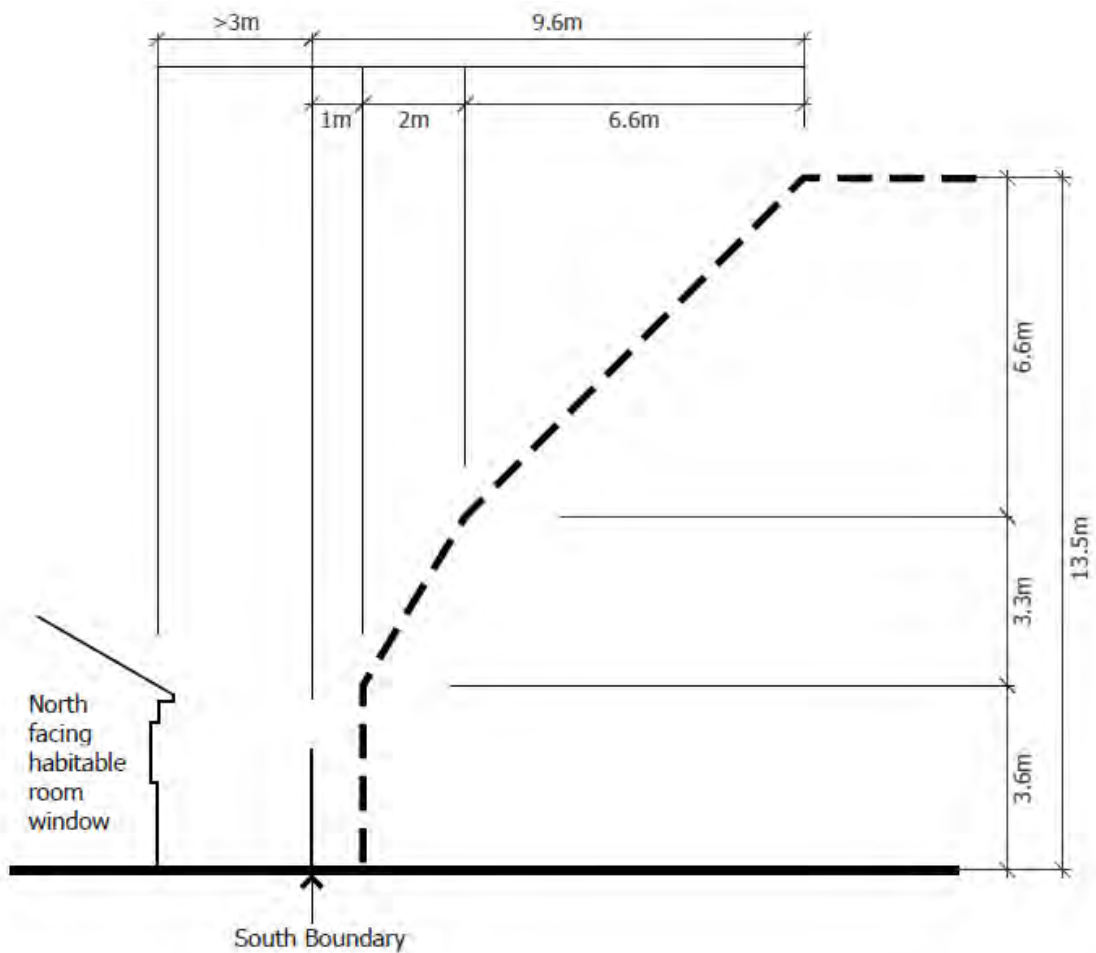
Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.



North-facing windows

If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.

ALPINE PLANNING SCHEME



Overshadowing open space

Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.

If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.

Solar panel overshadowing

Buildings should be sited and designed to ensure that the capacity of existing rooftop solar energy facilities on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced.

Overlooking

A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.

A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:

- Offset a minimum of 1.5 metres from the edge of one window to the edge of the other.
- Have sill heights of at least 1.2 metres above floor level.

ALPINE PLANNING SCHEME

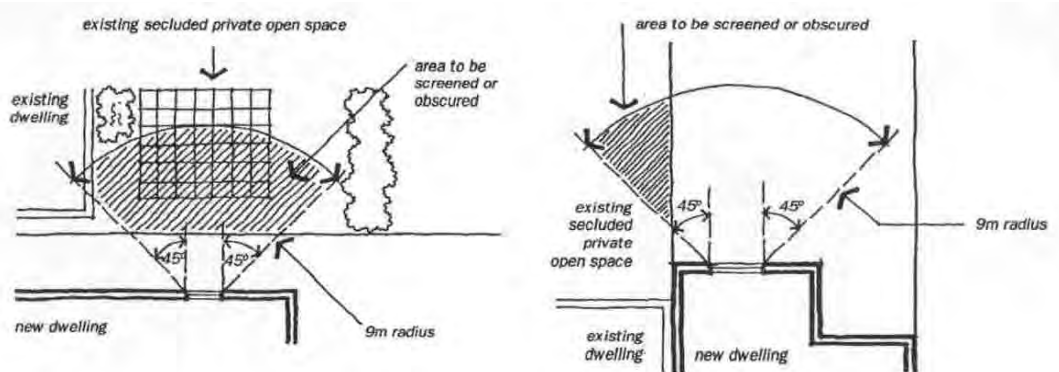
- Have fixed, obscure glazing in any part of the window below 1.2 metres above floor level.
- Have permanently fixed external screens to at least 1.2 metres above floor level and be no more than 25 per cent transparent.

Obscure glazing in any part of the window below 1.2 metres above floor level may be openable provided that there are no direct views as specified in this standard.

Screens used to obscure a view should be:

- Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.
- Permanent, fixed and durable.
- Designed and coloured to blend in with the development.

This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.



Noise impacts

Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.

Daylight to new windows

A window in a habitable room should be located to face:

- An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or
- A verandah provided it is open for at least one third of its perimeter, or
- A carport provided it has two or more open sides and is open for at least one third of its perimeter.

Site coverage

The site area covered by buildings should not exceed 80 percent.

Access

Access ways should be designed to:

- Provide direct access to on-site designated areas for car and bicycle parking.
- Provide direct access to the building for emergency vehicles.
- Provide access for service and delivery vehicles to on-site loading bays and storage areas.
- Ensure vehicles can enter and exit a development in a forward direction.

- Provide a carriageway width of at least 5.5 metres and an internal radius of at least 4 metres at a change of direction.
- The number and location of access points from streets to the site and the design of crossovers must be to the requirements of the relevant road authority.
- Shared access ways or car parks should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced by 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the access way.

Building entry

The main pedestrian entry to a building should:

- Have convenient access from a street.
- Be sheltered from the weather.
- Have convenient access from on-site car parking.
- Have a designated vehicle standing area suitable for use by a community bus and a disabled parking area should be provided in an area that is convenient for the drop-off and pick-up of residents.

Communal open space

Accessible and useable communal open space should be provided for residents and staff.

Front fence

A front fence within 3 metres of a street should not exceed:

- 2 metres in height in streets in a Road Category 1; and
- 1.5 metres in height on all other streets.

53.17-4

26/10/2018
VC152

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- How the proposed development responds to the site and context description.
- Where the requirements of this clause are not met, the impact on the amenity of the adjoining dwellings.
- The proposed amenity for future residents of the residential aged care facility.
- The effect of overshadowing on an appropriately located existing rooftop solar energy facility on an adjoining lot.

53.1826/10/2018
VC154**STORMWATER MANAGEMENT IN URBAN DEVELOPMENT****Purpose**

To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.

53.18-126/10/2018
VC154**Application**

This clause applies to an application under a provision of a zone to subdivide land, construct a building, or construct or carry out works, other than the following applications:

- An application under a provision of the Farming Zone, Green Wedge Zone, Green Wedge A Zone, Low Density Residential Zone, Public Conservation and Resource Zone, Road Zone, Rural Activity Zone, Rural Conservation Zone, Rural Living Zone, Urban Floodway Zone or Urban Growth Zone.
- A VicSmart application.
- An application to subdivide land in a residential zone for residential purposes.
- An application to construct or extend a dwelling, fence or residential building in a residential zone.
- An application for development associated with the use of land for agriculture or earth and energy resources industry.
- An application to construct a building or construct or carry out works associated with one dwelling on a lot.
- An application to alter, extend or make structural changes to an existing building provided the gross floor area of the building is not increased by more than 50 square metres.
- An application to construct a building with a gross floor area not exceeding 50 square metres.
- An application to construct or carry out works with an area not exceeding 50 square metres.
- An application to subdivide land into lots each containing an existing building or car parking space.
- An application to construct a building or to construct or carry out works on a lot if all of the following requirements are met:
 - The lot was created in accordance with a permit granted under this planning scheme.
 - The application for that permit was assessed against the requirements of this clause.
- An application for land affected by a development plan or incorporated plan that was approved or incorporated in this planning scheme before the approval date of Amendment VC154.
- An application lodged before the approval date of Amendment VC154.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before the approval date of Amendment VC154.

53.18-226/10/2018
VC154**Operation**

The provisions of this clause contain:

- **Objectives.** An objective describes the desired outcome to be achieved in the completed development.
- **Standards.** A standard contains the requirements to meet the objective.

A standard should normally be met. However, if the responsible authority is satisfied that an application for an alternative solution meets the objective, the alternative solution may be considered.

53.18-3

26/10/2018
VC154

Requirements

An application to subdivide land:

- Must meet all of the objectives of Clauses 53.18-4 and 53.18-6.
- Should meet all of the standards of Clauses 53.18-4 and 53.18-6.

An application to construct a building or construct or carry out works:

- Must meet all of the objectives of Clauses 53.18-5 and 53.18-6.
- Should meet all of the standards of Clauses 53.18-5 and 53.18-6.

An application must be accompanied by details of the proposed stormwater management system, including drainage works and retention, detention and discharges of stormwater to the drainage system.

53.18-4

26/10/2018
VC154

Stormwater management objectives for subdivision

To minimise damage to properties and inconvenience to the public from stormwater.

To ensure that the street operates adequately during major storm events and provides for public safety.

To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.

To encourage stormwater management that maximises the retention and reuse of stormwater.

To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.

Standard W1

The stormwater management system should be:

- Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority.
- Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of stormwater is proposed.
- Designed to meet the current best practice performance objectives for stormwater quality as contained in the *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999).
- Designed to ensure that flows downstream of the subdivision site are restricted to pre-development levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts.
- Designed to contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.

The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design.

For all storm events up to and including the 20% Average Exceedence Probability (AEP) standard:

- Stormwater flows should be contained within the drainage system to the requirements of the relevant authority.
- Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall.

For storm events greater than 20% AEP and up to and including 1% AEP standard:

- Provision must be made for the safe and effective passage of stormwater flows.
- All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority.
- Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria $da Vave < 0.35 \text{ m}^2/\text{s}$ (where, da = average depth in metres and $Vave$ = average velocity in metres per second).

The design of the local drainage network should:

- Ensure stormwater is retarded to a standard required by the responsible drainage authority.
- Ensure every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Wherever possible, stormwater should be directed to the front of the lot and discharged into the street drainage system or legal point of discharge.
- Ensure that inlet and outlet structures take into account the effects of obstructions and debris build up. Any surcharge drainage pit should discharge into an overland flow in a safe and predetermined manner.
- Include water sensitive urban design features to manage stormwater in streets and public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements and costs.

Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.

53.18-5

26/10/2018
VC154

Stormwater management objectives for buildings and works

To encourage stormwater management that maximises the retention and reuse of stormwater.

To encourage development that reduces the impact of stormwater on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.

To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.

To ensure that industrial and commercial chemical pollutants and other toxicants do not enter the stormwater system.

Standard W2

The stormwater management system should be designed to:

- Meet the current best practice performance objectives for stormwater quality as contained in the *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999).
- Minimise the impact of chemical pollutants and other toxicants including by, but not limited to, bunding and covering or roofing of storage, loading and work areas.
- Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.

53.18-6

26/10/2018
VC154

Site management objectives

To protect drainage infrastructure and receiving waters from sedimentation and contamination.

To protect the site and surrounding area from environmental degradation prior to and during construction of subdivision works.

Standard W3

An application should describe how the site will be managed prior to and during the construction period and may set out requirements for managing:

- Erosion and sediment.
- Stormwater.
- Litter, concrete and other construction wastes.
- Chemical contamination.

53.18-7

26/10/2018
VC154

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- Any relevant water and stormwater management objective, policy or statement set out in this planning scheme.
- The capacity of the site to incorporate stormwater retention and reuse and other water sensitive urban design features.
- Whether the development has utilised alternative water sources and/or incorporated water sensitive urban design.
- Whether stormwater discharge from the site will adversely affect water quality entering the drainage system.
- The capacity of the drainage network to accommodate additional stormwater.
- Whether the stormwater treatment areas can be effectively maintained.
- Whether the owner has entered into an agreement to contribute to off-site stormwater management in lieu of providing an on-site stormwater management system.

ONE DWELLING ON A LOT

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.

To encourage residential development that provides reasonable standards of amenity for existing and new residents.

To encourage residential development that is responsive to the site and the neighbourhood.

Application

These provisions apply to an application to construct a building or construct or carry out works associated with one dwelling on a lot under the provisions of:

- A Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone or Township Zone.
- A Neighbourhood Character Overlay if the land is in a Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone or Township Zone.

Operation

The provisions of this clause contain:

- **Objectives.** An objective describes the desired outcome to be achieved in the completed development.
- **Standards.** A standard contains the requirements to meet the objective.
A standard should normally be met. However, if the responsible authority is satisfied that an application for an alternative design solution meets the objective, the alternative design solution may be considered.
- **Decision guidelines.** The decision guidelines set out the matters that the responsible authority must consider before deciding if an application meets the objectives.

Requirements

A development:

- Must meet all of the objectives of this clause.
- Should meet all of the standards of this clause.

If a zone or a schedule to a zone specifies a requirement of a standard different from a requirement set out in this clause, the requirement in the zone or a schedule to the zone applies.

If the land is included in a Neighbourhood Character Overlay and a schedule to the overlay specifies a requirement of a standard different from a requirement set out in this clause or a requirement in the zone or a schedule to the zone, the requirement in the schedule to the overlay applies.

If the land is included in an overlay, other than a Neighbourhood Character Overlay, and a schedule to the overlay specifies a requirement different from a requirement of a standard set out in this clause or a requirement of a standard set out in the zone or a schedule to the zone, the requirement in the overlay applies.

54.0116/01/2018
VC142**NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE**

An application must be accompanied by:

- A neighbourhood and site description.
- A design response.

54.01-116/01/2018
VC142**Neighbourhood and site description**

The neighbourhood and site description may use a site plan, photographs or other techniques and must accurately describe:

- In relation to the neighbourhood:
 - The built form, scale and character of surrounding development including front fencing.
 - Architectural and roof styles.
 - Any other notable features or characteristics of the neighbourhood.
- In relation to the site:
 - Site shape, size, orientation and easements.
 - Levels of the site and the difference in levels between the site and surrounding properties.
 - Location of existing buildings on the site and on surrounding properties, including the location and height of walls built to the boundary of the site.
 - The use of surrounding buildings.
 - The location of secluded private open space and habitable room windows of surrounding properties which have an outlook to the site within 9 metres.
 - Solar access to the site and to surrounding properties.
 - Location of significant trees existing on the site and any significant trees removed from the site in the 12 months prior to the application being made, where known.
 - Any contaminated soils and filled areas, where known.
 - Views to and from the site.
 - Street frontage features such as poles, street trees and kerb crossovers.
 - Any other notable features or characteristics of the site.

If in the opinion of the responsible authority a requirement of the neighbourhood and site description is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.

Satisfactory neighbourhood and site description

If the responsible authority decides that the neighbourhood and site description is not satisfactory, it may require more information from the applicant under Section 54 of the Act.

The responsible authority must not require notice of an application to be given or decide an application until it is satisfied that the neighbourhood and site description meets the requirements of Clause 54.01-1 and is satisfactory.

This does not apply if the responsible authority refuses an application under Section 52(1A) of the Act.

54.01-219/01/2006
VC37**Design response**

The design response must explain how the proposed design:

ALPINE PLANNING SCHEME

- Derives from and responds to the neighbourhood and site description.
- Meets the objectives of Clause 54.
- Responds to any neighbourhood character features for the area identified in a local planning policy or a Neighbourhood Character Overlay.

The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings. If in the opinion of the responsible authority this requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement.

54.0219/01/2006
VC37**NEIGHBOURHOOD CHARACTER****54.02-1**19/01/2006
VC37**Neighbourhood character objective**

To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

To ensure that the design responds to the features of the site and the surrounding area.

Standard A1

The design response must be appropriate to the neighbourhood and the site.

The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The neighbourhood and site description.
- The design response.

54.02-219/01/2006
VC37**Integration with the street objective**

To integrate the layout of development with the street.

Standard A2

Dwellings should be oriented to front existing and proposed streets.

High fencing in front of dwellings should be avoided if practicable.

Dwellings should be designed to promote the observation of abutting streets and any abutting public open spaces.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.

54.0315/07/2013
VC100**54.03-1**15/07/2013
VC100**SITE LAYOUT AND BUILDING MASSING****Street setback objective**

To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.

Standard A3

Walls of buildings should be set back from streets:

- At least the distance specified in a schedule to the zone, or
- If no distance is specified in a schedule to the zone, the distance specified in Table A1.

Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.

Table A1 Street setback

Development context	Minimum setback from front street (Metres)	Minimum setback from a side street (Metres)
There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.	Not applicable
There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.	Not applicable
There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	Not applicable
The site is on a corner.	<p>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.</p> <p>If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</p>	The same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- Whether a different setback would be more appropriate taking into account the prevailing setbacks of existing buildings on nearby lots.
- The visual impact of the building when viewed from the street and from adjoining properties.
- The value of retaining vegetation within the front setback.

54.03-215/07/2013
VC100**Building height objective**

To ensure that the height of buildings respects the existing or preferred neighbourhood character.

Standard A4

The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.

If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.

Changes of building height between existing buildings and new buildings should be graduated.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- Any maximum building height specified in the zone, a schedule to the zone or an overlay applying to the land.
- The design response.
- The effect of the slope of the site on the height of the building.
- The relationship between the proposed building height and the height of existing adjacent buildings.
- The visual impact of the building when viewed from the street and from adjoining properties.

54.03-315/07/2013
VC100**Site coverage objective**

To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.

Standard A5

The site area covered by buildings should not exceed:

- The maximum site coverage specified in a schedule to the zone, or
- If no maximum site coverage is specified in a schedule to the zone, 60 per cent.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The existing site coverage and any constraints imposed by existing development or the features of the site.
- The site coverage of adjacent properties.
- The effect of the visual bulk of the building and whether this is acceptable in the neighbourhood.

54.03-415/07/2013
VC100**Permeability objectives**

To reduce the impact of increased stormwater run-off on the drainage system.

To facilitate on-site stormwater infiltration.

Standard A6

The site area covered by pervious surfaces should be at least:

- The minimum area specified in a schedule to the zone; or
- If no minimum area is specified in a schedule to the zone, 20 per cent of the site.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The existing site coverage and any constraints imposed by existing development.
- The capacity of the drainage network to accommodate additional stormwater.
- The capacity of the site to absorb run-off.
- The practicality of achieving the minimum site coverage of pervious surfaces, particularly on lots of less than 300 square metres.

54.03-5

26/10/2018
VC155

Energy efficiency protection objectives

To achieve and protect energy efficient dwellings.

To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.

Standard A7

Buildings should be:

- Oriented to make appropriate use of solar energy.
- Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.
- Sited and designed to ensure that the performance of existing rooftop solar energy facilities on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy facility must exist at the date the application is lodged.

Living areas and private open space should be located on the north side of the dwelling, if practicable.

Dwellings should be designed so that solar access to north-facing windows is maximised.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The size, orientation and slope of the lot.
- The existing amount of solar access to abutting properties.
- The extent to which an existing rooftop solar energy facility on an adjoining lot is overshadowed by existing buildings or other permanent structures.
- Whether the existing rooftop solar energy facility on an adjoining lot is appropriately located.
- The effect of overshadowing on an existing rooftop solar energy facility on an adjoining lot.
- The availability of solar access to north-facing windows on the site.

54.03-6

19/01/2006
VC37

Significant trees objectives

To encourage development that respects the landscape character of the neighbourhood.

To encourage the retention of significant trees on the site.

Standard A8

Development should provide for the retention or planting of trees, where these are part of the neighbourhood character.

Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The health of any trees that were removed or are proposed to be removed.
- Whether a tree was removed to gain a development advantage.

54.0410/12/2013
VC99**54.04-1**10/12/2013
VC99**AMENITY IMPACTS****Side and rear setbacks objective**

To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.

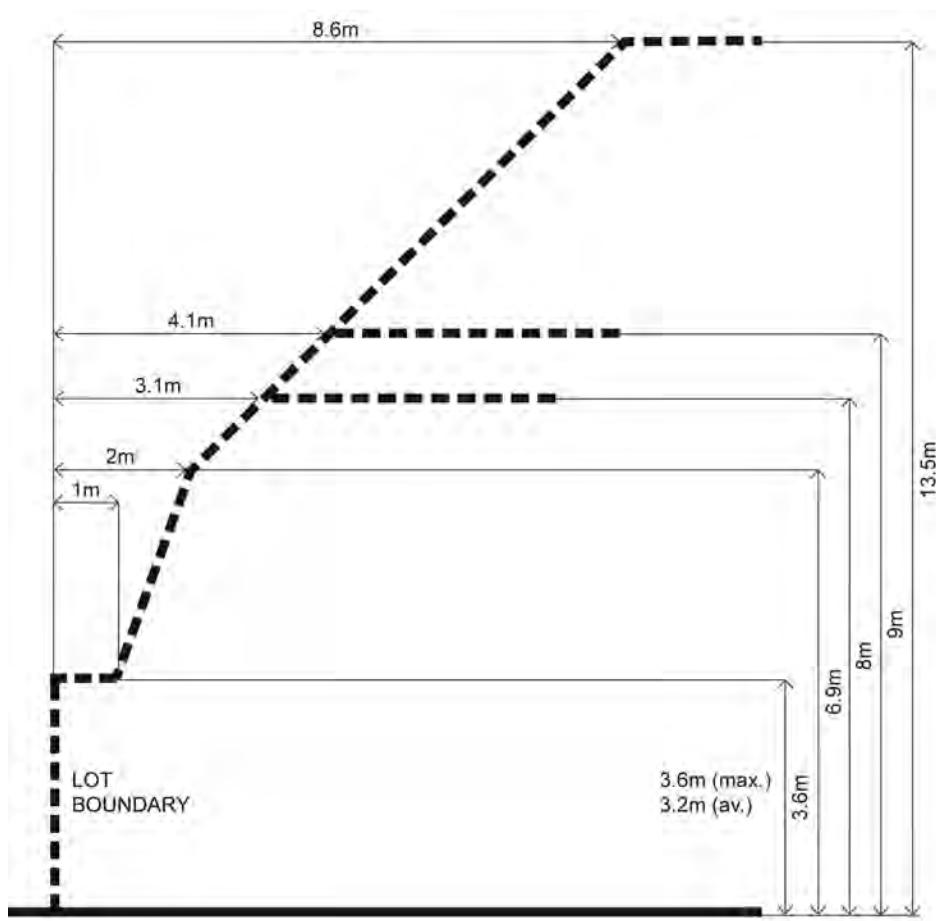
Standard A10

A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:

- At least the distance specified in a schedule to the zone, or
- If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.

Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.

Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.

Diagram A1 Side and rear setbacks**Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.

- The impact on the amenity of the habitable room windows and secluded private open space of existing dwellings.
- Whether the wall is opposite an existing or simultaneously constructed wall built to the boundary.
- Whether the wall abuts a side or rear lane.

54.04-210/12/2013
VC99**Walls on boundaries objective**

To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.

Standard A11

A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot should not abut the boundary:

- For a length more than the distance specified in a schedule to the zone; or
- If no distance is specified in a schedule to the zone, for a length of more than:
 - 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or
 - Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater.

A new wall or carport may fully abut a side or rear boundary where the slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.

A building on a boundary includes a building set back up to 200mm from a boundary.

The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The extent to which walls on boundaries are part of the neighbourhood character.
- The visual impact of the building when viewed from adjoining properties.
- The impact on the amenity of existing dwellings.
- The opportunity to minimise the length of walls on boundaries by aligning a new wall on a boundary with an existing wall on a lot of an adjoining property.
- The orientation of the boundary that the wall is being built on.
- The width of the lot.
- The extent to which the slope and retaining walls or fences reduce the effective height of the wall.
- Whether the wall abuts a side or rear lane.
- The need to increase the wall height to screen a box gutter.

54.04-319/01/2006
VC37**Daylight to existing windows objective**

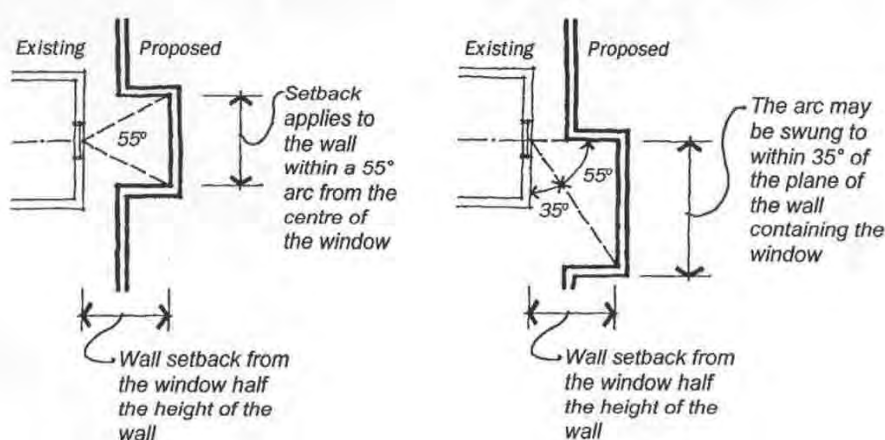
To allow adequate daylight into existing habitable room windows.

Standard A12

Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.

Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.

Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.

Diagram A2 Daylight to existing windows**Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- The design response.
- The extent to which the existing dwelling has provided for reasonable daylight access to its habitable rooms through the siting and orientation of its habitable room windows.
- The impact on the amenity of existing dwellings.

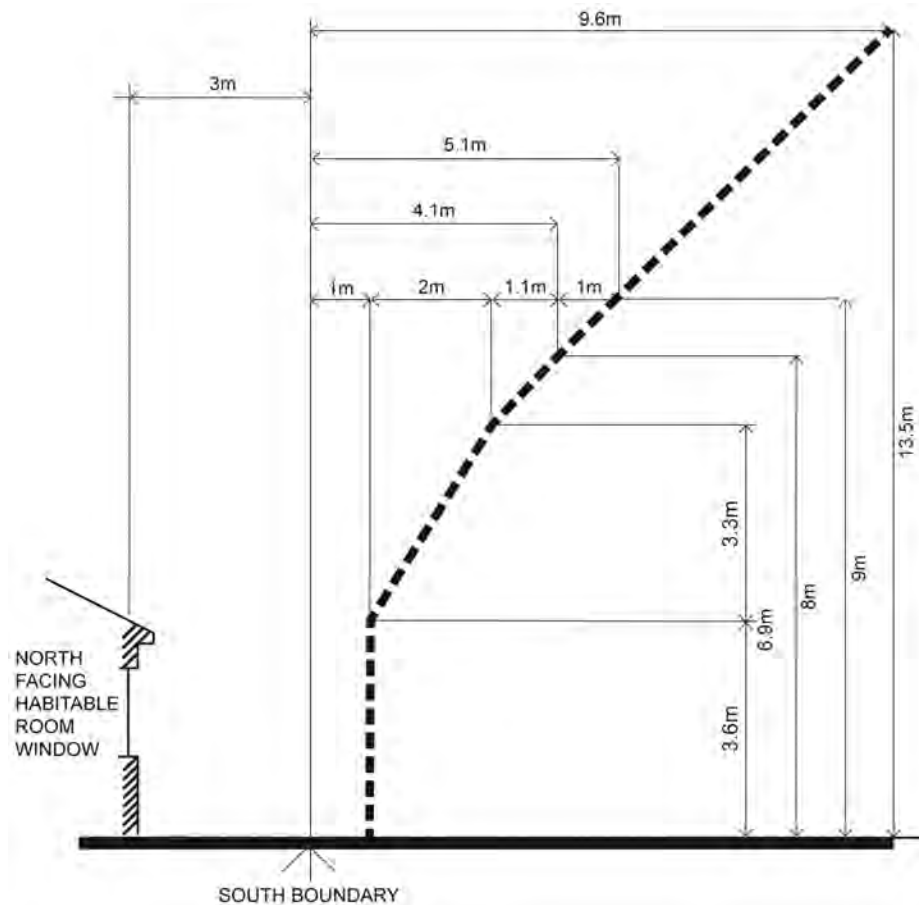
54.04-410/12/2013
VC99**North-facing windows objective**

To allow adequate solar access to existing north-facing habitable room windows.

Standard A13

If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metre for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.

Diagram A3 North-facing windows

**Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- The design response.
- Existing sunlight to the north-facing habitable room window of the existing dwelling.
- The impact on the amenity of existing dwellings.

54.04-5
19/01/2006
VC37

Overshadowing open space objective

To ensure buildings do not unreasonably overshadow existing secluded private open space.

Standard A14

Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.

If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The impact on the amenity of existing dwellings.
- Existing sunlight penetration to the secluded private open space of the existing dwelling.

- The time of day that sunlight is available to the secluded private open space of the existing dwelling.
- The effect of a reduction in sunlight on the existing use of the secluded private open space.

54.04-619/01/2006
VC37**Overlooking objective**

To limit views into existing secluded private open space and habitable room windows.

Standard A15

A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space and habitable room windows of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.

A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:

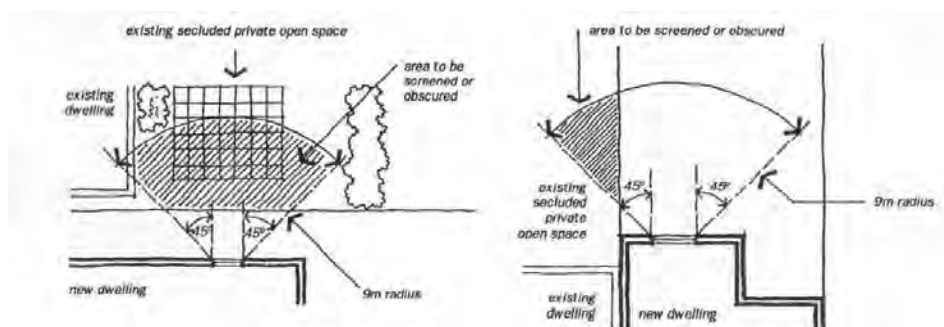
- Offset a minimum of 1.5 metres from the edge of one window to the edge of the other, or
- Have sill heights of at least 1.7 metres above floor level, or
- Have obscure glazing in any part of the window below 1.7 metres above floor level, or
- Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.

Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.

Screens used to obscure a view should be:

- Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.
- Permanent, fixed and durable.
- Designed and coloured to blend in with the development.

This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.

Diagram A4 Overlooking open space**Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- The design response.

ALPINE PLANNING SCHEME

- The impact on the amenity of the secluded private open space or habitable room window.
- The existing extent of overlooking into the secluded private open space and habitable room windows of existing dwellings.
- The internal daylight to and amenity of the proposed dwelling.

54.0515/07/2013
VC100**54.05-1**19/01/2006
VC37**ON-SITE AMENITY AND FACILITIES****Daylight to new windows objective**

To allow adequate daylight into new habitable room windows.

Standard A16

A window in a habitable room should be located to face:

- An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or
- A verandah provided it is open for at least one third of its perimeter, or
- A carport provided it has two or more open sides and is open for at least one third of its perimeter.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- Whether there are other windows in the habitable room which have access to daylight.

54.05-215/07/2013
VC100**Private open space objective**

To provide adequate private open space for the reasonable recreation and service needs of residents.

Standard A17

A dwelling should have private open space of an area and dimensions specified in a schedule to the zone.

If no area or dimensions is specified in a schedule to the zone, a dwelling should have private open space consisting of an area of 80 square metres or 20 per cent of the area of the lot, whichever is the lesser, but not less than 40 square metres. At least one part of the private open space should consist of secluded private open space with a minimum area of 25 square metres and a minimum dimension of 3 metres at the side or rear of the dwelling with convenient access from a living room.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability of the private open space, including its size and accessibility.
- The availability of and access to public open space.
- The orientation of the lot to the street and the sun.

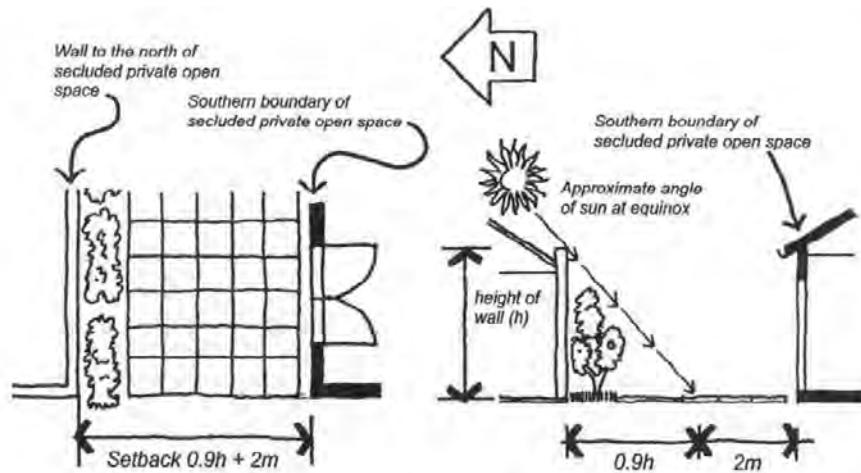
54.05-319/01/2006
VC37**Solar access to open space objective**

To allow solar access into the secluded private open space of a new dwelling.

Standard A18

The private open space should be located on the north side of the dwelling, if practicable.

The southern boundary of secluded private open space should be set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall.

Diagram A5 Solar access to open space**Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability and amenity of the secluded private open space based on the sunlight it will receive.

54.0615/07/2013
VC100**54.06-1**19/01/2006
VC37**DETAILED DESIGN****Design detail objective**

To encourage design detail that respects the existing or preferred neighbourhood character.

Standard A19

The design of buildings, including:

- Facade articulation and detailing,
- Window and door proportions,
- Roof form, and
- Verandahs, eaves and parapets,

should respect the existing or preferred neighbourhood character.

Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The effect on the visual bulk of the building and whether this is acceptable in the neighbourhood setting.
- Whether the design is innovative and of a high architectural standard.

54.06-215/07/2013
VC100**Front fences objective**

To encourage front fence design that respects the existing or preferred neighbourhood character.

Standard A20

The design of front fences should complement the design of the dwelling and any front fences on adjoining properties.

A front fence within 3 metres of a street should not exceed:

- The maximum height specified in a schedule to the zone, or
- If no maximum height is specified in a schedule to the zone, the maximum height specified in Table A2.

Table A2 Maximum front fence height

Street context	Maximum front fence height
Streets in a Road Zone, Category 1	2 metres
Other streets	1.5 metres

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The setback, height and appearance of front fences on adjacent properties.

ALPINE PLANNING SCHEME

- The extent to which slope and retaining walls reduce the effective height of the front fence.
- Whether the fence is needed to minimise noise intrusion.

TWO OR MORE DWELLINGS ON A LOT AND RESIDENTIAL BUILDINGS**Purpose**

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.

To encourage residential development that provides reasonable standards of amenity for existing and new residents.

To encourage residential development that is responsive to the site and the neighbourhood.

Application

Provisions in this clause apply to an application to:

- Construct a dwelling if there is at least one dwelling existing on the lot,
- Construct two or more dwellings on a lot,
- Extend a dwelling if there are two or more dwellings on the lot,
- Construct or extend a dwelling on common property, or
- Construct or extend a residential building,

in the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone or Township Zone.

The provisions of this clause apply to an application specified above, in the manner set out in the following table.

Application type	Applicable clauses
To construct or extend a dwelling (other than a dwelling in or forming part of an apartment development), or To construct or extend a residential building.	All of Clause 55 except Clause 55.07-1 to 55.07-15 (inclusive).
To construct or extend an apartment development, or To construct or extend a dwelling in or forming part of an apartment development.	All of Clause 55 except Clause 55.03-5, Clause 55.03-6, Clause 55.04-8, Clause 55.05-1, Clause 55.05-2 and Clause 55.05-6.

These provisions do not apply to an application to construct or extend a development of five or more storeys, excluding a basement or to construct or extend a dwelling in a development of five or more storeys, excluding a basement.

Operation

The provisions of this clause contain:

- **Objectives.** An objective describes the desired outcome to be achieved in the completed development.
- **Standards.** A standard contains the requirements to meet the objective.
A standard should normally be met. However, if the responsible authority is satisfied that an application for an alternative design solution meets the objective, the alternative design solution may be considered.
- **Decision guidelines.** The decision guidelines set out the matters that the responsible authority must consider before deciding if an application meets the objectives.

Requirements

A development:

- Must meet all of the objectives of this clause that apply to the application.
- Should meet all of the standards of this clause that apply to the application.

For all of the provisions of Clause 55 other than Clause 55.07 (Apartment developments):

- If a zone or a schedule to a zone specifies a requirement of a standard different from a requirement set out in this clause, the requirement in the zone or a schedule to the zone applies.
- If the land is included in a Neighbourhood Character Overlay and a schedule to the overlay specifies a requirement of a standard different from a requirement set out in this clause or a requirement in the zone or a schedule to the zone, the requirement in the schedule to the overlay applies.
- If the land is included in an overlay, other than a Neighbourhood Character Overlay, and a schedule to the overlay specifies a requirement different from a requirement of a standard set out in this clause or a requirement of a standard set out in the zone or a schedule to the zone, the requirement in the overlay applies.

The requirements of a standard set out in Clause 55.07 (Apartment developments) apply to the exclusion of any different requirement specified in a zone, a schedule to a zone, or a schedule to an overlay.

Transitional provisions

Clause 55.03-4 of this planning scheme, as in force immediately before the approval date of Amendment VC154, continues to apply to:

- An application for a planning permit lodged before that date.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before that date.

55.0116/01/2018
VC142**NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE**

An application must be accompanied by:

- A neighbourhood and site description.
- A design response.

55.01-116/01/2018
VC142**Neighbourhood and site description**

The neighbourhood and site description may use a site plan, photographs or other techniques and must accurately describe:

- In relation to the neighbourhood:
 - The pattern of development of the neighbourhood.
 - The built form, scale and character of surrounding development including front fencing.
 - Architectural and roof styles.
 - Any other notable features or characteristics of the neighbourhood.
- In relation to the site:
 - Site shape, size, orientation and easements.
 - Levels of the site and the difference in levels between the site and surrounding properties.
 - The location of existing buildings on the site and on surrounding properties, including the location and height of walls built to the boundary of the site.
 - The use of surrounding buildings.
 - The location of secluded private open space and habitable room windows of surrounding properties which have an outlook to the site within 9 metres.
 - Solar access to the site and to surrounding properties.
 - Location of significant trees existing on the site and any significant trees removed from the site 12 months prior to the application being made, where known.
 - Any contaminated soils and filled areas, where known.
 - Views to and from the site.
 - Street frontage features such as poles, street trees and kerb crossovers.
 - The location of local shops, public transport services and public open spaces within walking distance.
 - Any other notable features or characteristics of the site.

If in the opinion of the responsible authority a requirement of the neighbourhood and site description is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.

Satisfactory neighbourhood and site description

If the responsible authority decides that the neighbourhood and site description is not satisfactory, it may require more information from the applicant under Section 54 of the Act.

The responsible authority must not require notice of an application to be given or decide an application until it is satisfied that the neighbourhood and site description meets the requirements of Clause 55.01-1 and is satisfactory.

This does not apply if the responsible authority refuses an application under Section 52(1A) of the Act.

55.01-2

19/01/2006
VC37

Design response

The design response must explain how the proposed design:

- Derives from and responds to the neighbourhood and site description.
- Meets the objectives of Clause 55.
- Responds to any neighbourhood character features for the area identified in a local planning policy or a Neighbourhood Character Overlay.

The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings. If in the opinion of the responsible authority this requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement.

55.0231/07/2018
VC148**55.02-1**19/01/2006
VC37**NEIGHBOURHOOD CHARACTER AND INFRASTRUCTURE****Neighbourhood character objectives**

To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

To ensure that development responds to the features of the site and the surrounding area.

Standard B1

The design response must be appropriate to the neighbourhood and the site.

The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The neighbourhood and site description.
- The design response.

55.02-231/07/2018
VC148**Residential policy objectives**

To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.

To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.

Standard B2

An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The design response.

55.02-319/01/2006
VC37**Dwelling diversity objective**

To encourage a range of dwelling sizes and types in developments of ten or more dwellings.

Standard B3

Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:

- Dwellings with a different number of bedrooms.
- At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.

55.02-419/01/2006
VC37**Infrastructure objectives**

To ensure development is provided with appropriate utility services and infrastructure.

To ensure development does not unreasonably overload the capacity of utility services and infrastructure.

Standard B4

Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.

Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.

In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The capacity of the existing infrastructure.
- In the absence of reticulated sewerage, the capacity of the development to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 1970*.
- If the drainage system has little or no spare capacity, the capacity of the development to provide for stormwater drainage mitigation or upgrading of the local drainage system.

55.02-5

19/01/2006
VC37

Integration with the street objective

To integrate the layout of development with the street.

Standard B5

Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.

Development should be oriented to front existing and proposed streets.

High fencing in front of dwellings should be avoided if practicable.

Development next to existing public open space should be laid out to complement the open space.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.

55.0331/07/2018
VC148**55.03-1**15/07/2013
VC100**SITE LAYOUT AND BUILDING MASSING****Street setback objective**

To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.

Standard B6

Walls of buildings should be set back from streets:

- At least the distance specified in a schedule to the zone, or
- If no distance is specified in a schedule to the zone, the distance specified in Table B1.

Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.

Table B1 Street setback

Development context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)
There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.	Not applicable
There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.	Not applicable
There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	Not applicable
The site is on a corner.	<p>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.</p> <p>If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</p>	<p>Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.</p> <p>Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</p>

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.

- Whether a different setback would be more appropriate taking into account the prevailing setbacks of existing buildings on nearby lots.
- The visual impact of the building when viewed from the street and from adjoining properties.
- The value of retaining vegetation within the front setback.

55.03-215/07/2013
VC100**Building height objective**

To ensure that the height of buildings respects the existing or preferred neighbourhood character.

Standard B7

The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.

If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.

Changes of building height between existing buildings and new buildings should be graduated.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- Any maximum building height specified in the zone, a schedule to the zone or an overlay applying to the land.
- The design response.
- The effect of the slope of the site on the height of the building.
- The relationship between the proposed building height and the height of existing adjacent buildings.
- The visual impact of the building when viewed from the street and from adjoining properties.

55.03-315/07/2013
VC100**Site coverage objective**

To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.

Standard B8

The site area covered by buildings should not exceed:

- The maximum site coverage specified in a schedule to the zone, or
- If no maximum site coverage is specified in a schedule to the zone, 60 per cent.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The existing site coverage and any constraints imposed by existing development or the features of the site.
- The site coverage of adjacent properties.
- The effect of the visual bulk of the building and whether this is acceptable in the neighbourhood.

55.03-426/10/2018
VC154**Permeability and stormwater management objectives**

To reduce the impact of increased stormwater run-off on the drainage system.

To facilitate on-site stormwater infiltration.

To encourage stormwater management that maximises the retention and reuse of stormwater.

Standard B9

The site area covered by the pervious surfaces should be at least:

- The minimum area specified in a schedule to the zone, or
- If no minimum is specified in a schedule to the zone, 20 percent of the site.

The stormwater management system should be designed to:

- Meet the current best practice performance objectives for stormwater quality as contained in the *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999).
- Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The capacity of the site to incorporate stormwater retention and reuse.
- The existing site coverage and any constraints imposed by existing development.
- The capacity of the drainage network to accommodate additional stormwater.
- The capacity of the site to absorb run-off.
- The practicality of achieving the minimum site coverage of pervious surfaces, particularly on lots of less than 300 square metres.
- Whether the owner has entered into an agreement to contribute to off-site stormwater management in lieu of providing an on-site stormwater management system.

55.03-526/10/2018
VC155**Energy efficiency objectives**

To achieve and protect energy efficient dwellings and residential buildings.

To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.

Standard B10

Buildings should be:

- Oriented to make appropriate use of solar energy.
- Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.
- Sited and designed to ensure that the performance of existing rooftop solar energy facilities on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy facility must exist at the date the application is lodged.

Living areas and private open space should be located on the north side of the development, if practicable.

Developments should be designed so that solar access to north-facing windows is maximised.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The size, orientation and slope of the lot.
- The existing amount of solar access to abutting properties.
- The availability of solar access to north-facing windows on the site.
- The extent to which an existing rooftop solar energy facility on an adjoining lot is overshadowed by existing buildings or other permanent structures.
- Whether the existing rooftop solar energy facility on an adjoining lot is appropriately located.
- The effect of overshadowing on an existing rooftop solar energy facility on an adjoining lot.

55.03-6

31/07/2018
VC148

Open space objective

To integrate the layout of development with any public and communal open space provided in or adjacent to the development.

Standard B11

If any public or communal open space is provided on site, it should:

- Be substantially fronted by dwellings, where appropriate.
- Provide outlook for as many dwellings as practicable.
- Be designed to protect any natural features on the site.
- Be accessible and useable.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant plan or policy for open space in the Municipal Planning Strategy and the Planning Policy Framework.
- The design response.

55.03-7

19/01/2006
VC37

Safety objective

To ensure the layout of development provides for the safety and security of residents and property.

Standard B12

Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.

Planting which creates unsafe spaces along streets and accessways should be avoided.

Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.

Private spaces within developments should be protected from inappropriate use as public thoroughfares.

Decision guideline

Before deciding on an application, the responsible authority must consider the design response.

55.03-8

31/07/2018
VC148

Landscaping objectives

To encourage development that respects the landscape character of the neighbourhood.

To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.

To provide appropriate landscaping.

To encourage the retention of mature vegetation on the site.

Standard B13

The landscape layout and design should:

- Protect any predominant landscape features of the neighbourhood.
- Take into account the soil type and drainage patterns of the site.
- Allow for intended vegetation growth and structural protection of buildings.
- In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals.
- Provide a safe, attractive and functional environment for residents.

Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.

Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.

The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.

Development should meet any additional landscape requirements specified in a schedule to the zone.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- Any relevant plan or policy for landscape design in the Municipal Planning Strategy and the Planning Policy Framework.
- The design response.
- The location and size of gardens and the predominant plant types in the neighbourhood.
- The health of any trees to be removed.
- Whether a tree was removed to gain a development advantage.

55.03-9

19/04/2013
VC95

Access objective

To ensure the number and design of vehicle crossovers respects the neighbourhood character.

Standard B14

The width of accessways or car spaces should not exceed:

- 33 per cent of the street frontage, or
- if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.

No more than one single-width crossover should be provided for each dwelling fronting a street.

The location of crossovers should maximise the retention of on-street car parking spaces.

The number of access points to a road in a Road Zone should be minimised.

Developments must provide for access for service, emergency and delivery vehicles.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The impact on the neighbourhood character.
- The reduction of on-street car parking spaces.
- The effect on any significant vegetation on the site and footpath.

55.03-10

19/04/2013
VC95

Parking location objectives

To provide convenient parking for resident and visitor vehicles.

To protect residents from vehicular noise within developments.

Standard B15

Car parking facilities should:

- Be reasonably close and convenient to dwellings and residential buildings.
- Be secure.
- Be well ventilated if enclosed.

Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.

Decision guideline

Before deciding on an application, the responsible authority must consider the design response.

55.0410/12/2013
VC99**55.04-1**10/12/2013
VC99**AMENITY IMPACTS****Side and rear setbacks objective**

To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.

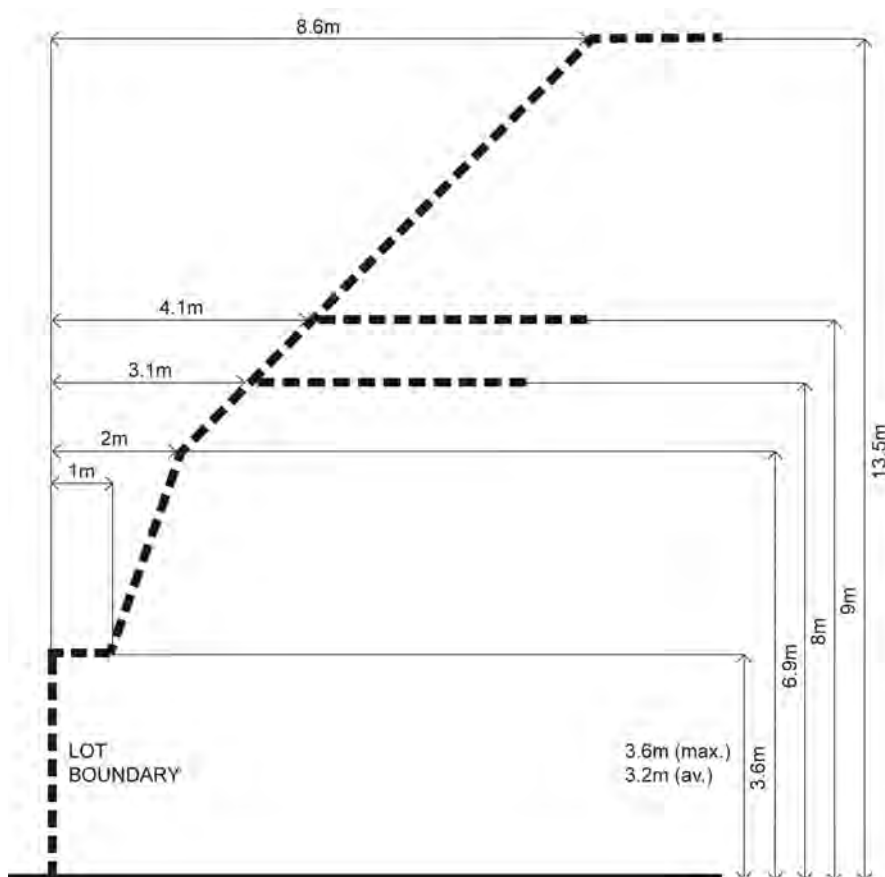
Standard B17

A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:

- At least the distance specified in a schedule to the zone, or
- If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.

Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.

Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.

Diagram B1 Side and rear setbacks**Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.

- The impact on the amenity of the habitable room windows and secluded private open space of existing dwellings.
- Whether the wall is opposite an existing or simultaneously constructed wall built to the boundary.
- Whether the wall abuts a side or rear lane.

55.04-210/12/2013
VC99**Walls on boundaries objective**

To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.

Standard B18

A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:

- For a length of more than the distance specified in a schedule to the zone; or
- If no distance is specified in a schedule to the zone, for a length of more than:
 - 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or
 - Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports whichever is the greater.

A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.

A building on a boundary includes a building set back up to 200mm from a boundary.

The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The extent to which walls on boundaries are part of the neighbourhood character.
- The impact on the amenity of existing dwellings.
- The opportunity to minimise the length of walls on boundaries by aligning a new wall on a boundary with an existing wall on a lot of an adjoining property.
- The orientation of the boundary that the wall is being built on.
- The width of the lot.
- The extent to which the slope and retaining walls or fences reduce the effective height of the wall.
- Whether the wall abuts a side or rear lane.
- The need to increase the wall height to screen a box gutter.

55.04-319/01/2006
VC37**Daylight to existing windows objective**

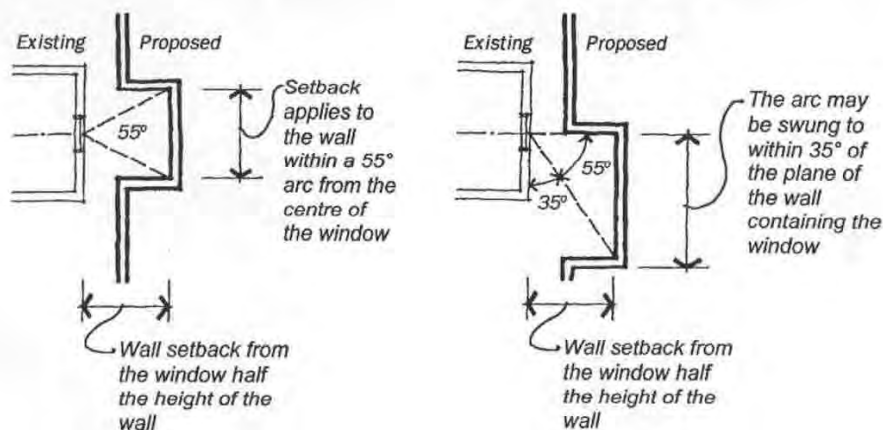
To allow adequate daylight into existing habitable room windows.

Standard B19

Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.

Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.

Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.

Diagram B2 Daylight to existing windows**Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- The design response.
- The extent to which the existing dwelling has provided for reasonable daylight access to its habitable rooms through the siting and orientation of its habitable room windows.
- The impact on the amenity of existing dwellings.

55.04-4

10/12/2013
VC99

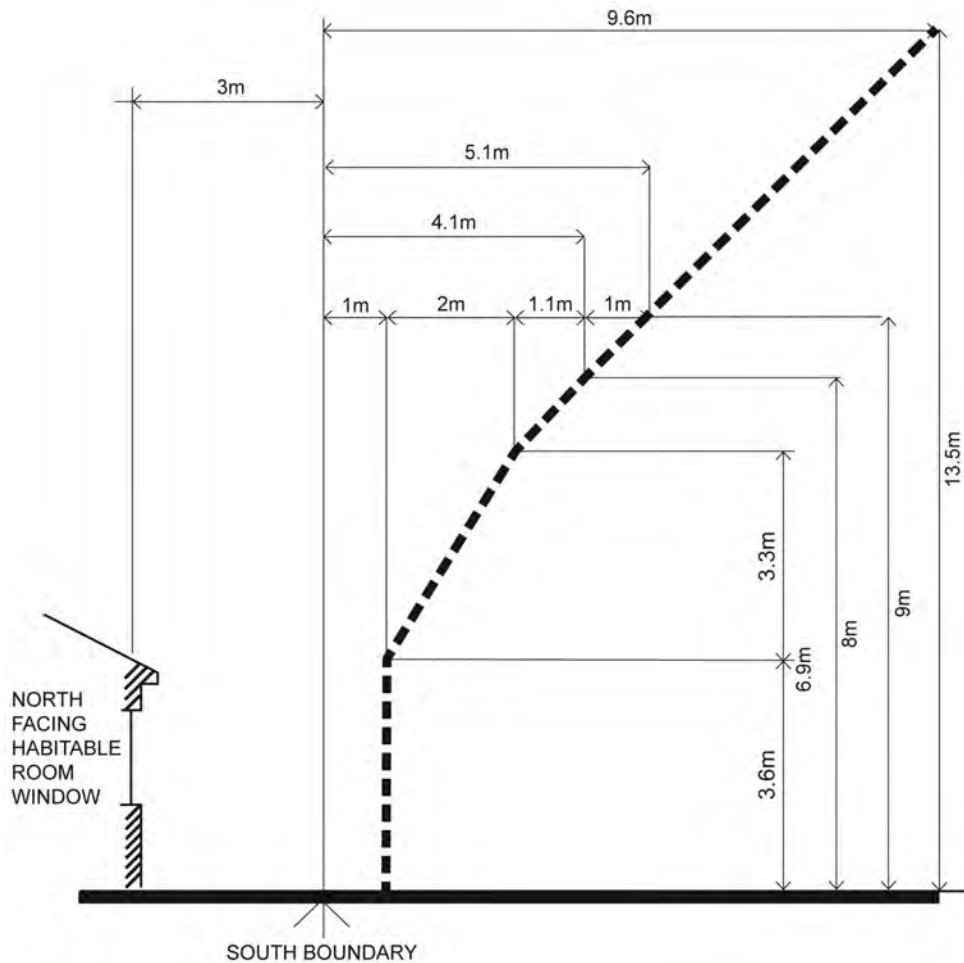
North-facing windows objective

To allow adequate solar access to existing north-facing habitable room windows.

Standard B20

If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.

Diagram B3 North-facing windows

**Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- The design response.
- Existing sunlight to the north-facing habitable room window of the existing dwelling.
- The impact on the amenity of existing dwellings.

55.04-5

19/01/2006
VC37

Overshadowing open space objective

To ensure buildings do not significantly overshadow existing secluded private open space.

Standard B21

Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.

If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The impact on the amenity of existing dwellings.

- Existing sunlight penetration to the secluded private open space of the existing dwelling.
- The time of day that sunlight will be available to the secluded private open space of the existing dwelling.
- The effect of a reduction in sunlight on the existing use of the existing secluded private open space.

55.04-619/01/2006
VC37**Overlooking objective**

To limit views into existing secluded private open space and habitable room windows.

Standard B22

A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.

A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:

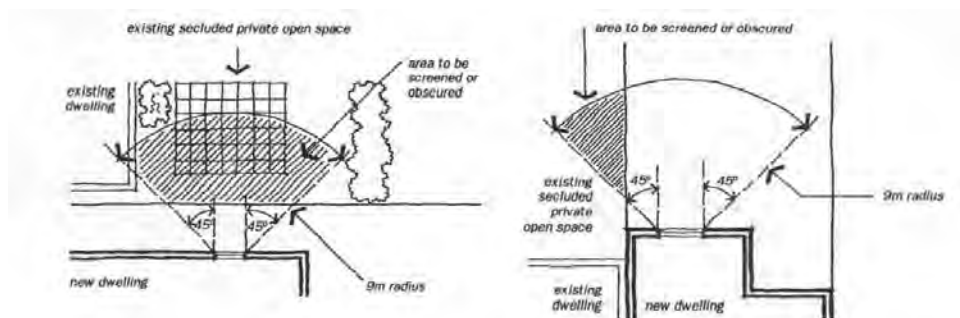
- Offset a minimum of 1.5 metres from the edge of one window to the edge of the other.
- Have sill heights of at least 1.7 metres above floor level.
- Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level.
- Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.

Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.

Screens used to obscure a view should be:

- Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.
- Permanent, fixed and durable.
- Designed and coloured to blend in with the development.

This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.

Diagram B4 Overlooking open space**Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- The design response.
- The impact on the amenity of the secluded private open space or habitable room window.
- The existing extent of overlooking into the secluded private open space and habitable room windows of existing dwellings.
- The internal daylight to and amenity of the proposed dwelling or residential building.

55.04-7

19/01/2006
VC37

Internal views objective

To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.

Standard B23

Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.

Decision guideline

Before deciding on an application, the responsible authority must consider the design response.

55.04-8

19/01/2006
VC37

Noise impacts objectives

To contain noise sources in developments that may affect existing dwellings.

To protect residents from external noise.

Standard B24

Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.

Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.

Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.

Decision guideline

Before deciding on an application, the responsible authority must consider the design response.

55.0513/04/2017
VC136**ON-SITE AMENITY AND FACILITIES****55.05-1**19/01/2006
VC37**Accessibility objective**

To encourage the consideration of the needs of people with limited mobility in the design of developments.

Standard B25

The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.

55.05-219/01/2006
VC37**Dwelling entry objective**

To provide each dwelling or residential building with its own sense of identity.

Standard B26

Entries to dwellings and residential buildings should:

- Be visible and easily identifiable from streets and other public areas.
- Provide shelter, a sense of personal address and a transitional space around the entry.

55.05-319/01/2006
VC37**Daylight to new windows objective**

To allow adequate daylight into new habitable room windows.

Standard B27

A window in a habitable room should be located to face:

- An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or
- A verandah provided it is open for at least one third of its perimeter, or
- A carport provided it has two or more open sides and is open for at least one third of its perimeter.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- Whether there are other windows in the habitable room which have access to daylight.

55.05-413/04/2017
VC136**Private open space objective**

To provide adequate private open space for the reasonable recreation and service needs of residents.

Standard B28

A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone.

If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building should have private open space consisting of:

- An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or

- A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or
- A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.

The balcony requirements in Clause 55.05-4 do not apply to an apartment development.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability of the private open space, including its size and accessibility.
- The availability of and access to public or communal open space.
- The orientation of the lot to the street and the sun.

55.05-5

19/01/2006
VC37

Solar access to open space objective

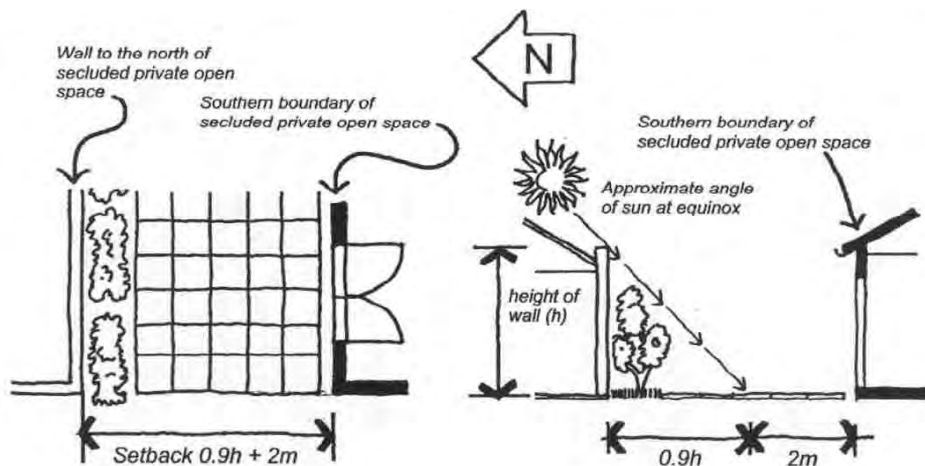
To allow solar access into the secluded private open space of new dwellings and residential buildings.

Standard B29

The private open space should be located on the north side of the dwelling or residential building, if appropriate.

The southern boundary of secluded private open space should be set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall.

Diagram B5 Solar access to open space



Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability and amenity of the secluded private open space based on the sunlight it will receive.

55.05-6

19/01/2006
VC37

Storage objective

To provide adequate storage facilities for each dwelling.

Standard B30

Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.

55.0615/07/2013
VC100**55.06-1**19/01/2006
VC37**DETAILED DESIGN****Design detail objective**

To encourage design detail that respects the existing or preferred neighbourhood character.

Standard B31

The design of buildings, including:

- Facade articulation and detailing,
- Window and door proportions,
- Roof form, and
- Verandahs, eaves and parapets,

should respect the existing or preferred neighbourhood character.

Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The effect on the visual bulk of the building and whether this is acceptable in the neighbourhood setting.
- Whether the design is innovative and of a high architectural standard.

55.06-215/07/2013
VC100**Front fences objective**

To encourage front fence design that respects the existing or preferred neighbourhood character.

Standard B32

The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.

A front fence within 3 metres of a street should not exceed:

- The maximum height specified in a schedule to the zone, or
- If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3.

Table B3 Maximum front fence height

Street Context	Maximum front fence height
Streets in a Road Zone, Category 1	2 metres
Other streets	1.5 metres

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The setback, height and appearance of front fences on adjacent properties.

- The extent to which slope and retaining walls reduce the effective height of the front fence.
- Whether the fence is needed to minimise noise intrusion.

55.06-3

19/01/2006
VC37

Common property objectives

To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.

To avoid future management difficulties in areas of common ownership.

Standard B33

Developments should clearly delineate public, communal and private areas.

Common property, where provided, should be functional and capable of efficient management.

55.06-4

19/01/2006
VC37

Site services objectives

To ensure that site services can be installed and easily maintained.

To ensure that site facilities are accessible, adequate and attractive.

Standard B34

The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.

Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.

Bin and recycling enclosures should be located for convenient access by residents.

Mailboxes should be provided and located for convenient access as required by Australia Post.

Decision guideline

Before deciding on an application, the responsible authority must consider the design response.

55.0731/07/2018
VC148**APARTMENT DEVELOPMENTS****Purpose**

Clause 55.07 sets out requirements for an apartment development.

55.07-126/10/2018
VC155**Energy efficiency objectives**

To achieve and protect energy efficient dwellings and buildings.

To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.

To ensure dwellings achieve adequate thermal efficiency.

Standard B35

Buildings should be:

- Oriented to make appropriate use of solar energy.
- Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.
- Sited and designed to ensure that the performance of existing rooftop solar energy facilities on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy facility must exist at the date the application is lodged.

Living areas and private open space should be located on the north side of the development, if practicable.

Developments should be designed so that solar access to north-facing windows is optimised.

Dwellings located in a climate zone identified Table B4 in should not exceed the maximum NatHERS annual cooling load specified in the following table.

Table B4 Cooling load

NatHERS climate zone	NatHERS maximum cooling load MJ/M ² per annum
Climate zone 21 Melbourne	30
Climate zone 22 East Sale	22
Climate zone 27 Mildura	69
Climate zone 60 Tullamarine	22
Climate zone 62 Moorabbin	21
Climate zone 63 Warrnambool	21
Climate zone 64 Cape Otway	19
Climate zone 66 Ballarat	23

Note: Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy).

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.

- The size, orientation and layout of the site.
- The existing amount of solar access to abutting properties.
- The availability of solar access to north-facing windows on the site.
- The annual cooling load for each dwelling.
- The extent to which an existing rooftop solar energy facility on an adjoining lot is overshadowed by existing buildings or other permanent structures.
- Whether the existing rooftop solar energy facility on an adjoining lot is appropriately located.
- The effect of overshadowing on an existing rooftop solar energy facility on an adjoining lot.

55.07-213/04/2017
VC136**Communal open space objective**

To ensure that communal open space is accessible, practical, attractive, easily maintained and integrated with the layout of the development.

Standard B36

Developments with 40 or more dwellings should provide a minimum area of communal open space of 2.5 square metres per dwelling or 250 square metres, whichever is lesser.

Communal open space should:

- Be located to:
 - Provide passive surveillance opportunities, where appropriate.
 - Provide outlook for as many dwellings as practicable.
 - Avoid overlooking into habitable rooms and private open space of new dwellings.
 - Minimise noise impacts to new and existing dwellings.
- Be designed to protect any natural features on the site.
- Maximise landscaping opportunities.
- Be accessible, useable and capable of efficient management.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant urban design objective, policy or statement set out in this scheme.
- The design response.
- The useability and amenity of the communal open space based on its size, location, accessibility and reasonable recreation needs of residents.
- The availability of and access to public open space.

55.07-313/04/2017
VC136**Solar access to communal outdoor open space objective**

To allow solar access into communal outdoor open space.

Standard B37

The communal outdoor open space should be located on the north side of a building, if appropriate.

At least 50 per cent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space should receive a minimum of two hours of sunlight between 9am and 3pm on 21 June.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability and amenity of the primary communal outdoor open space areas based on the urban context, the orientation of the building, the layout of dwellings and the sunlight it will receive.

55.07-4

31/07/2018
VC148

Deep soil areas and canopy trees objective

To promote climate responsive landscape design and water management in developments to support thermal comfort and reduce the urban heat island effect.

Standard B38

The landscape layout and design should:

- Be responsive to the site context.
- Consider landscaping opportunities to reduce heat absorption such as green walls, green roofs and roof top gardens and improve on-site storm water infiltration.
- Maximise deep soil areas for planting of canopy trees.
- Integrate planting and water management.

Developments should provide the deep soil areas and canopy trees specified in Table B5.

If the development cannot provide the deep soil areas and canopy trees specified in Table B5, an equivalent canopy cover should be achieved by providing either:

- Canopy trees or climbers (over a pergola) with planter pits sized appropriately for the mature tree soil volume requirements.
- Vegetated planters, green roofs or green facades.

Table B5 Deep soil areas and canopy trees

Site area	Deep soil areas	Minimum tree provision
750 - 1000 square metres	5% of site area (minimum dimension of 3 metres)	1 small tree (6-8 metres) per 30 square metres of deep soil
1001 - 1500 square metres	7.5% of site area (minimum dimension of 3 metres)	1 medium tree (8-12 metres) per 50 square metres of deep soil or 1 large tree per 90 square metres of deep soil
1501 - 2500 square metres	10% of site area (minimum dimension of 6 metres)	1 large tree (at least 12 metres) per 90 square metres of deep soil or 2 medium trees per 90 square metres of deep soil
>2500 square metres	15% of site area (minimum dimension of 6 metres)	1 large tree (at least 12 metres) per 90 square metres of deep soil or 2 medium trees per 90 square metres of deep soil

Note: Where an existing canopy tree over 8 metres can be retained on a lot greater than 1000 square metres without damage during the construction period, the minimum deep soil requirement is 7% of the site area.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant plan or policy for environmental sustainability in the Municipal Planning Strategy and the Planning Policy Framework.
- The design response.
- The suitability of the proposed location and soil volume for canopy trees.
- The ongoing management of landscaping within a development.
- The soil type and drainage patterns of the site.

55.07-5

26/10/2018
VC154

Integrated water and stormwater management objectives

To encourage the use of alternative water sources such as rainwater, stormwater and recycled water.

To facilitate stormwater collection, utilisation and infiltration within the development.

To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.

Standard B39

Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.

Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority.

The stormwater management system should be:

- Designed to meet the current best practice performance objectives for stormwater quality as contained in the *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999).
- Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant water and stormwater management objective, policy or statement set out in this scheme.
- The design response.
- Whether the development has utilised alternative water sources and/or incorporated water sensitive urban design.
- Whether stormwater discharge from the site will adversely affect water quality entering the drainage system.
- The capacity of the drainage network to accommodate additional stormwater.
- Whether the stormwater treatment areas can be effectively maintained.
- Whether the owner has entered into an agreement to contribute to off-site stormwater management in lieu of providing an on-site stormwater management system.

55.07-6

13/04/2017
VC136

Noise impacts objectives

To contain noise sources in developments that may affect existing dwellings.

To protect residents from external and internal noise sources.

Standard B40

Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings.

The layout of new dwellings and buildings should minimise noise transmission within the site.

Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings.

New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.

Buildings within a noise influence area specified in Table B6 should be designed and constructed to achieve the following noise levels:

- Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am.
- Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm.

Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements.

Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.

Table B6 Noise influence area

Noise source	Noise influence area
Zone interface	
Industry	300 metres from the Industrial 1, 2 and 3 zone boundary
Roads	
Freeways, tollways and other roads carrying 40,000 Annual Average Daily Traffic Volume	300 metres from the nearest trafficable lane
Railways	
Railway servicing passengers in Victoria	80 metres from the centre of the nearest track
Railway servicing freight outside Metropolitan Melbourne	80 metres from the centre of the nearest track
Railway servicing freight in Metropolitan Melbourne	135 metres from the centre of the nearest track

Note: The noise influence area should be measured from the closest part of the building to the noise source.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- Whether it can be demonstrated that the design treatment incorporated into the development meets the specified noise levels or an acoustic report by a suitably qualified specialist submitted with the application.
- Whether the impact of potential noise sources within a development have been mitigated through design, location and siting.
- Whether the layout of rooms within a dwelling mitigates noise transfer within and between dwellings.
- Whether an alternative design meets the relevant objectives having regard to the amenity of the dwelling and the site context.

55.07-713/04/2017
VC136**Accessibility objective**

To ensure the design of dwellings meets the needs of people with limited mobility.

Standard B41

At least 50 per cent of dwellings should have:

- A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.
- A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.
- A main bedroom with access to an adaptable bathroom.
- At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table B7.

Table B7 Bathroom design

	Design option A	Design option B
Door opening	A clear 850mm wide door opening.	A clear 820mm wide door opening located opposite the shower.
Door design	Either: <ul style="list-style-type: none"> ▪ A slide door, or ▪ A door that opens outwards, or ▪ A door that opens inwards that is clear of the circulation area and has readily removable hinges. 	Either: <ul style="list-style-type: none"> ▪ A slide door, or ▪ A door that opens outwards, or ▪ A door that opens inwards and has readily removable hinges.
Circulation area	A clear circulation area that is: <ul style="list-style-type: none"> ▪ A minimum area of 1.2 metres by 1.2 metres. ▪ Located in front of the shower and the toilet. ▪ Clear of the toilet, basin and the door swing. The circulation area for the toilet and shower can overlap.	A clear circulation area that is: <ul style="list-style-type: none"> ▪ A minimum width of 1 metre. ▪ The full length of the bathroom and a minimum length of 2.7 metres. ▪ Clear of the toilet and basin. The circulation area can include a shower area.
Path to circulation area	A clear path with a minimum width of 900mm from the door opening to the circulation area.	Not applicable.
Shower	A hobless (step-free) shower.	A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening.
Toilet	A toilet located in the corner of the room.	A toilet located closest to the door opening and clear of the circulation area.

55.07-813/04/2017
VC136**Building entry and circulation objectives**

To provide each dwelling and building with its own sense of identity.

To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.

To ensure internal communal areas provide adequate access to daylight and natural ventilation.

Standard B42

Entries to dwellings and buildings should:

- Be visible and easily identifiable.
- Provide shelter, a sense of personal address and a transitional space around the entry.

The layout and design of buildings should:

- Clearly distinguish entrances to residential and non-residential areas.
- Provide windows to building entrances and lift areas.
- Provide visible, safe and attractive stairs from the entry level to encourage use by residents.
- Provide common areas and corridors that:
 - Include at least one source of natural light and natural ventilation.
 - Avoid obstruction from building services.
 - Maintain clear sight lines.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability and amenity of internal communal areas based on daylight access and the natural ventilation it will receive.

55.07-9

13/04/2017
VC136

Private open space above ground floor objective

To provide adequate private open space for the reasonable recreation and service needs of residents.

Standard B43

A dwelling should have private open space consisting of:

- An area of 15 square metres, with a minimum dimension of 3 metres at a podium or other similar base and convenient access from a living room, or
- A balcony with an area and dimensions specified in Table B8 and convenient access from a living room.

If a cooling or heating unit is located on a balcony, the balcony should provide an additional area of 1.5 square metres.

Table B8 Balcony size

Dwelling type	Minimum area	Minimum dimension
Studio or 1 bedroom dwelling	8 square metres	1.8 metres
2 bedroom dwelling	8 square metres	2 metres
3 or more bedroom dwelling	12 square metres	2.4 metres

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability and functionality of the private open space, including its size and accessibility.
- The amenity of the private open space based on the orientation of the lot, the wind conditions and the sunlight it will receive.
- The availability of and access to public or communal open space.

55.07-1013/04/2017
VC136**Storage objective**

To provide adequate storage facilities for each dwelling.

Standard B44

Each dwelling should have convenient access to usable and secure storage space.

The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table B9.

Table B9 Storage

Dwelling type	Total minimum storage volume	Minimum storage volume within the dwelling
Studio	8 cubic metres	5 cubic metres
1 bedroom dwelling	10 cubic metres	6 cubic metres
2 bedroom dwelling	14 cubic metres	9 cubic metres
3 or more bedroom dwelling	18 cubic metres	12 cubic metres

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability, functionality and location of storage facilities provided for the dwelling.

55.07-1113/04/2017
VC136**Waste and recycling objectives**

To ensure dwellings are designed to encourage waste recycling.

To ensure that waste and recycling facilities are accessible, adequate and attractive.

To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.

Standard B45

Developments should include dedicated areas for:

- Waste and recycling enclosures which are:
 - Adequate in size, durable, waterproof and blend in with the development.
 - Adequately ventilated.
 - Located and designed for convenient access by residents and made easily accessible to people with limited mobility.
- Adequate facilities for bin washing. These areas should be adequately ventilated.
- Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate.
- Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing.
- Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing.
- Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate.

Waste and recycling management facilities should be design and managed in accordance with a Waste Management Plan approved by the responsible authority and:

- Be designed to meet the best practice waste and recycling management guidelines for residential development adopted by Sustainability Victoria.
- Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- Any relevant waste and recycling objective, policy or statement set out in this scheme.

55.07-12

13/04/2017
VC136

Functional layout objective

To ensure dwellings provide functional areas that meet the needs of residents.

Standard B46

Bedrooms should:

- Meet the minimum internal room dimensions specified in Table B10.
- Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe.

Table B10 Bedroom dimensions

Bedroom type	Minimum width	Minimum depth
Main bedroom	3 metres	3.4 metres
All other bedrooms	3 metres	3 metres

Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table B11.

Table B11 Living area dimensions

Dwelling type	Minimum width	Minimum area
Studio and 1 bedroom dwelling	3.3 metres	10 sqm
2 or more bedroom dwelling	3.6 metres	12 sqm

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability, functionality and amenity of habitable rooms.

55.07-13

13/04/2017
VC136

Room depth objective

To allow adequate daylight into single aspect habitable rooms.

Standard B47

Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height.

The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:

- The room combines the living area, dining area and kitchen.
- The kitchen is located furthest from the window.
- The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen.

The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The extent to which the habitable room is provided with reasonable daylight access through the number, size, location and orientation of windows.
- The useability, functionality and amenity of the dwelling based on layout, siting, size and orientation of habitable rooms.
- Any overhang above habitable room windows that limits daylight access.

55.07-14

13/04/2017
VC136

Windows objective

To allow adequate daylight into new habitable room windows.

Standard B48

Habitable rooms should have a window in an external wall of the building.

A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky.

The secondary area should be:

- A minimum width of 1.2 metres.
- A maximum depth of 1.5 times the width, measured from the external surface of the window.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The extent to which the habitable room is provided with reasonable daylight access through the number, size, location and orientation of windows.
- The useability and amenity of the dwelling based on the layout, siting, size and orientation of habitable rooms.

55.07-15

13/04/2017
VC136

Natural ventilation objectives

To encourage natural ventilation of dwellings.

To allow occupants to effectively manage natural ventilation of dwellings.

Standard B49

The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.

At least 40 per cent of dwellings should provide effective cross ventilation that has:

- A maximum breeze path through the dwelling of 18 metres.
- A minimum breeze path through the dwelling of 5 metres.

- Ventilation openings with approximately the same area.

The breeze path is measured between the ventilation openings on different orientations of the dwelling.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The size, orientation, slope and wind exposure of the site.
- The extent to which the orientation of the building and the layout of dwellings maximises opportunities for cross ventilation.
- Whether an alternative design meets the relevant objectives having regard to the amenity of the dwelling and the site context.

RESIDENTIAL SUBDIVISION

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To create liveable and sustainable neighbourhoods and urban places with character and identity.

To achieve residential subdivision outcomes that appropriately respond to the site and its context for:

- Metropolitan Melbourne growth areas.
- Infill sites within established residential areas.
- Regional cities and towns.

To ensure residential subdivision design appropriately provides for:

- Policy implementation.
- Liveable and sustainable communities.
- Residential lot design.
- Urban landscape.
- Access and mobility management.
- Integrated water management.
- Site management.
- Utilities.

Application

These provisions apply to an application to subdivide land in the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone or Township Zone and any Comprehensive Development Zone or Priority Development Zone that provides for residential development.

These provisions do not apply to an application to subdivide land into lots each containing an existing dwelling or car parking space.

Operation

The provisions of this clause contain:

- **Objectives.** An objective describes the desired outcome to be achieved in the completed subdivision.
- **Standards.** A standard contains the requirements to meet the objective.

A standard should normally be met. However, if the responsible authority is satisfied that an application for an alternative design solution meets the objective, the alternative design solution may be considered.

Requirement

An application to subdivide land:

- Must be accompanied by a site and context description and a design response.
- Must meet all of the objectives included in the clauses specified in the zone.
- Should meet all of the standards included in the clauses specified in the zone.

Certification of standards

A subdivision may be certified by a person authorised by the Minister for Planning as meeting the requirements of a standard in this clause.

A standard that is certified as met is deemed to have met the objective of that standard.

56.0116/01/2018
VC142**56.01-1**16/01/2018
VC142**SUBDIVISION SITE AND CONTEXT DESCRIPTION AND DESIGN RESPONSE****Subdivision site and context description**

The site and context description may use a site plan, photographs or other techniques and must accurately describe:

- In relation to the site:
 - Site shape, size, dimensions and orientation.
 - Levels and contours of the site.
 - Natural features including trees and other significant vegetation, drainage lines, water courses, wetlands, ridgelines and hill tops.
 - The siting and use of existing buildings and structures.
 - Street frontage features such as poles, street trees and kerb crossovers.
 - Access points.
 - Location of drainage and other utilities.
 - Easements.
 - Any identified natural or cultural features of the site.
 - Significant views to and from the site.
 - Noise and odour sources or other external influences.
 - Soil conditions, including any land affected by contamination, erosion, salinity, acid sulphate soils or fill.
 - Any other notable features or characteristics of the site.
 - Adjacent uses.
 - Any other factor affecting the capacity to develop the site including whether the site is affected by inundation.
- An application for subdivision of 3 or more lots must also describe in relation to the surrounding area:
 - The pattern of subdivision.
 - Existing land uses.
 - The location and use of existing buildings on adjacent land.
 - Abutting street and path widths, materials and detailing.
 - The location and type of significant vegetation.
- An application for subdivision of 60 or more lots must also describe in relation to the surrounding area:
 - Location, distance and type of any nearby public open space and recreational facilities.
 - Direction and distances to local shops and community facilities.
 - Directions and walking distances to public transport routes and stops.
 - Direction and walking distances to existing neighbourhood, major and principal activity centres and major employment areas.

- Existing transport routes, including freeways, arterial roads and streets connecting neighbourhoods.
- Local street network including potential connections to adjacent subdivisions.
- Traffic volumes and movements on adjacent roads and streets.
- Pedestrian, bicycle and shared paths identifying whether their primary role is neighbourhood or regional access.
- Any places of cultural significance.
- Natural features including trees and other significant vegetation, drainage lines, water courses, wetlands, ridgelines and hill tops.
- Proximity of any fire threats.
- Pattern of ownership of adjoining lots.

If in the opinion of the responsible authority a requirement of the site and context description is not relevant to the assessment of an application, the responsible authority may waive or reduce the requirement.

Satisfactory subdivision site and context description

If the responsible authority decides that the site and context description is not satisfactory, it may require more information from the applicant under Section 54 of the Act.

The responsible authority must not require notice of an application to be given or decide an application until it is satisfied that the site and context description meets the requirements of Clause 56.01-1 and is satisfactory.

This does not apply if the responsible authority refuses an application under Section 52(1A) of the Act.

56.01-2

09/10/2006
VC42

Subdivision design response

The design response must explain how the proposed design:

- Derives from and responds to the site and context description.
- Responds to any site and context features for the area identified in a local planning policy or a Neighbourhood Character Overlay.
- Responds to any relevant objective, policy, strategy or plan set out for the area in this scheme.
- Meets the relevant objectives of Clause 56.

The design response must include a dimensioned plan to scale showing the layout of the subdivision in context with the surrounding area. If in the opinion of the responsible authority this requirement is not relevant to the assessment of an application, it may waive or reduce the requirement.

An application for subdivision of 60 or more lots must also include a plan that meets the requirements of Standard C2. The plan must also show the:

- Proposed uses of each part of the site.
- Natural features of the site and identify any features proposed to be altered.
- Proposed integrated water management system.
- Proposed staging of the subdivision.

56.02

09/10/2006
VC42

56.02-1

09/10/2006
VC42

POLICY IMPLEMENTATION

Strategic implementation objective

To ensure that the layout and design of a subdivision is consistent with and implements any objective, policy, strategy or plan for the area set out in this scheme.

Standard C1

An application must be accompanied by a written statement that describes how the subdivision is consistent with and implements any relevant growth area, activity centre, housing, access and mobility, community facilities, open space and recreation, landscape (including any native vegetation precinct plan) and urban design objective, policy, strategy or plan for the area set out in this scheme.

56.0319/09/2017
VC132**56.03-1**09/10/2006
VC42**LIVEABLE AND SUSTAINABLE COMMUNITIES****Compact and walkable neighbourhoods objectives**

To create compact neighbourhoods that are oriented around easy walking distances to activity centres, schools and community facilities, public open space and public transport.

To allow easy movement through and between neighbourhoods for all people.

Standard C2

A subdivision should implement any relevant growth area or any approved land-use and development strategy, plan or policy for the area set out in this scheme.

An application for subdivision must include a plan of the layout of the subdivision that:

- Meets the objectives (if relevant to the class of subdivision specified in the zone) of:
 - Clause 56.03-2 Activity centres
 - Clause 56.03-3 Planning for community facilities
 - Clause 56.04-1 Lot diversity and distribution
 - Clause 56.06-2 Walking and cycling network
 - Clause 56.06-3 Public transport network
 - Clause 56.06-4 Neighbourhood street network
- Shows the 400 metre street walking distance around each existing or proposed bus stop, 600 metres street walking distance around each existing or proposed tram stop and 800 metres street walking distance around each existing or proposed railway station and shows the estimated number of dwellings within those distances.
- Shows the layout of the subdivision in relation to the surrounding area.
- Is designed to be accessible for people with disabilities.

56.03-209/10/2006
VC42**Activity centre objective**

To provide for mixed-use activity centres, including neighbourhood activity centres, of appropriate area and location.

Standard C3

A subdivision should implement any relevant activity centre strategy, plan or policy for the area set out in this scheme.

Subdivision should be supported by activity centres that are:

- Accessible by neighbourhood and regional walking and cycling networks.
- Served by public transport that is connected to the regional public transport network.
- Located at public transport interchange points for the convenience of passengers and easy connections between public transport services.
- Located on arterial roads or connector streets.
- Of appropriate size to accommodate a mix of uses that meet local community needs.
- Oriented to support active street frontages, support street-based community interaction and pedestrian safety.

56.03-309/10/2006
VC42**Planning for community facilities objective**

To provide appropriately located sites for community facilities including schools, libraries, preschools and childcare, health services, police and fire stations, recreation and sports facilities.

Standard C4

A subdivision should:

- Implement any relevant regional and local community facility strategy, plan or policy for the area set out in this scheme.
- Locate community facilities on sites that are in or near activity centres and public transport.

School sites should:

- Be integrated with the neighbourhood and located near activity centres.
- Be located on walking and cycling networks.
- Have a bus stop located along the school site boundary.
- Have student drop-off zones, bus parking and on-street parking in addition to other street functions in abutting streets.
- Adjoin the public open space network and community sporting and other recreation facilities.
- Be integrated with community facilities.
- Be located on land that is not affected by physical, environmental or other constraints.

Schools should be accessible by the Principal Public Transport Network in Metropolitan Melbourne and on the regional public transport network outside Metropolitan Melbourne.

Primary schools should be located on connector streets and not on arterial roads.

New State Government school sites must meet the requirements of the Department of Education and Training and abut at least two streets with sufficient widths to provide student drop-off zones, bus parking and on-street parking in addition to other street functions.

56.03-409/10/2006
VC42**Built environment objective**

To create urban places with identity and character.

Standard C5

The built environment should:

- Implement any relevant urban design strategy, plan or policy for the area set out in this scheme.
- Provide living and working environments that are functional, safe and attractive.
- Provide an integrated layout, built form and urban landscape.
- Contribute to a sense of place and cultural identity.

An application should describe the identity and character to be achieved and the elements that contribute to that identity and character.

56.03-509/10/2006
VC42**Neighbourhood character objective**

To design subdivisions that respond to neighbourhood character.

Standard C6

Subdivision should:

ALPINE PLANNING SCHEME

- Respect the existing neighbourhood character or achieve a preferred neighbourhood character consistent with any relevant neighbourhood character objective, policy or statement set out in this scheme.
- Respond to and integrate with the surrounding urban environment.
- Protect significant vegetation and site features.

56.0409/10/2006
VC42**56.04-1**09/10/2006
VC42**LOT DESIGN****Lot diversity and distribution objectives**

To achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services.

To provide higher housing densities within walking distance of activity centres.

To achieve increased housing densities in designated growth areas.

To provide a range of lot sizes to suit a variety of dwelling and household types.

Standard C7

A subdivision should implement any relevant housing strategy, plan or policy for the area set out in this scheme.

Lot sizes and mix should achieve the average net residential density specified in any zone or overlay that applies to the land or in any relevant policy for the area set out in this scheme.

A range and mix of lot sizes should be provided including lots suitable for the development of:

- Single dwellings.
- Two dwellings or more.
- Higher density housing.
- Residential buildings and Retirement villages.

Unless the site is constrained by topography or other site conditions, lot distribution should provide for 95 per cent of dwellings to be located no more than 400 metre street walking distance from the nearest existing or proposed bus stop, 600 metres street walking distance from the nearest existing or proposed tram stop and 800 metres street walking distance from the nearest existing or proposed railway station.

Lots of 300 square metres or less in area, lots suitable for the development of two dwellings or more, lots suitable for higher density housing and lots suitable for Residential buildings and Retirement villages should be located in and within 400 metres street walking distance of an activity centre.

56.04-209/10/2006
VC42**Lot area and building envelopes objective**

To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features.

Standard C8

An application to subdivide land that creates lots of less than 300 square metres should be accompanied by information that shows:

- That the lots are consistent or contain building envelope that is consistent with a development approved under this scheme, or
- That a dwelling may be constructed on each lot in accordance with the requirements of this scheme.

Lots of between 300 square metres and 500 square metres should:

- Contain a building envelope that is consistent with a development of the lot approved under this scheme, or

- If no development of the lot has been approved under this scheme, contain a building envelope and be able to contain a rectangle measuring 10 metres by 15 metres, or 9 metres by 15 metres if a boundary wall is nominated as part of the building envelope.

If lots of between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north unless there are significant physical constraints that make this difficult to achieve.

Lots greater than 500 square metres should be able to contain a rectangle measuring 10 metres by 15 metres, and may contain a building envelope.

A building envelope may specify or incorporate any relevant siting and design requirement. Any requirement should meet the relevant standards of Clause 54, unless:

- The objectives of the relevant standards are met, and
- The building envelope is shown as a restriction on a plan of subdivision registered under the *Subdivision Act 1988*, or is specified as a covenant in an agreement under Section 173 of the Act.

Where a lot with a building envelope adjoins a lot that is not on the same plan of subdivision or is not subject to the same agreement relating to the relevant building envelope:

- The building envelope must meet Standards A10 and A11 of Clause 54 in relation to the adjoining lot, and
- The building envelope must not regulate siting matters covered by Standards A12 to A15 (inclusive) of Clause 54 in relation to the adjoining lot. This should be specified in the relevant plan of subdivision or agreement.

Lot dimensions and building envelopes should protect:

- Solar access for future dwellings and support the siting and design of dwellings that achieve the energy rating requirements of the Building Regulations.
- Existing or proposed easements on lots.
- Significant vegetation and site features.

56.04-3

09/10/2006
VC42

Solar orientation of lots objective

To provide good solar orientation of lots and solar access for future dwellings.

Standard C9

Unless the site is constrained by topography or other site conditions, at least 70 percent of lots should have appropriate solar orientation.

Lots have appropriate solar orientation when:

- The long axis of lots are within the range north 20 degrees west to north 30 degrees east, or east 20 degrees north to east 30 degrees south.
- Lots between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north.
- Dimensions of lots are adequate to protect solar access to the lot, taking into account likely dwelling size and the relationship of each lot to the street.

56.04-4

09/10/2006
VC42

Street orientation objective

To provide a lot layout that contributes to community social interaction, personal safety and property security.

Standard C10

Subdivision should increase visibility and surveillance by:

- Ensuring lots front all roads and streets and avoid the side or rear of lots being oriented to connector streets and arterial roads.
- Providing lots of 300 square metres or less in area and lots for 2 or more dwellings around activity centres and public open space.
- Ensuring streets and houses look onto public open space and avoiding sides and rears of lots along public open space boundaries.
- Providing roads and streets along public open space boundaries.

56.04-5

09/10/2006
VC42

Common area objectives

To identify common areas and the purpose for which the area is commonly held.

To ensure the provision of common area is appropriate and that necessary management arrangements are in place.

To maintain direct public access throughout the neighbourhood street network.

Standard C11

An application to subdivide land that creates common land must be accompanied by a plan and a report identifying:

- The common area to be owned by the body corporate, including any streets and open space.
- The reasons why the area should be commonly held.
- Lots participating in the body corporate.
- The proposed management arrangements including maintenance standards for streets and open spaces to be commonly held.

56.0501/10/2009
VC58**56.05-1**09/10/2006
VC42**URBAN LANDSCAPE****Integrated urban landscape objectives**

To provide attractive and continuous landscaping in streets and public open spaces that contribute to the character and identity of new neighbourhoods and urban places or to existing or preferred neighbourhood character in existing urban areas.

To incorporate natural and cultural features in the design of streets and public open space where appropriate.

To protect and enhance native habitat and discourage the planting and spread of noxious weeds.

To provide for integrated water management systems and contribute to drinking water conservation.

Standard C12

An application for subdivision that creates streets or public open space should be accompanied by a landscape design.

The landscape design should:

- Implement any relevant streetscape, landscape, urban design or native vegetation precinct plan, strategy or policy for the area set out in this scheme.
- Create attractive landscapes that visually emphasise streets and public open spaces.
- Respond to the site and context description for the site and surrounding area.
- Maintain significant vegetation where possible within an urban context.
- Take account of the physical features of the land including landform, soil and climate.
- Protect and enhance any significant natural and cultural features.
- Protect and link areas of significant local habitat where appropriate.
- Support integrated water management systems with appropriate landscape design techniques for managing urban run-off including wetlands and other water sensitive urban design features in streets and public open space.
- Promote the use of drought tolerant and low maintenance plants and avoid species that are likely to spread into the surrounding environment.
- Ensure landscaping supports surveillance and provides shade in streets, parks and public open space.
- Develop appropriate landscapes for the intended use of public open space including areas for passive and active recreation, the exercising of pets, playgrounds and shaded areas.
- Provide for walking and cycling networks that link with community facilities.
- Provide appropriate pathways, signage, fencing, public lighting and street furniture.
- Create low maintenance, durable landscapes that are capable of a long life.
- The landscape design must include a maintenance plan that sets out maintenance responsibilities, requirements and costs.

56.05-201/10/2009
VC58**Public open space provision objectives**

To provide a network of quality, well-distributed, multi-functional and cost-effective public open space that includes local parks, active open space, linear parks and trails, and links to regional open space.

To provide a network of public open space that caters for a broad range of users.

To encourage healthy and active communities.

To provide adequate unencumbered land for public open space and integrate any encumbered land with the open space network.

To ensure land provided for public open space can be managed in an environmentally sustainable way and contributes to the development of sustainable neighbourhoods.

Standard C13

The provision of public open space should:

- Implement any relevant objective, policy, strategy or plan (including any growth area precinct structure plan) for open space set out in this scheme.
- Provide a network of well-distributed neighbourhood public open space that includes:
 - Local parks within 400 metres safe walking distance of at least 95 percent of all dwellings. Where not designed to include active open space, local parks should be generally 1 hectare in area and suitably dimensioned and designed to provide for their intended use and to allow easy adaptation in response to changing community preferences.
 - Additional small local parks or public squares in activity centres and higher density residential areas.
- Active open space of a least 8 hectares in area within 1 kilometre of 95 percent of all dwellings that is:
 - Suitably dimensioned and designed to provide for the intended use, buffer areas around sporting fields and passive open space
 - Sufficient to incorporate two football/cricket ovals
 - Appropriate for the intended use in terms of quality and orientation
 - Located on flat land (which can be cost effectively graded)
 - Located with access to, or making provision for, a recycled or sustainable water supply
 - Adjoin schools and other community facilities where practical
 - Designed to achieve sharing of space between sports.
- Linear parks and trails along waterways, vegetation corridors and road reserves within 1 kilometre of 95 percent of all dwellings.

Public open space should:

- Be provided along foreshores, streams and permanent water bodies.
- Be linked to existing or proposed future public open spaces where appropriate.
- Be integrated with floodways and encumbered land that is accessible for public recreation.
- Be suitable for the intended use.
- Be of an area and dimensions to allow easy adaptation to different uses in response to changing community active and passive recreational preferences.
- Maximise passive surveillance.
- Be integrated with urban water management systems, waterways and other water bodies.
- Incorporate natural and cultural features where appropriate.

56.0618/06/2010
VC62**ACCESS AND MOBILITY MANAGEMENT****56.06-1**18/06/2010
VC62**Integrated mobility objectives**

To achieve an urban structure where compact and walkable neighbourhoods are clustered to support larger activity centres on the Principal Public Transport Network in Metropolitan Melbourne and on the regional public transport network outside Metropolitan Melbourne.

To provide for walking (including persons with impaired mobility), cycling, public transport and other motor vehicles in an integrated manner.

To contribute to reduced car dependence, improved energy efficiency, improved transport efficiency, reduced greenhouse gas emissions and reduced air pollution.

Standard C14

An application for a subdivision must include a plan of the layout of the neighbourhood that meets the objectives of:

- Clause 56.06-2 Walking and cycling network.
- Clause 56.06-3 Public transport network.
- Clause 56.06-4 Neighbourhood street network.

56.06-209/10/2006
VC42**Walking and cycling network objectives**

To contribute to community health and well being by encouraging walking and cycling as part of the daily lives of residents, employees and visitors.

To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists.

To reduce car use, greenhouse gas emissions and air pollution.

Standard C15

The walking and cycling network should be designed to:

- Implement any relevant regional and local walking and cycling strategy, plan or policy for the area set out in this scheme.
- Link to any existing pedestrian and cycling networks.
- Provide safe walkable distances to activity centres, community facilities, public transport stops and public open spaces.
- Provide an interconnected and continuous network of safe, efficient and convenient footpaths, shared paths, cycle paths and cycle lanes based primarily on the network of arterial roads, neighbourhood streets and regional public open spaces.
- Provide direct cycling routes for regional journeys to major activity centres, community facilities, public transport and other regional activities and for regional recreational cycling.
- Ensure safe street and road crossings including the provision of traffic controls where required.
- Provide an appropriate level of priority for pedestrians and cyclists.
- Have natural surveillance along streets and from abutting dwellings and be designed for personal safety and security particularly at night.
- Be accessible to people with disabilities.

56.06-309/10/2006
VC42**Public transport network objectives**

To provide an arterial road and neighbourhood street network that supports a direct, efficient and safe public transport system.

To encourage maximum use of public transport.

Standard C16

The public transport network should be designed to:

- Implement any relevant public transport strategy, plan or policy for the area set out in this scheme.
- Connect new public transport routes to existing and proposed routes to the satisfaction of the relevant public transport authority.
- Provide for public transport links between activity centres and other locations that attract people using the Principal Public Transport Network in Metropolitan Melbourne and the regional public transport network outside Metropolitan Melbourne.
- Locate regional bus routes principally on arterial roads and locate local bus services principally on connector streets to provide:
 - Safe and direct movement between activity centres without complicated turning manoeuvres.
 - Direct travel between neighbourhoods and neighbourhood activity centres.
 - A short and safe walk to a public transport stop from most dwellings.

56.06-4

18/06/2010
VC62

Neighbourhood street network objective

To provide for direct, safe and easy movement through and between neighbourhoods for pedestrians, cyclists, public transport and other motor vehicles using the neighbourhood street network.

Standard C17

The neighbourhood street network must:

- Take account of the existing mobility network of arterial roads, neighbourhood streets, cycle paths, shared paths, footpaths and public transport routes.
- Provide clear physical distinctions between arterial roads and neighbourhood street types.
- Comply with the Roads Corporation's arterial road access management policies.
- Provide an appropriate speed environment and movement priority for the safe and easy movement of pedestrians and cyclists and for accessing public transport.
- Provide safe and efficient access to activity centres for commercial and freight vehicles.
- Provide safe and efficient access to all lots for service and emergency vehicles.
- Provide safe movement for all vehicles.
- Incorporate any necessary traffic control measures and traffic management infrastructure.

The neighbourhood street network should be designed to:

- Implement any relevant transport strategy, plan or policy for the area set out in this scheme.
- Include arterial roads at intervals of approximately 1.6 kilometres that have adequate reservation widths to accommodate long term movement demand.
- Include connector streets approximately halfway between arterial roads and provide adequate reservation widths to accommodate long term movement demand.
- Ensure connector streets align between neighbourhoods for direct and efficient movement of pedestrians, cyclists, public transport and other motor vehicles.
- Provide an interconnected and continuous network of streets within and between neighbourhoods for use by pedestrians, cyclists, public transport and other vehicles.
- Provide an appropriate level of local traffic dispersal.

- Indicate the appropriate street type.
- Provide a speed environment that is appropriate to the street type.
- Provide a street environment that appropriately manages movement demand (volume, type and mix of pedestrians, cyclists, public transport and other motor vehicles).
- Encourage appropriate and safe pedestrian, cyclist and driver behaviour.
- Provide safe sharing of access lanes and access places by pedestrians, cyclists and vehicles.
- Minimise the provision of culs-de-sac.
- Provide for service and emergency vehicles to safely turn at the end of a dead-end street.
- Facilitate solar orientation of lots.
- Facilitate the provision of the walking and cycling network, integrated water management systems, utilities and planting of trees.
- Contribute to the area's character and identity.
- Take account of any identified significant features.

56.06-5

09/10/2006
VC42

Walking and cycling network detail objectives

To design and construct footpaths, shared path and cycle path networks that are safe, comfortable, well constructed and accessible for people with disabilities.

To design footpaths to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.

Standard C18

Footpaths, shared paths, cycle paths and cycle lanes should be designed to:

- Be part of a comprehensive design of the road or street reservation.
- Be continuous and connect.
- Provide for public transport stops, street crossings for pedestrians and cyclists and kerb crossovers for access to lots.
- Accommodate projected user volumes and mix.
- Meet the requirements of Table C1.
- Provide pavement edge, kerb, channel and crossover details that support safe travel for pedestrians, footpath bound vehicles and cyclists, perform required drainage functions and are structurally sound.
- Provide appropriate signage.
- Be constructed to allow access to lots without damage to the footpath or shared path surfaces.
- Be constructed with a durable, non-skid surface.
- Be of a quality and durability to ensure:
 - Safe passage for pedestrians, cyclists, footpath bound vehicles and vehicles.
 - Discharge of urban run-off.
 - Preservation of all-weather access.
 - Maintenance of a reasonable, comfortable riding quality.
 - A minimum 20 year life span.

- Be accessible to people with disabilities and include tactile ground surface indicators, audible signals and kerb ramps required for the movement of people with disabilities.

56.06-609/10/2006
VC42**Public transport network detail objectives**

To provide for the safe, efficient operation of public transport and the comfort and convenience of public transport users.

To provide public transport stops that are accessible to people with disabilities.

Standard C19

Bus priority measures must be provided along arterial roads forming part of the existing or proposed Principal Public Transport Network in Metropolitan Melbourne and the regional public transport network outside Metropolitan Melbourne to the requirements of the relevant roads authority.

Road alignment and geometry along bus routes should provide for the efficient, unimpeded movement of buses and the safety and comfort of passengers.

The design of public transport stops should not impede the movement of pedestrians.

Bus and tram stops should have:

- Surveillance from streets and adjacent lots.
- Safe street crossing conditions for pedestrians and cyclists.

Safe pedestrian crossings on arterial roads and at schools including the provision of traffic controls as required by the roads authority.

- Continuous hard pavement from the footpath to the kerb.
- Sufficient lighting and paved, sheltered waiting areas for forecast user volume at neighbourhood centres, schools and other locations with expected high patronage.
- Appropriate signage.

Public transport stops and associated waiting areas should be accessible to people with disabilities and include tactile ground surface indicators, audible signals and kerb ramps required for the movement of people with physical disabilities.

56.06-715/09/2008
VC49**Neighbourhood street network detail objective**

To design and construct street carriageways and verges so that the street geometry and traffic speeds provide an accessible and safe neighbourhood street system for all users.

Standard C20

The design of streets and roads should:

- Meet the requirements of Table C1. Where the widths of access lanes, access places, and access streets do not comply with the requirements of Table C1, the requirements of the relevant fire authority and roads authority must be met.
- Provide street blocks that are generally between 120 metres and 240 metres in length and generally between 60 metres to 120 metres in width to facilitate pedestrian movement and control traffic speed.
- Have verges of sufficient width to accommodate footpaths, shared paths, cycle paths, integrated water management, street tree planting, lighting and utility needs.
- Have street geometry appropriate to the street type and function, the physical land characteristics and achieve a safe environment for all users.
- Provide a low-speed environment while allowing all road users to proceed without unreasonable inconvenience or delay.

ALPINE PLANNING SCHEME

- Provide a safe environment for all street users applying speed control measures where appropriate.
- Ensure intersection layouts clearly indicate the travel path and priority of movement for pedestrians, cyclists and vehicles.
- Provide a minimum 5 metre by 5 metre corner splay at junctions with arterial roads and a minimum 3 metre by 3 metre corner splay at other junctions unless site conditions justify a variation to achieve safe sight lines across corners.
- Ensure streets are of sufficient strength to:
 - Enable the carriage of vehicles.
 - Avoid damage by construction vehicles and equipment.
- Ensure street pavements are of sufficient quality and durability for the:
 - Safe passage of pedestrians, cyclists and vehicles.
 - Discharge of urban run-off.
 - Preservation of all-weather access and maintenance of a reasonable, comfortable riding quality.
- Ensure carriageways of planned arterial roads are designed to the requirements of the relevant road authority.
- Ensure carriageways of neighbourhood streets are designed for a minimum 20 year life span.
- Provide pavement edges, kerbs, channel and crossover details designed to:
 - Perform the required integrated water management functions.
 - Delineate the edge of the carriageway for all street users.
 - Provide efficient and comfortable access to abutting lots at appropriate locations.
 - Contribute to streetscape design.
- Provide for the safe and efficient collection of waste and recycling materials from lots.
- Be accessible to people with disabilities.
- Meet the requirements of Table C1. Where the widths of access lanes, access places, and access streets do not comply with the requirements of Table C1, the requirements of the relevant fire authority and roads authority must be met. Where the widths of connector streets do not comply with the requirements of Table C1, the requirements of the relevant public transport authority must be met.

A street detail plan should be prepared that shows, as appropriate:

- The street hierarchy and typical cross-sections for all street types.
- Location of carriageway pavement, parking, bus stops, kerbs, crossovers, footpaths, tactile surface indicators, cycle paths and speed control and traffic management devices.
- Water sensitive urban design features.
- Location and species of proposed street trees and other vegetation.
- Location of existing vegetation to be retained and proposed treatment to ensure its health.
- Any relevant details for the design and location of street furniture, lighting, seats, bus stops, telephone boxes and mailboxes.

56.06-818/06/2010
VC62**Lot access objective**

To provide for safe vehicle access between roads and lots.

Standard C21

Vehicle access to lots abutting arterial roads should be provided from service roads, side or rear access lanes, access places or access streets where appropriate and in accordance with the access management requirements of the relevant roads authority.

Vehicle access to lots of 300 square metres or less in area and lots with a frontage of 7.5 metres or less should be provided via rear or side access lanes, places or streets.

The design and construction of a crossover should meet the requirements of the relevant road authority.

Table C1 Design of roads and neighbourhood streets**Access Lane**

A side or rear lane principally providing access to parking on lots with another street frontage.

Traffic volume¹	300vpd
Target speed²	10kph
Carriageway width³ & parking provision within street reservation	5.5m ⁶ wide with no parking spaces to be provided. Appropriately signed.
Verge width⁴	No verge required.
Kerbing⁵	
Footpath provision	None Carriageway designed as a shared zone and appropriately signed.
Cycle path provision	None

Access Place

A minor street providing local residential access with shared traffic, pedestrian and recreation use, but with pedestrian priority.

Traffic volume¹	300vpd to 1000vpd
Target speed²	15kph
Carriageway width³ & parking provision within street reservation	5.5m wide with 1 hard standing verge parking space per 2 lots. or 5.5m wide with parking on carriageway - one side. Appropriately signed.
Verge width⁴	7.5m minimum total width. For services provide a minimum of 3.5m on one side and a minimum of 2.5m on the other.

ALPINE PLANNING SCHEME

Kerbing⁵	Semi-mountable rollover or flush and swale or other water sensitive urban design treatment area.
Footpath provision	Not required if serving 5 dwellings or less and the carriageway is designed as a shared zone and appropriately signed. or 1.5m wide footpath offset a minimum distance of 1m from the kerb.
Cycle path provision	None

Access Street - Level 1

A street providing local residential access where traffic is subservient, speed and volume are low and pedestrian and bicycle movements are facilitated.

Traffic volume¹	1000vpd to 2000vpd
Target speed²	30kph
Carriageway width³ & parking provision within street reservation	5.5m wide with 1 hard standing verge parking space per 2 lots.
Verge width⁴	4m minimum each side
Kerbing⁵	Semi-mountable rollover or flush and swale or other water sensitive urban design treatment area.
Footpath provision	1.5m wide footpaths on both sides. Footpaths should be widened to 2.0m in vicinity of a school, shop or other activity centre. Be offset a minimum distance of 1m from the kerb.
Cycle path provision	Carriageway designed as a shared zone and appropriately signed.

Access Street - Level 2

A street providing local residential access where traffic is subservient, speed and volume are low and pedestrian and bicycle movements are facilitated.

Traffic volume¹	2000vpd to 3000vpd
Target speed²	40kph
Carriageway width³ & parking provision within street reservation	7m-7.5m wide with parking on both sides of carriageway
Verge width⁴	4.5m minimum each side
Kerbing⁵	Semi-mountable rollover or flush and swale or other water sensitive urban design treatment area.
Footpath provision	1.5m wide footpaths on both sides. Footpaths should be widened to 2.0m in vicinity of a school, shop or other activity centre.

ALPINE PLANNING SCHEME

	Be offset a minimum distance of 1m from the kerb.
Cycle path provision	Carriageway designed as a shared zone and appropriately signed.

Connector Street - Level 1

A street that carries higher volumes of traffic. It connects access places and access streets through and between neighbourhoods.

Traffic volume¹	3000 vpd
Target speed²	50 kph ⁷ reduced to 40 kph at schools and 20 kph at pedestrian and cycle crossing points.
Carriageway width³, cycle lane provision, parking provision and bus stops within street reservation	<ul style="list-style-type: none"> ▪ 3.5m minimum lane width in each direction of travel. ▪ 4.0m minimum lane width at approaches to and departures from roundabouts and T-intersections. ▪ For on-street cycling, increase the minimum clear carriageway in each direction by: <ul style="list-style-type: none"> – 0.7m where the trafficable carriageway is shared by cyclists but no dedicated bicycle lane is marked on the carriageway; or – 1.5m where a trafficable carriageway is shared by cyclists but no dedicated bicycle lane is marked on the carriageway and there is a single lane in each direction separated by a raised trafficable median of at least 2.0m in width with mountable kerbs; or – 1.7m where a dedicated 1.7m wide bicycle lane is marked on the carriageway. ▪ An additional dedicated parking lane or indented parking within the verge must be provided where street parking is required. A parking lane width of 2.3m is required where parallel parking is provided. ▪ Bus stops at the kerbside, not indented within the verge.
Verge width⁴	4.5m minimum each side.
Kerbing⁵	Semi-mountable rollover or flush and swale or other water sensitive urban design treatment area.
Footpath provision	<ul style="list-style-type: none"> ▪ 1.5m wide footpaths on both sides. ▪ Footpath widened to a minimum 2.0m in the vicinity of a school, shop, public transport stop or other activity centre. ▪ Footpaths offset a minimum distance of 1m from the kerb.

Connector Street - Level 2

A street that carries higher volumes of traffic. It connects access places and access streets through and between neighbourhoods.

Traffic volume¹	3,000 vpd to 7,000 vpd
Target speed²	60 kph ⁸ or 50km/h reduced to 40kph at schools.

ALPINE PLANNING SCHEME

Carriageway width³, cycle lane provision, parking provision and bus stops within street reservation	<ul style="list-style-type: none"> 3.5m minimum lane width in each direction of travel. 4.0m minimum lane width at approaches to and departures from roundabouts and T-intersections. 7.0m minimum carriageway width in each direction of travel where there are two lanes in each direction separated by a non-trafficable central medium. 8.0m minimum carriageway width at approaches to and departures from roundabouts and T-intersections where there are two lanes in each direction separated by a non-trafficable central medium. For on-street cycling, increase the minimum clear carriageway in each direction by: <ul style="list-style-type: none"> 0.7m where the trafficable carriageway is shared by cyclists but no dedicated bicycle lane is marked on the carriageway; or 1.7m where a dedicated 1.7m wide dedicated bicycle lane is marked on the carriageway 0.3m where there are two trafficable lanes in each direction separated by a non-trafficable central median and the carriageways are shared by cyclists but no dedicated bicycle lane is marked on the carriageway; or 0.5m where there are two trafficable lanes in each direction separated by a non-trafficable central median and a 1.7m wide dedicated bicycle lane is marked on the carriageway. An additional dedicated parking lane or indented parking within the verge must be provided where street parking is required. A parking lane width of 2.3m is required where parallel parking is provided. Bus stops located at the kerbside, not indented within the verge.
Verge width⁴	<ul style="list-style-type: none"> 6m minimum each side (plus central median).
Kerbing⁵	<ul style="list-style-type: none"> Semi-mountable rollover or flush and swale or other water sensitive urban design treatment area.
Footpath and cycle path provision	<ul style="list-style-type: none"> 1.5m wide footpath on each side and 1.7m bicycle lanes on the carriageway; or 2.5m wide shared foot and cycle path on both sides and no dedicate bicycle lanes marked on the carriageway. Footpaths widened to a minimum of 2.0m in the vicinity of a school, shop, public transport stop or other activity centre. Footpaths or shared foot and cycle paths offset a minimum distance of 1m from the kerb.
Arterial Road	
Traffic volume¹	Greater than 7000vpd
Target speed²	Arterial road design as required by the relevant roads authority.
Carriageway width³ & parking provision within street reservation	Arterial road design as required by the relevant roads authority.

Verge width⁴	Arterial road design as required by the relevant roads authority.
Kerbing⁵	Arterial road design as required by the relevant roads authority.
Footpath & cycle path provision	3m wide shared path on each side or as otherwise required by the relevant roads authority.

Key to Table C1

1. Indicative maximum traffic volume for 24-hour period. These volumes depend upon location. Generation rates may vary between existing and newly developing areas.
2. Target speed is the desired speed at which motorists should travel. This is not necessarily the design speed and is not greater than the marked legal speed limit.
3. Width is measured from kerb invert to kerb invert. Widening may be required at bends to allow for wider vehicle paths using appropriate Australian Standards for on street and off-street parking but should not negate the function of bends serving as slow points.
4. Verge width includes footpaths. Additional width may be required to accommodate a bicycle path.
5. Where drainage is not required a flush pavement edge treatment can be used. Layback kerbs are preferred for safety reasons. Upright kerbs may be considered for drainage purposes or in locations where on-street parking should be clearly defined and parking within the verge is not desired.
6. Turning requirements to access and egress parking on abutting lots may require additional carriageway width. The recommended carriageway width of 5.5m will provide adequate access to a standard 3.5m wide single garage built to the property line.
7. 50kph is the default urban speed limit in Victoria.
8. Target speed must not exceed the legal speed limit.

56.0729/10/2015
VC101**INTEGRATED WATER MANAGEMENT****56.07-1**09/10/2006
VC42**Drinking water supply objectives**

To reduce the use of drinking water.

To provide an adequate, cost-effective supply of drinking water.

Standard C22

The supply of drinking water must be:

- Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority.
- Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority.

56.07-229/10/2015
VC101**Reused and recycled water objective**

To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.

Standard C23

Reused and recycled water supply systems must be:

- Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Health and Human Services.
- Provided to the boundary of all lots in the subdivision where required by the relevant water authority.

56.07-309/10/2006
VC42**Waste water management objective**

To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.

Standard C24

Waste water systems must be:

- Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environment Protection Authority.
- Consistent with any relevant approved domestic waste water management plan.

Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.

56.07-426/10/2018
VC154**Stormwater management objectives**

To minimise damage to properties and inconvenience to residents from stormwater.

To ensure that the street operates adequately during major storm events and provides for public safety.

To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.

To encourage stormwater management that maximises the retention and reuse of stormwater.

To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.

Standard C25

The stormwater management system must be:

- Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority.
- Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of stormwater is proposed.
- Designed to meet the current best practice performance objectives for stormwater quality as contained in the *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999).
- Designed to ensure that flows downstream of the subdivision site are restricted to pre-development levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts.
- Designed to contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.

The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design.

For all storm events up to and including the 20% Average Exceedence Probability (AEP) standard:

- Stormwater flows should be contained within the drainage system to the requirements of the relevant authority.
- Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall.

For storm events greater than 20% AEP and up to and including 1% AEP standard:

- Provision must be made for the safe and effective passage of stormwater flows.
- All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority.
- Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria $d_a V_{ave} < 0.35 \text{ m}^2/\text{s}$ (where, d_a = average depth in metres and V_{ave} = average velocity in metres per second).

The design of the local drainage network should:

- Ensure stormwater is retarded to a standard required by the responsible drainage authority.
- Ensure every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Wherever possible, stormwater should be directed to the front of the lot and discharged into the street drainage system or legal point of discharge.
- Ensure that inlet and outlet structures take into account the effects of obstructions and debris build up. Any surcharge drainage pit should discharge into an overland flow in a safe and predetermined manner.
- Include water sensitive urban design features to manage stormwater in streets and public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements and costs.

Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.

56.0809/10/2006
VC42**56.08-1**09/10/2006
VC42**SITE MANAGEMENT****Site management objectives**

To protect drainage infrastructure and receiving waters from sedimentation and contamination.

To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.

To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.

Standard C26

A subdivision application must describe how the site will be managed prior to and during the construction period and may set out requirements for managing:

- Erosion and sediment.
- Dust.
- Run-off.
- Litter, concrete and other construction wastes.
- Chemical contamination.
- Vegetation and natural features planned for retention.

Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.

56.0922/08/2014
VC118**UTILITIES****56.09-1**22/08/2014
VC118**Shared trenching objectives**

To maximise the opportunities for shared trenching.

To minimise constraints on landscaping within street reserves.

Standard C27

Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for underground services.

56.09-209/10/2006
VC42**Electricity, telecommunications and gas objectives**

To provide public utilities to each lot in a timely, efficient and cost effective manner.

To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.

Standard C28

The electricity supply system must be designed in accordance with the requirements of the relevant electricity supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant electricity authority.

Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encouraged.

The telecommunication system must be designed in accordance with the requirements of the relevant telecommunications servicing agency and should be consistent with any approved strategy, policy or plan for the provision of advanced telecommunications infrastructure, including fibre optic technology. The telecommunications system must be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant telecommunications servicing authority.

Where available, the reticulated gas supply system must be designed in accordance with the requirements of the relevant gas supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant gas supply agency.

56.09-315/09/2008
VC49**Fire hydrants objective**

To provide fire hydrants and fire plugs in positions that enable fire fighters to access water safely, effectively and efficiently.

Standard C29

Fire hydrants should be provided:

- A maximum distance of 120 metres from the rear of the each lot.
- No more than 200 metres apart.

Hydrants and fire plugs must be compatible with the relevant fire service equipment. Where the provision of fire hydrants and fire plugs does not comply with the requirements of standard C29, fire hydrants must be provided to the satisfaction of the relevant fire authority.

56.09-409/10/2006
VC42**Public lighting objective**

To provide public lighting to ensure the safety of pedestrians, cyclists and vehicles.

To provide pedestrians with a sense of personal safety at night.

To contribute to reducing greenhouse gas emissions and to saving energy.

Standard C30

Public lighting should be provided to streets, footpaths, public telephones, public transport stops and to major pedestrian and cycle paths including public open spaces that are likely to be well used at night to assist in providing safe passage for pedestrians, cyclists and vehicles.

Public lighting should be designed in accordance with the relevant Australian Standards.

Public lighting should be consistent with any strategy, policy or plan for the use of renewable energy and energy efficient fittings.

57

31/07/2018
VC148

[NO CONTENT]

APARTMENT DEVELOPMENTS

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To encourage apartment development that provides reasonable standards of amenity for existing and new residents.

To encourage apartment development that is responsive to the site and the surrounding area.

Application

Provisions in this clause apply to an application to construct or extend an apartment development, or to construct or extend a dwelling in or forming part of an apartment development, if:

- The apartment development is five or more storeys, excluding a basement, and is in the General Residential Zone, Residential Growth Zone, Mixed Use Zone or Township Zone, or
- The apartment development is in the Commercial 1 Zone, Commercial 3 Zone, Special Use Zone, Comprehensive Development Zone, Capital City Zone, Docklands Zone, Priority Development Zone or Activity Centre Zone.

Operation

The provisions of this clause contain:

- **Objectives.** An objective describes the desired outcome to be achieved in the completed development.
- **Standards.** A standard contains the requirements to meet the objective.
A standard should normally be met. However, if the responsible authority is satisfied that an application for an alternative design solution meets the objective, the alternative design solution may be considered.
- **Decision guidelines.** The decision guidelines set out the matters that the responsible authority must consider before deciding if an application meets the objectives.

Requirements

A development:

- Must meet all of the objectives of this clause.
- Should meet all of the standards of this clause.

If a zone or a schedule to a zone, or a schedule to an overlay specifies a requirement different from a requirement of a standard set out in Clause 58 (excluding Clause 58.04-1), the requirement in Clause 58 applies.

For Clause 58.04-1 (Building setback):

- If a zone or a schedule to a zone specifies a building setback requirement different from a requirement set out in Clause 58.04-1, the building setback requirement in the zone or a schedule to the zone applies.
- If the land is included in an overlay and a schedule to the overlay specifies a building setback requirement different from the requirement set out Clause 58.04-1 or a requirement set out in the zone or a schedule to the zone, the requirement for building setback in the overlay applies.

58.0116/01/2018
VC142**URBAN CONTEXT REPORT AND DESIGN RESPONSE****58.01-1**13/04/2017
VC136**Application requirements**

An application must be accompanied by:

- An urban context report.
- A design response.

58.01-216/01/2018
VC142**Urban context report**

The urban context report may use a site plan, photographs or other techniques and must include:

An accurate description of:

- Site shape, size, orientation and easements.
- Levels and contours of the site and the difference in levels between the site and surrounding properties.
- The location and height of existing buildings on the site and surrounding properties.
- The use of surrounding buildings.
- The location of private open space of surrounding properties and the location of trees, fences and other landscape elements.
- Solar access to the site and to surrounding properties.
- Views to and from the site.
- Street frontage features such as poles, street trees and kerb crossovers.
- The location of local shops, public transport services and public open spaces within walking distance.
- Movement systems through and around the site.
- Any other notable feature or characteristic of the site.

An assessment of the characteristics of the area including:

- Any environmental features such as vegetation, topography and significant views.
- The pattern of subdivision.
- Street design and landscape.
- The pattern of development.
- Building form, scale and rhythm.
- Connection to the public realm.
- Architectural style, building details and materials.
- Off-site noise sources.
- The relevant NatHERS climate zones (as identified in Clause 58.03-1).
- Social and economic activity.
- Any other notable or cultural characteristics of the area.

Satisfactory urban context report

If the responsible authority decides that the urban context report is not satisfactory, it may require more information from the applicant under Section 54 of the Act.

The responsible authority must not require notice of an application to be given or decide an application until it is satisfied that the urban context report meets the requirements of Clause 58.01-2 and is satisfactory.

This does not apply if the responsible authority refuses an application under Section 52(1A) of the Act.

58.01-3

13/04/2017
VC136

Design response

The design response must explain how the proposed design:

- Responds to any relevant planning provision that applies to the land.
- Meets the objectives of Clause 58.
- Responds to any relevant housing, urban design and landscape plan, strategy or policy set out in this scheme.
- Derives from and responds to the urban context report.

The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings. If in the opinion of the responsible authority this requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement.

58.0231/07/2018
VC148**URBAN CONTEXT****58.02-1**13/04/2017
VC136**Urban context objectives**

To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area.

To ensure that development responds to the features of the site and the surrounding area.

Standard D1

The design response must be appropriate to the urban context and the site.

The proposed design must respect the existing or preferred urban context and respond to the features of the site.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant urban design objective, policy or statement set out in this scheme.
- The urban context report.
- The design response.

58.02-231/07/2018
VC148**Residential policy objectives**

To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.

To support higher density residential development where development can take advantage of public and community infrastructure and services.

Standard D2

An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The design response.

58.02-313/04/2017
VC136**Dwelling diversity objective**

To encourage a range of dwelling sizes and types in developments of ten or more dwellings.

Standard D3

Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms.

58.02-413/04/2017
VC136**Infrastructure objectives**

To ensure development is provided with appropriate utility services and infrastructure.

To ensure development does not unreasonably overload the capacity of utility services and infrastructure.

Standard D4

Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.

Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.

In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The capacity of the existing infrastructure.
- In the absence of reticulated sewerage, the capacity of the development to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 1970*.
- If the drainage system has little or no spare capacity, the capacity of the development to provide for stormwater drainage mitigation or upgrading of the local drainage system.

58.02-5

13/04/2017
VC136

Integration with the street objective

To integrate the layout of development with the street.

Standard D5

Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.

Development should be oriented to front existing and proposed streets.

High fencing in front of dwellings should be avoided if practicable.

Development next to existing public open space should be laid out to complement the open space.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant urban design objective, policy or statement set out in this scheme.
- The design response.

58.0331/07/2018
VC148**58.03-1**13/04/2017
VC136**SITE LAYOUT****Energy efficiency objectives**

To achieve and protect energy efficient dwellings and buildings.

To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.

To ensure dwellings achieve adequate thermal efficiency.

Standard D6

Buildings should be:

- Oriented to make appropriate use of solar energy.
- Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.

Living areas and private open space should be located on the north side of the development, if practicable.

Developments should be designed so that solar access to north-facing windows is optimised.

Dwellings located in a climate zone identified in Table D1 should not exceed the maximum NatHERS annual cooling load specified in the following table.

Table D1 Cooling load

NatHERS climate zone	NatHERS maximum cooling load MJ/M ² per annum
Climate zone 21 Melbourne	30
Climate zone 22 East Sale	22
Climate zone 27 Mildura	69
Climate zone 60 Tullamarine	22
Climate zone 62 Moorabbin	21
Climate zone 63 Warrnambool	21
Climate zone 64 Cape Otway	19
Climate zone 66 Ballarat	23

Note: Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy).

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The size, orientation and layout of the site.
- The existing amount of solar access to abutting properties.
- The availability of solar access to north-facing windows on the site.
- The annual cooling load for each dwelling.

58.03-213/04/2017
VC136**Communal open space objective**

To ensure that communal open space is accessible, practical, attractive, easily maintained and integrated with the layout of the development.

Standard D7

Developments with 40 or more dwellings should provide a minimum area of communal open space of 2.5 square metres per dwelling or 250 square metres, whichever is lesser.

Communal open space should:

- Be located to:
 - Provide passive surveillance opportunities, where appropriate.
 - Provide outlook for as many dwellings as practicable.
 - Avoid overlooking into habitable rooms and private open space of new dwellings.
 - Minimise noise impacts to new and existing dwellings.
- Be designed to protect any natural features on the site.
- Maximise landscaping opportunities.
- Be accessible, useable and capable of efficient management.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant urban design objective, policy or statement set out in this scheme.
- The design response.
- The useability and amenity of the communal open space based on its size, location, accessibility and reasonable recreation needs of residents.
- The availability of and access to public open space.

58.03-313/04/2017
VC136**Solar access to communal outdoor open space objective**

To allow solar access into communal outdoor open space.

Standard D8

The communal outdoor open space should be located on the north side of a building, if appropriate.

At least 50 per cent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space should receive a minimum of two hours of sunlight between 9am and 3pm on 21 June.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability and amenity of the primary communal outdoor open space areas based on the urban context, the orientation of the building, the layout of dwellings and the sunlight it will receive.

58.03-413/04/2017
VC136**Safety objective**

To ensure the layout of development provides for the safety and security of residents and property.

Standard D9

Entrances to dwellings should not be obscured or isolated from the street and internal accessways.

Planting which creates unsafe spaces along streets and accessways should be avoided.

Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.

Private spaces within developments should be protected from inappropriate use as public thoroughfares.

Decision guideline

Before deciding on an application, the responsible authority must consider the design response.

58.03-5

31/07/2018
VC148

Landscaping objectives

To encourage development that respects the landscape character of the area.

To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.

To provide appropriate landscaping.

To encourage the retention of mature vegetation on the site.

To promote climate responsive landscape design and water management in developments that support thermal comfort and reduces the urban heat island effect.

Standard D10

The landscape layout and design should:

- Be responsive to the site context.
- Protect any predominant landscape features of the area.
- Take into account the soil type and drainage patterns of the site and integrate planting and water management.
- Allow for intended vegetation growth and structural protection of buildings.
- In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals.
- Provide a safe, attractive and functional environment for residents.
- Consider landscaping opportunities to reduce heat absorption such as green walls, green roofs and roof top gardens and improve on-site stormwater infiltration.
- Maximise deep soil areas for planting of canopy trees.

Development should provide for the retention or planting of trees, where these are part of the urban context.

Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.

The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.

Development should provide the deep soil areas and canopy trees specified in Table D2.

If the development cannot provide the deep soil areas and canopy trees specified in Table D2, an equivalent canopy cover should be achieved by providing either:

- Canopy trees or climbers (over a pergola) with planter pits sized appropriately for the mature tree soil volume requirements.
- Vegetated planters, green roofs or green facades.

Table D2 Deep soil areas and canopy trees

Site area	Deep soil areas	Minimum tree provision
750 - 1000 square metres	5% of site area (minimum dimension of 3 metres)	1 small tree (6-8 metres) per 30 square metres of deep soil
1001 - 1500 square metres	7.5% of site area (minimum dimension of 3 metres)	1 medium tree (8-12 metres) per 50 square metres of deep soil or 1 large tree per 90 square metres of deep soil
1501 - 2500 square metres	10% of site area (minimum dimension of 6 metres)	1 large tree (at least 12 metres) per 90 square metres of deep soil or 2 medium trees per 90 square metres of deep soil
>2500 square metres	15% of site area (minimum dimension of 6 metres)	1 large tree (at least 12 metres) per 90 square metres of deep soil or 2 medium trees per 90 square metres of deep soil

Note: Where an existing canopy tree over 8 metres can be retained on a lot greater than 1000 square metres without damage during the construction period, the minimum deep soil requirement is 7% of the site area.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant plan or policy for landscape character and environmental sustainability in the Municipal Planning Strategy and the Planning Policy Framework.
- The design response.
- The location and size of gardens and the predominant plant types in the area.
- The health of any trees to be removed.
- The suitability of the proposed location and soil volume for canopy trees.
- The ongoing management of landscaping within the development.
- The soil type and drainage patterns of the site.

58.03-6

13/04/2017
VC136

Access objective

To ensure the number and design of vehicle crossovers respects the urban context.

Standard D11

The width of accessways or car spaces should not exceed:

- 33 per cent of the street frontage, or
- if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.

No more than one single-width crossover should be provided for each dwelling fronting a street.

The location of crossovers should maximise the retention of on-street car parking spaces.

The number of access points to a road in a Road Zone should be minimised.

Developments must provide for access for service, emergency and delivery vehicles.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The impact on the streetscape.
- The reduction of on-street car parking spaces.
- The effect on any significant vegetation on the site and footpath.

58.03-7

13/04/2017
VC136

Parking location objectives

To provide convenient parking for resident and visitor vehicles.

To protect residents from vehicular noise within developments.

Standard D12

Car parking facilities should:

- Be reasonably close and convenient to dwellings.
- Be secure.
- Be well ventilated if enclosed.

Shared accessways or car parks of other dwellings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.

Decision guideline

Before deciding on an application, the responsible authority must consider the design response.

58.03-8

26/10/2018
VC154

Integrated water and stormwater management objectives

To encourage the use of alternative water sources such as rainwater, stormwater and recycled water.

To facilitate stormwater collection, utilisation and infiltration within the development.

To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.

Standard D13

Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.

Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority.

The stormwater management system should be:

- Designed to meet the current best practice performance objectives for stormwater quality as contained in the *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999).
- Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant water and stormwater management objective, policy or statement set out in this scheme.

ALPINE PLANNING SCHEME

- The design response.
- Whether the development has utilised alternative water sources and/or incorporated water sensitive urban design.
- Whether stormwater discharge from the site will adversely affect water quality entering the drainage system.
- The capacity of the drainage network to accommodate additional stormwater.
- Whether the stormwater treatment areas can be effectively maintained.
- Whether the owner has entered into an agreement to contribute to off-site stormwater management in lieu of providing an on-site stormwater management system.

58.0413/04/2017
VC136**AMENITY IMPACTS****58.04-1**13/04/2017
VC136**Building setback objectives**

To ensure the setback of a building from a boundary appropriately responds to the existing urban context or contributes to the preferred future development of the area.

To allow adequate daylight into new dwellings.

To limit views into habitable room windows and private open space of new and existing dwellings.

To provide a reasonable outlook from new dwellings.

To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents.

Standard D14

The built form of the development must respect the existing or preferred urban context and respond to the features of the site.

Buildings should be set back from side and rear boundaries, and other buildings within the site to:

- Ensure adequate daylight into new habitable room windows.
- Avoid direct views into habitable room windows and private open space of new and existing dwellings. Developments should avoid relying on screening to reduce views.
- Provide an outlook from dwellings that creates a reasonable visual connection to the external environment.
- Ensure the dwellings are designed to meet the objectives of Clause 58.

Decision Guidelines

Before deciding on an application, the responsible authority must consider:

- The purpose of the zone and/or overlay that applies to the land.
- Any relevant urban design objective, policy or statement set out in this scheme.
- The urban context report.
- The design response.
- The relationship between the proposed building setback and the building setbacks of existing adjacent buildings, including the interface with laneways.
- The extent to which the proposed dwellings are provided with reasonable daylight access through the layout of rooms and the number, size, location and orientation of windows.
- The impact of overlooking on the amenity of existing and proposed dwellings.
- The existing extent of overlooking into existing dwellings and private open space.
- Whether the development meets the objectives of Clause 58.

58.04-213/04/2017
VC136**Internal views objective**

To limit views into the private open space and habitable room windows of dwellings within a development.

Standard D15

Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the private open space of a lower-level dwelling directly below and within the same development.

Decision guideline

Before deciding on an application, the responsible authority must consider the design response.

58.04-313/04/2017
VC136**Noise impacts objectives**

To contain noise sources in developments that may affect existing dwellings.

To protect residents from external and internal noise sources.

Standard D16

Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings.

The layout of new dwellings and buildings should minimise noise transmission within the site.

Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings.

New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.

Buildings within a noise influence area specified in Table D3 should be designed and constructed to achieve the following noise levels:

- Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am.
- Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm.

Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements.

Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.

Table D3 Noise influence area

Noise source	Noise influence area
Zone interface	
Industry	300 metres from the Industrial 1, 2 and 3 zone boundary
Roads	
Freeways, tollways and other roads carrying 40,000 Annual Average Daily Traffic Volume	300 metres from the nearest trafficable lane
Railways	
Railway servicing passengers in Victoria	80 metres from the centre of the nearest track
Railway servicing freight outside Metropolitan Melbourne	80 metres from the centre of the nearest track
Railway servicing freight in Metropolitan Melbourne	135 metres from the centre of the nearest track

Note: The noise influence area should be measured from the closest part of the building to the noise source.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- Whether it can be demonstrated that the design treatment incorporated into the development meets the specified noise levels or an acoustic report by a suitably qualified consultant submitted with the application.
- Whether the impact of potential noise sources within a development have been mitigated through design, location and siting.

ALPINE PLANNING SCHEME

- Whether the layout of rooms within a dwelling mitigates noise transfer within and between dwellings.
- Whether an alternative design meets the relevant objectives having regard to the amenity of the dwelling and the site context.

58.0513/04/2017
VC136**58.05-1**13/04/2017
VC136**ON-SITE AMENITY AND FACILITIES****Accessibility objective**

To ensure the design of dwellings meets the needs of people with limited mobility.

Standard D17

At least 50 per cent of dwellings should have:

- A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.
- A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.
- A main bedroom with access to an adaptable bathroom.
- At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D4.

Table D4 Bathroom design

	Design option A	Design option B
Door opening	A clear 850mm wide door opening.	A clear 820mm wide door opening located opposite the shower.
Door design	Either: <ul style="list-style-type: none"> ▪ A slide door, or ▪ A door that opens outwards, or ▪ A door that opens inwards that is clear of the circulation area and has readily removable hinges. 	Either: <ul style="list-style-type: none"> ▪ A slide door, or ▪ A door that opens outwards, or ▪ A door that opens inwards and has readily removable hinges.
Circulation area	A clear circulation area that is: <ul style="list-style-type: none"> ▪ A minimum area of 1.2 metres by 1.2 metres. ▪ Located in front of the shower and the toilet. ▪ Clear of the toilet, basin and the door swing. The circulation area for the toilet and shower can overlap.	A clear circulation area that is: <ul style="list-style-type: none"> ▪ A minimum width of 1 metre. ▪ The full length of the bathroom and a minimum length of 2.7 metres. ▪ Clear of the toilet and basin. The circulation area can include a shower area.
Path to circulation area	A clear path with a minimum width of 900mm from the door opening to the circulation area.	Not applicable.
Shower	A hobless (step-free) shower.	A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening.
Toilet	A toilet located in the corner of the room.	A toilet located closest to the door opening and clear of the circulation area.

58.05-213/04/2017
VC136**Building entry and circulation objectives**

To provide each dwelling and building with its own sense of identity.

To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.

To ensure internal communal areas provide adequate access to daylight and natural ventilation.

Standard D18

Entries to dwellings and buildings should:

- Be visible and easily identifiable.
- Provide shelter, a sense of personal address and a transitional space around the entry.

The layout and design of buildings should:

- Clearly distinguish entrances to residential and non-residential areas.
- Provide windows to building entrances and lift areas.
- Provide visible, safe and attractive stairs from the entry level to encourage use by residents.
- Provide common areas and corridors that:
 - Include at least one source of natural light and natural ventilation.
 - Avoid obstruction from building services.
 - Maintain clear sight lines.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability and amenity of internal communal areas based on daylight access and the natural ventilation it will receive.

58.05-3

13/04/2017
VC136

Private open space objective

To provide adequate private open space for the reasonable recreation and service needs of residents.

Standard D19

A dwelling should have private open space consisting of:

- An area of 25 square metres, with a minimum dimension of 3 metres at natural ground floor level and convenient access from a living room, or
- An area of 15 square metres, with a minimum dimension of 3 metres at a podium or other similar base and convenient access from a living room, or
- A balcony with an area and dimensions specified in Table D5 and convenient access from a living room, or
- A roof-top area of 10 square metres with a minimum dimension of 2 metres and convenient access from a living room.

If a cooling or heating unit is located on a balcony, the balcony should provide an additional area of 1.5 square metres.

Table D5 Balcony size

Dwelling type	Minimum area	Minimum dimension
Studio or 1 bedroom dwelling	8 square metres	1.8 metres
2 bedroom dwelling	8 square metres	2 metres
3 or more bedroom dwelling	12 square metres	2.4 metres

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability and functionality of the private open space, including its size and accessibility.
- The amenity of the private open space based on the orientation of the lot, the wind conditions and the sunlight it will receive.
- The availability of and access to public or communal open space.

58.05-413/04/2017
VC136**Storage objective**

To provide adequate storage facilities for each dwelling.

Standard D20

Each dwelling should have convenient access to usable and secure storage space.

The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D6.

Table D6 Storage

Dwelling type	Total minimum storage volume	Minimum storage volume within the dwelling
Studio	8 cubic metres	5 cubic metres
1 bedroom dwelling	10 cubic metres	6 cubic metres
2 bedroom dwelling	14 cubic metres	9 cubic metres
3 or more bedroom dwelling	18 cubic metres	12 cubic metres

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability, functionality and location of storage facilities provided for the dwelling.

58.0613/04/2017
VC136**DETAILED DESIGN****58.06-1**13/04/2017
VC136**Common property objectives**

To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.

To avoid future management difficulties in areas of common ownership.

Standard D21

Developments should clearly delineate public, communal and private areas.

Common property, where provided, should be functional and capable of efficient management.

58.06-213/04/2017
VC136**Site services objectives**

To ensure that site services can be installed and easily maintained.

To ensure that site facilities are accessible, adequate and attractive.

Standard D22

The design and layout of dwellings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.

Mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.

Mailboxes should be provided and located for convenient access as required by Australia Post.

Decision guideline

Before deciding on an application, the responsible authority must consider the design response.

58.06-313/04/2017
VC136**Waste and recycling objectives**

To ensure dwellings are designed to encourage waste recycling.

To ensure that waste and recycling facilities are accessible, adequate and attractive.

To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.

Standard D23

Developments should include dedicated areas for:

- Waste and recycling enclosures which are:
 - Adequate in size, durable, waterproof and blend in with the development.
 - Adequately ventilated.
 - Located and designed for convenient access by residents and made easily accessible to people with limited mobility.
- Adequate facilities for bin washing. These areas should be adequately ventilated.
- Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate.
- Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing.

ALPINE PLANNING SCHEME

- Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing.
- Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate.

Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and:

- Be designed to meet the best practice waste and recycling management guidelines for residential development adopted by Sustainability Victoria.
- Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- Any relevant waste and recycling objective, policy or statement set out in this scheme.

58.0713/04/2017
VC136**58.07-1**13/04/2017
VC136**INTERNAL AMENITY****Functional layout objective**

To ensure dwellings provide functional areas that meet the needs of residents.

Standard D24

Bedrooms should:

- Meet the minimum internal room dimensions specified in Table D7.
- Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe.

Table D7 Bedroom dimensions

Bedroom type	Minimum width	Minimum depth
Main bedroom	3 metres	3.4 metres
All other bedrooms	3 metres	3 metres

Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table D8.

Table D8 Living area dimensions

Dwelling type	Minimum width	Minimum area
Studio and 1 bedroom dwelling	3.3 metres	10 sqm
2 or more bedroom dwelling	3.6 metres	12 sqm

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability, functionality and amenity of habitable rooms.

58.07-213/04/2017
VC136**Room depth objective**

To allow adequate daylight into single aspect habitable rooms.

Standard D25

Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height.

The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:

- The room combines the living area, dining area and kitchen.
- The kitchen is located furthest from the window.
- The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen.

The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The extent to which the habitable room is provided with reasonable daylight access through the number, size, location and orientation of windows.
- The useability, functionality and amenity of the dwelling based on layout, siting, size and orientation of habitable rooms.
- Any overhang above habitable room windows that limits daylight access.

58.07-313/04/2017
VC136**Windows objective**

To allow adequate daylight into new habitable room windows.

Standard D26

Habitable rooms should have a window in an external wall of the building.

A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky.

The secondary area should be:

- A minimum width of 1.2 metres.
- A maximum depth of 1.5 times the width, measured from the external surface of the window.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The extent to which the habitable room is provided with reasonable daylight access through the number, size, location and orientation of windows.
- The useability and amenity of the dwelling based on the layout, siting, size and orientation of habitable rooms.

58.07-413/04/2017
VC136**Natural ventilation objectives**

To encourage natural ventilation of dwellings.

To allow occupants to effectively manage natural ventilation of dwellings.

Standard D27

The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.

At least 40 per cent of dwellings should provide effective cross ventilation that has:

- A maximum breeze path through the dwelling of 18 metres.
- A minimum breeze path through the dwelling of 5 metres.
- Ventilation openings with approximately the same area.

The breeze path is measured between the ventilation openings on different orientations of the dwelling.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The size, orientation, slope and wind exposure of the site.

ALPINE PLANNING SCHEME

- The extent to which the orientation of the building and the layout of dwellings maximises opportunities for cross ventilation.
- Whether an alternative design meets the relevant objectives having regard to the amenity of the dwelling and the site context.

VICSMART APPLICATIONS AND REQUIREMENTS

59.0131/07/2018
VC148**59.01-1**31/07/2018
VC148**REALIGN THE COMMON BOUNDARY BETWEEN TWO LOTS****Information requirements**

An application must be accompanied by the following information as appropriate:

- A copy of title for the subject land and a copy of any registered restrictive covenant.
- A layout plan, drawn to scale and fully dimensioned showing:
 - The location, shape and size of the site.
 - The location of any existing buildings, car parking area, driveways, storage areas, loading areas and private open space.
 - The location of any easements on the subject land.
 - The location of the approved stormwater discharge point.
 - The location and details of any significant vegetation.
 - The location of any street trees, poles, pits or other street furniture.
 - Existing and proposed vehicle access to the lots.
 - Any abutting roads.
 - The location of the existing and proposed common boundary between the lots and the proposed size and shape of the realigned lots.
 - Any proposed common property to be owned by a body corporate and the lots participating in the body corporate.
- If the land is in more than one ownership, the consent of the owners of the land.
- If common property is proposed, an explanation of why the common property is required.
- A written statement that describes:
 - The existing use of the land and its possible future development.
 - The reason for the realignment of the common boundary.
 - For land in an overlay, how the proposal responds to any statement of significance, objectives or requirements specified in the schedule to the overlay.
- If the land is in an area where reticulated sewerage is not provided, a plan which shows the location of any existing effluent disposal area for each lot or a land assessment which demonstrates that each lot is capable of treating and retaining all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 1970*.
- If the land is in a residential zone and the realignment of the common boundary will result in a vacant lot, information that shows that the vacant lot meets the requirements of Standard C8 of Clause 56.

59.01-231/07/2018
VC148**Decision guidelines**

In assessing an application the responsible authority must consider as appropriate:

- The suitability of the subdivision including how the layout and dimensions of the subdivision:
 - Respond to and integrate with the surrounding urban or rural environment.
 - Protect significant vegetation.
 - Appropriately accommodate any existing or proposed easements on the lots.

ALPINE PLANNING SCHEME

- Protect solar access for existing and any future dwellings on the lots.
 - Appropriately accommodate any existing waste storage areas, loading bays and vehicle standing areas on the site.
 - Appropriately accommodate private open space.
 - Appropriately accommodate the provision of utility services to each lot.
 - If the land is in an area where reticulated sewerage is not provided to each lot, whether the layout of the subdivision accommodates the effluent disposal area for each lot.
 - Appropriately accommodate the siting of buildings having regard to the risk of spread of fire.
 - Appropriately accommodate the existing use and possible future development of the land.
- Whether the provision of common property is appropriate for the purpose for which the land is to be commonly held.
 - If the land is in a residential zone and the realignment of the common boundary will result in a vacant lot, the objective and standard of Clause 56.04-2.
 - The statement of significance and the objectives contained in the schedule to the overlay and whether the subdivision will adversely affect that significance or the objectives.
 - Whether the proposal meets any requirements specified in the overlay or the schedule to the overlay.

59.0231/07/2018
VC148**59.02-1**31/07/2018
VC148**SUBDIVISION OF BUILDINGS AND CAR PARKING SPACES****Information requirements**

An application must be accompanied by the following information as appropriate:

- A copy of title for the subject land and a copy of any registered restrictive covenant.
- A copy of the relevant planning permit and approved plans for the development.
- A layout plan, drawn to scale and fully dimensioned showing:
 - The location, shape and size of the site.
 - The location of any existing buildings, car parking areas and private open space.
 - The location, shape and size of the proposed lots to be created.
 - The location of any easements on the subject land.
 - The location and details of any significant vegetation.
 - The location of the approved stormwater discharge point.
 - Any abutting roads.
 - The location of any street trees, poles, pits and other street furniture.
 - Existing and proposed vehicle access to the lots.
 - Any loading bays and vehicle standing areas.
 - Any waste storage areas.
 - Any proposed common property to be owned by a body corporate and the lots participating in the body corporate.
- For the subdivision of existing buildings and car parking spaces, a copy of the occupancy permit or a certificate of final inspection for the development.
- For the subdivision of land into two lots with an approved development currently under construction, evidence that the construction has commenced.
- If common property is proposed, an explanation of why the common property is required.
- If the land is in an area where reticulated sewerage is not provided, a plan which shows the location of any existing effluent disposal area for each lot or a land assessment which demonstrates that each lot is capable of treating and retaining all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 1970*.
- For land in an overlay, a written statement that describes how the proposal responds to any statement of significance, objectives or requirements specified in the schedule to the overlay.

59.02-231/07/2018
VC148**Decision guidelines**

In assessing an application the responsible authority must consider as appropriate:

- The suitability of the subdivision including how the layout and dimensions of the subdivision:
 - Are consistent with the approved plans and conditions of any relevant planning permit for the development.
 - Are consistent with the layout of existing buildings and car parking spaces on the land.
 - Appropriately accommodate any existing waste storage areas.
 - Appropriately accommodate any existing loading bay and vehicle storage area.

ALPINE PLANNING SCHEME

- Appropriately accommodate significant vegetation.
 - Appropriately accommodate existing or proposed easements on the lots.
 - Appropriately accommodate the provision of utility services to each lot.
 - Appropriately accommodate the siting of buildings having regard to safety and the risk of spread of fire.
-
- If the land is in an area where reticulated sewerage is not provided to each lot, whether the layout of the subdivision accommodates the effluent disposal area for each lot.
 - For the subdivision of existing buildings and car parking spaces, whether each new lot, other than common property, contains an existing building, part of an existing building or a car parking space.
 - Whether the provision and location of common property is appropriate for the purpose for which the land is to be commonly held.
 - Whether any public open space contribution is required under Clause 53.01 of this scheme or under Section 18 of the *Subdivision Act 1988*.
 - The statement of significance and the objectives contained in the schedule to the overlay and whether the subdivision will adversely affect that significance or the objectives.
 - Whether the proposal meets any requirements specified in the overlay or the schedule to the overlay.

59.0331/07/2018
VC148**FRONT FENCE IN A RESIDENTIAL ZONE****59.03-1**31/07/2018
VC148**Information requirements**

An application must be accompanied by the following information as appropriate:

- A copy of the title for the subject land and a copy of any registered restrictive covenant.
- A plan drawn to scale and fully dimensioned showing:
 - The location, shape and size of the site.
 - The location, length, height and design of the proposed fence including details of materials.
 - The location, height and design of any existing front fence on adjoining and nearby properties including details of materials.
- A photograph of the site and adjoining and nearby properties along the street frontage.
- The reason for the proposed height.

59.03-231/07/2018
VC148**Decision guidelines**

In assessing an application the responsible authority must consider as appropriate:

- Whether the setback, height and design of the proposed fence are:
 - Appropriate to the neighbourhood character and the site.
 - Consistent with any relevant neighbourhood character objective or policy set out in the scheme.
 - Appropriate with the setback, height and appearance of front fences on adjoining and nearby properties.
 - Complement the design of the dwelling.
- The extent to which slope and retaining walls reduce the effective height of the proposed fence.
- Whether the proposed fence is needed to minimise noise intrusion.
- The reason for the proposed height.

59.0431/07/2018
VC148**59.04-1**31/07/2018
VC148**BUILDINGS AND WORKS IN A ZONE (EXCEPT A RURAL ZONE)****Information requirements**

An application must be accompanied by the following information as appropriate:

- A copy of title for the subject land and a copy of any registered restrictive covenant.
- A description of the use of the land and the proposed buildings and works.
- A layout plan, drawn to scale and fully dimensioned showing:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - The location, height and use of buildings and works on adjoining land.
 - Relevant ground levels.
 - Any contaminated soils and filled areas, where known.
 - The layout of existing and proposed buildings and works.
 - All existing and proposed driveways, car parking, bicycle parking and loading areas.
 - Existing and proposed landscape areas.
 - All external storage and waste treatment areas.
 - The location of easements and services.
- Elevation drawings to scale showing the height, colour and materials of all proposed buildings and works.
- A photograph of the building or area affected by the proposal.
- A written statement describing the proposal and if relevant:
 - The built form and character of adjoining and nearby buildings.
 - The heritage character of any adjoining heritage places.
 - Ground floor street frontages, including visual impacts and pedestrian safety.
- A written statement describing whether the proposed buildings and works meet:
 - The number of car parking spaces required under Clause 52.06 or in the schedule to Clause 45.09.
 - Any development requirement specified in the zone or the schedule to the zone.
- Any relevant requirement in an approved development plan or incorporated plan for the land.
- Any other information specified in the schedule to the zone.
- For land in a residential zone, a written statement, plan or diagram showing how the proposal meets:
 - The requirements in the following standards of Clause 54:
 - A10 Side and rear setbacks.
 - A11 Walls on boundaries.
 - A12 Daylight to existing windows.
 - A13 North-facing windows.
 - A14 Overshadowing open space.

- A15 Overlooking.

If a schedule to the zone specifies a requirement of a standard different from a requirement set out in the Clause 54 standard the schedule to the zone applies.

59.04-2

31/07/2018
VC148

Decision guidelines

In assessing an application the responsible authority must consider as appropriate:

- Whether the proposal is consistent with any relevant urban design and built form policy set out in the scheme.
- Whether the movement of pedestrians and cyclists, and vehicles providing for supplies and waste removal are appropriately accommodated.
- Whether the design complements the built form of the surrounding properties and the streetscape, including the conservation of buildings, the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and the landscaping of land adjoining a road.
- Whether the land and building have availability of and connection to services.
- Whether the proposed development adversely impacts the amenity of the land and the locality including existing dwellings on adjoining sites.
- Whether the proposed development appropriately provides for landscaping.
- Whether the proposed development adversely affects solar access to existing open spaces and public places.
- Whether the proposal meets the car parking requirements specified in Clause 52.06 or in the schedule to the Parking Overlay.
- Whether the proposal meets the maximum building height specified in the schedule to the zone.
- Whether the proposal meets any relevant requirements specified in the zone or the schedule to the zone.
- Whether the proposal is consistent with any relevant approved development plan or incorporated plan.
- The objectives set out in the schedule to the zone.
- Whether the proposal provides adequate vehicle loading and unloading facilities.
- For land in a residential zone:
 - Whether the proposed development is consistent with any neighbourhood character objectives set out in the schedule to the zone.
 - Whether the development is compatible with residential use.
 - The scale and intensity of the development.
 - The design, height, setback and appearance of the proposed buildings and works.

59.0531/07/2018
VC148**59.05-1**31/07/2018
VC148**BUILDINGS AND WORKS IN AN OVERLAY****Information requirements**

An application must be accompanied by the following information as appropriate:

- A copy of title for the subject land and a copy of any registered restrictive covenant.
- A plan, drawn to scale and fully dimensioned showing:
 - The location, shape and size of the site.
 - The location, height and design of the proposed buildings and works including details of materials.
 - The location of any existing buildings, including fences and trees.
 - For land in a Neighbourhood Character Overlay, any buildings proposed to be demolished.
- For land in a Neighbourhood Character Overlay, a written description of the proposal including:
 - The built form and character of adjoining and nearby buildings.
 - How the proposal responds to the key features and objectives specified in the schedule to the overlay.
 - If demolition is proposed, the reason for the demolition.
 - How the proposal meets the requirements of Clause 54.02-1, 54.02-2, 54.03-1, 54.03-2, 54.03-3, 54.03-4, 54.04-1, 54.04-2, 54.04-3, 54.04-4, 54.06-1, 54.06-2, including any Clause 54 modification specified in the schedule to the overlay.
- For land in a Design and Development Overlay, a written description of the proposal including:
 - How the proposal responds to the design objectives specified in a schedule to the overlay.
 - How the proposal meets the requirements specified in a schedule to the overlay.
 - The built form and character of adjoining and nearby buildings.
- A photograph of the building or area affected by the proposal.
- For land in an Erosion Management Overlay, information showing:
 - The extent of any proposed earthworks.
 - The means proposed to stabilise disturbed areas.
- For an application under the Salinity Management Overlay, written advice including plan references and any conditions from the referral authority demonstrating that the referral authority has considered the proposal for which the application is made within the past three months and does not object to the granting of the permit for the proposal.

59.05-231/07/2018
VC148**Decision guidelines**

In assessing an application the responsible authority must consider as appropriate:

- The statement of significance and the objectives contained in the schedule to the overlay and whether the buildings and works will adversely affect that significance or the objectives.
- Whether the proposal meets any requirements specified in the overlay or the schedule to the overlay.
- For an application in a Salinity Management Overlay, any comments from the relevant referral authority.

ALPINE PLANNING SCHEME

- For an application in a Neighbourhood Character Overlay, the relevant objectives, standards and decision guidelines of Clause 54.
- Any relevant decision guideline specified in the overlay and the schedule to the overlay.

59.0631/07/2018
VC148**REMOVE, DESTROY OR LOP A TREE****59.06-1**31/07/2018
VC148**Information requirements**

An application must be accompanied by the following information as appropriate:

- A copy of title for the subject land and a copy of any registered restrictive covenant.
- If the tree to be removed, destroyed or lopped is identified as a significant tree in a schedule to the overlay, a report prepared by an arborist.
- A layout plan, drawn to scale and fully dimensioned showing:
 - The location, shape, size and slope of the site.
 - The location of the tree to be removed, destroyed or lopped.
 - The location and type of other significant vegetation on the site.
 - The location, species and height of any significant trees on the site that have been removed or approved to be removed in the past 3 years.
- A written statement that describes:
 - The species, height and trunk girth of the tree to be removed, destroyed or lopped.
 - The reason the tree is to be removed, destroyed or lopped.
 - If provision is to be made to replace the tree elsewhere on the land.
 - If the tree is to be lopped, the extent of lopping proposed.
 - Any impacts on the significance of the area.
- A photograph of the tree to be removed, destroyed or lopped.

59.06-231/07/2018
VC148**Decision guidelines**

In assessing an application the responsible authority must consider as appropriate:

- The statement of significance and the objectives contained in the schedule to the overlay and whether the proposal will adversely affect that significance or the objectives.
- Whether the tree proposed to be removed, destroyed or lopped contributes to the significance of the area and whether the proposal will adversely affect that significance.
- Whether the removal or lopping of the tree is needed because of the health of the tree.
- Whether the lopping of the tree will adversely affect the health, appearance or significance of the tree.
- Whether the removal of the tree will contribute to soil erosion, slippage or salinisation.
- Whether the removal or lopping of the tree is needed to create a defensible space to reduce the risk of bushfire to life and property.
- If the tree is a native tree, its role in conserving flora and fauna and whether the proposal will adversely affect the conservation of flora and fauna of the area.
- Whether provision is made to plant a new tree elsewhere on the land.
- The reasons for removing the tree including the health of the tree to be removed.
- The cumulative impact of the number of trees that have been removed or been approved for removal in the past 3 years.
- Any relevant decision guideline specified in the overlay or the schedule to the overlay.

59.0731/07/2018
VC148**59.07-1**04/10/2018
VC149**APPLICATIONS UNDER A HERITAGE OVERLAY****Information requirements**

An application must be accompanied by the following information as appropriate:

- A copy of title for the subject land and a copy of any registered restrictive covenant.
- A plan, drawn to scale and fully dimensioned showing:
 - The location, shape and size of the site.
 - The location of any existing buildings, including fences and trees.
 - The location, height and design of the proposed building or works including details of proposed materials.
 - Any buildings to be demolished.
 - An elevation of the proposed building.
 - The size and design of any proposed sign, including details of the supporting structure and any proposed illumination.
 - The location, style, size, colour and materials of any proposed solar energy facility (that is visible from the street frontage or any nearby public park), including details of the supporting structure.
- A written description of the proposal including:
 - Any impacts on the significance of the heritage place.
 - How the proposal responds to any relevant local heritage policy set out in the scheme.
 - If lopping of a tree is proposed, the reason for the lopping, the extent of lopping and an arborist report.
- The proposed colour schedule and nature of any materials and finishes.
- A photograph of the area affected by the proposal including any building, outbuilding, fence or tree which may be affected by the proposal.
- A photograph of the subject site and adjoining properties along the street frontage.
- If subdivision is proposed, the location, shape and size of the proposed lots to be created.
- If a sign is proposed:
 - The location, size and design of the proposed sign on the site or building.
 - The location and size of existing signage on the site including details of any signs to be retained or removed.
- If a solar energy facility is proposed that is visible from the street frontage or any nearby public park:
 - Measures proposed to minimise the visibility of the facility and protect the structural integrity of heritage features.

59.07-231/07/2018
VC148**Decision guidelines**

In assessing an application the responsible authority must consider as appropriate:

General

- The significance of the heritage place and whether the proposal will adversely affect that significance.

- Any applicable statement of significance, heritage study and any applicable conservation policy.
- Whether the proposal will adversely affect the character or appearance of the building or heritage place.
- Whether the proposal meets any relevant local heritage policy set out in the scheme.

Demolition

- Whether the outbuilding to be demolished contributes to the significance, character or appearance of the building or heritage place.

Buildings and works

- Whether the location, bulk, form and appearance of the proposed building or works will adversely affect the significance of the building or heritage place.
- Whether the proposed building or works will affect the health or appearance of a tree which is the subject of a Heritage Overlay.

Alterations

- Whether the proposed alterations will restore or reconstruct original fabric which has been removed or damaged.
- Whether the proposed alterations will adversely affect the significance, character and appearance of the heritage place.

Fences

- Whether the fence proposed to be demolished contributes to the significance, character and appearance of the building or heritage place.
- Whether the proposed fence, including its style, height and materials, is appropriate to the building or heritage place.

Trees

- Whether the proposed lopping will adversely affect the health, appearance or significance of the tree.

Subdivision

- Whether the proposed subdivision retains the significant setting (landscapes, landscape features and views) of the heritage place.
- Whether the proposed subdivision respects the rhythm and spacing of buildings in the streetscape.
- Whether the proposed subdivision will result in a new boundary fence, wall or structure that adversely affects the setting of the heritage place.

Signage

- Whether the proposed sign will adversely affect the significance, character or appearance of the heritage place.

59.0831/07/2018
VC148**APPLICATIONS UNDER A SPECIAL BUILDING OVERLAY****59.08-1**31/07/2018
VC148**Information requirements**

An application must be accompanied by the following information as appropriate:

- A copy of title for the subject land and a copy of any registered restrictive covenant.
- A plan, drawn to scale and fully dimensioned showing:
 - The boundaries and dimensions of the site.
 - The layout, size and use of existing and proposed buildings and works, including floor plan layout and vehicle parking areas.
 - Setbacks between existing and proposed buildings and site boundaries.
 - Natural surface levels of the site to Australian Height Datum.
 - Floor and surface levels of any existing and proposed buildings and works to Australian Height Datum.
 - Cross sectional details of any basement entry ramps and other basement entries to Australian Height Datum, showing floor levels of entry and exit areas and drainage details.
 - If subdivision is proposed, the location, shape and size of the proposed lots to be created.
- If a referral to the floodplain management authority is required, written advice, including endorsed plans of the proposal and any conditions, from the relevant floodplain management authority demonstrating that the floodplain management authority has considered the proposal for which the application is made within the past three months and does not object to the granting of the permit for the proposal.

59.08-231/07/2018
VC148**Decision guidelines**

In assessing an application the responsible authority must consider as appropriate:

- Clauses 13.01 and 13.03 of the Planning Policy Framework.
- Whether the proposal is consistent with any local floodplain development plan for the area incorporated into this scheme.
- If a referral to the floodplain management authority is required, any comments from the relevant floodplain management authority.
- The existing use and development of the land.
- Whether the proposed use or development could be located on flood-free land or land with a lesser flood hazard outside this overlay.
- The susceptibility of the development to flooding and flood damage.
- The flood risk including:
 - The frequency, duration, extent, depth and velocity of flooding of the site and accessways.
 - The flood warning time available.
 - The danger to the occupants of the development, other floodplain residents and emergency personnel if the site or accessway is flooded.
- The effect of the development redirecting or obstructing floodwater, stormwater or drainage water and the effect of the development on reducing flood storage and increasing flood levels and flow velocities.

59.0931/07/2018
VC148**59.09-1**31/07/2018
VC148**SIGNS****Information requirements**

An application must be accompanied by the following information, as appropriate:

- A copy of title for the subject land and a copy of any registered restrictive covenant.
- A site context report, using a site plan, photographs or other methods to accurately describe:
 - The location of the proposed sign on the site or building and distance from property boundaries.
 - The location and size of existing signs on the site including details of any signs to be retained or removed.
 - The location and form of existing signs on adjoining properties and in the locality.
 - The location of closest traffic control signs.
 - Identification of any view lines or vistas that could be affected by the proposed sign.
- The dimensions, height above ground level and extent of projection of the proposed sign.
- The height, width and depth of the total sign structure including the method of support and any associated structures such as safety devices and service platforms.
- The colour, lettering style and materials of the proposed sign.
- The size of the proposed display (total display area including all sides of a multi-sided sign).

59.09-231/07/2018
VC148**Decision guidelines**

In assessing an application the responsible authority must consider as appropriate:

- Whether the proposal is consistent with any relevant local advertising policy set out in the scheme.
- Whether the proposal will impact the character of the area including:
 - Natural environment, heritage, waterway, open space and rural landscape values.
 - The desired future character of the area.
 - The cumulative impact of signs on the character of an area.
 - The need to avoid visual disorder or clutter of signs.
- Whether the proposal will impact views and vistas including:
 - Important views from the public realm.
 - Significant public views.
 - Views to existing signs.
- Whether the proportion, scale and form of the proposed sign relates to the site, building, streetscape, setting or landscape including:
 - The position of the proposed sign, including if it protrudes above existing buildings or landscape and natural elements.
 - Screening of unsightly elements.
 - The number, scale and location of existing signs.
 - The ability to rationalise or simplify the number of signs.
 - The ability to include landscaping to reduce the visual impact of the proposed sign structure.

ALPINE PLANNING SCHEME

- The extent to which the proposed sign requires the removal of vegetation.
- Whether the proposed sign is consistent with any outdoor advertising theme.
- Whether there is a need for identification and the opportunities for adequate identification on the site or locality.
- Whether the proposed sign will adversely impact road safety.

59.1031/07/2018
VC148**CAR PARKING****59.10-1**31/07/2018
VC148**Information requirements**

An application must be accompanied by the following information as appropriate:

- A copy of title for the subject land and a copy of any registered restrictive covenant.
- A plan, drawn to scale and fully dimensioned showing:
 - The boundaries and dimensions of the site.
 - The location of existing buildings.
 - All car parking spaces and access lanes.
 - Allocation of car parking spaces to different uses or tenancies, if applicable.
 - Landscaping and sensitive water design treatments.
- A written statement that describes:
 - The proposed use of the site, number of employees and patrons and hours of operation.
 - The previous use of the site.
 - The site and floor area to be occupied.
 - The number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay.
 - The total number of car parking spaces provided.
 - The likely impact of a reduction in car parking on the amenity of the area and on the area's existing car parking.

59.10-231/07/2018
VC148**Decision guidelines**

In assessing an application the responsible authority must consider as appropriate:

- Whether the reduction of the car parking requirement is consistent with any relevant local planning policy or incorporated plan.
- The objectives contained in the schedule to the Parking Overlay.
- Whether there is availability of alternative car parking in the locality including:
 - Efficiencies gained from the consolidation of shared car parking spaces.
 - Public car parks intended to serve the land.
 - On street parking in non-residential zones.
 - Streets in residential zones specifically managed for non-residential parking.
- The practicality of providing car parking on the site, particularly for lots of less than 300 square metres.
- Whether there is any car parking deficiency associated with the existing use of the land.
- Whether there is any credit that should be allowed for car parking spaces provided on common land or by a Special Charge Scheme or cash-in-lieu payment.
- Whether fewer car parking spaces will impact local amenity, including pedestrian amenity and the amenity of nearby residential areas.
- Whether there is a need to create safe, functional and attractive parking areas.
- The availability of public transport in the locality of the land.

ALPINE PLANNING SCHEME

- The convenience of pedestrian and cyclist access to the land.
- The likelihood of multi-purpose trips within the locality which are likely to be combined with a trip to the land in connection with the use.
- The equity of reducing the car parking requirement having regard to any historic contributions by existing businesses.
- On street parking in residential zones in the locality of the land that is intended to be for residential use.
- The future growth and development of any nearby activity centre.
- Local traffic management in the locality of the land.
- Access to or provision of alternative transport modes to and from the land.
- Whether any car parking spaces to be provided meet the design standards of Clause 52.06.
- Any relevant decision guideline specified in a schedule to the Parking Overlay.

59.11

31/07/2018
VC148

[NO CONTENT]

59.1231/07/2018
VC148**TWO LOT SUBDIVISION IN A RURAL ZONE****59.12-1**31/07/2018
VC148**Information requirements**

An application must be accompanied by the following information as appropriate:

- A copy of title for the subject land and a copy of any registered restrictive covenant.
- A layout plan, drawn to scale and fully dimensioned showing:
 - The location, shape and size of the site.
 - The location of any existing buildings and associated works.
 - The location, shape and size of the proposed lots to be created.
 - The location of any easements on the subject land.
 - The location of any significant vegetation, waterways and wetlands.
 - The location of the approved stormwater discharge point and effluent disposal areas.
 - Any abutting roads.
 - Existing and proposed vehicle access to the lots.

59.12-231/07/2018
VC148**Decision guidelines**

In assessing an application the responsible authority must consider as appropriate:

- The suitability of the subdivision including how the layout and dimensions of the subdivision:
 - Are consistent with the layout of existing buildings and associated works on the land.
 - Appropriately accommodate significant vegetation.
 - Appropriately accommodate existing or proposed easements on the lots.
 - Appropriately accommodate the provision of utility services to each lot.
 - Appropriately accommodate existing and proposed vehicle access to the lots.
- If the land is in an area where reticulated sewerage is not provided to each lot, whether the layout of the subdivision accommodates the effluent disposal area for each lot.
- The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.
- Any Regional Catchment Strategy applying to the land.
- If the land is in an overlay, statement of significance and the objectives contained in the schedule to the overlay and whether the subdivision will adversely affect that significance or the objectives.
- Whether any public open space contribution is required under Clause 53.01 of this scheme or under Section 18 of the *Subdivision Act 1988*.

59.1331/07/2018
VC148**BUILDINGS AND WORKS IN A RURAL ZONE****59.13-1**31/07/2018
VC148**Information requirements**

An application must be accompanied by the following information as appropriate:

- A copy of title for the subject land and a copy of any registered restrictive covenant.
- A description of the use of the land and the proposed buildings and works.
- A layout plan, drawn to scale and fully dimensioned showing:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - The location of any waterway or wetlands.
 - The location and use of buildings and works on adjoining land.
 - Relevant ground levels.
 - The layout of existing and proposed buildings and works.
 - All existing and proposed driveways, car parking and loading areas.
 - Existing and proposed landscape areas.
 - All external storage and waste treatment areas.
- Elevation drawings to scale showing the height, colour and materials of all proposed buildings and works.
- A photograph of the building or area affected by the proposal.

59.13-231/07/2018
VC148**Decision guidelines**

In assessing an application the responsible authority must consider as appropriate:

- The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, character and appearance of the area, landscape features, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.
- Whether the proposal will have an adverse impact on adjoining and nearby land uses.
- The need to protect amenity of existing residents.
- The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses.
- The likely environmental impact on the natural physical features and biodiversity of the area, including the need to retain vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge areas.
- The capability of the land to accommodate the proposed development.
- Whether the development will support and enhance agricultural production.
- The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.
- Any Regional Catchment Strategy and associated plan applying to the land.
- The impact of the proposal on any wetlands or waterways.
- Any integrated land management plan prepared for the site.
- Whether the development will require traffic management measures.

- For buildings and works associated with a dwelling:
 - Whether the dwelling will result in the loss or fragmentation of productive agricultural land.
 - Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.
 - Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.
 - The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.

59.1431/07/2018
VC148**59.14-1**31/07/2018
VC148**EXTENSION TO ONE DWELLING ON A LOT IN A RESIDENTIAL ZONE****Information requirements**

An application must be accompanied by the following information as appropriate:

- A copy of title for the subject land and a copy of any registered restrictive covenant.
- A site plan, drawn to scale and fully dimensioned showing:
 - Site shape, size, orientation and easements.
 - Levels of the site and the difference in levels between the site and surrounding properties.
 - Location of existing buildings on the site and on surrounding properties, including the location and height of walls built to the boundary of the site.
 - The use of surrounding buildings.
 - The location of secluded private open space and habitable room windows of surrounding properties which have an outlook to the site within 9 metres.
 - Solar access to the site and surrounding properties.
 - Location of significant trees existing on the site and any significant trees removed from the site in the 12 months prior to the application being made, where known.
 - Any contaminated soils and filled areas, where known.
 - Views to and from the site.
 - Street frontage features such as poles, street trees and kerb crossovers.
 - Any other notable features of the site.
 - In relation to the neighbourhood:
 - The built form, scale and character of surrounding development.
 - Architectural and roof styles.
 - Any other notable features or characteristics of the neighbourhood.
- A site and layout plan, drawn to scale and fully dimensioned showing:
 - Site shape, size, orientation, easements and site levels.
 - Adjoining roads.
 - The location and use of buildings and works on adjoining land.
 - The layout and use of existing buildings being retained and all proposed buildings, including finished floor levels.
 - All existing and proposed driveways and crossovers.
 - Existing and proposed landscape and open space areas.
 - All external storage, waste areas and services.
- An elevation plan, drawn to scale showing the height, colour and materials of the proposed extension.
- Photographs of the building or area affected by the proposal.
- A written statement, plan or diagram demonstrating how the proposal meets:
 - The garden area requirement specified in the zone.
 - The requirements in the following standards of Clause 54:

- A10 Side and rear setbacks.
- A11 Walls on boundaries.
- A12 Daylight to existing windows.
- A13 North-facing windows.
- A14 Overshadowing open space.
- A15 Overlooking.
- The objectives and requirements in the following standards of Clause 54:
 - Clause 54.02-1 Neighbourhood character objective and standard A1.
 - Clause 54.03-3 Site coverage objective and standard A5.
 - Clause 54.03-4 Permeability objectives and standard A6.
 - Clause 54.03-5 Energy efficiency protection objectives and standard A7.
 - Clause 54.03-6 Significant trees objectives and standard A8.
 - Clause 54.05-1 Daylight to new windows objective and standard A16.
 - Clause 54.05-2 Private open space objective and standard A17.
 - Clause 54.05-3 Solar access to open space objective and Standard A18.
 - Clause 54.06-1 Design detail objective and Standard A19.

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.

59.14-2

31/07/2018
VC148

Decision guidelines

In assessing an application the responsible authority must consider as appropriate:

- The following objectives, standards and decision guidelines of Clause 54:
 - Clause 54.02-1 Neighbourhood character objective and standard A1.
 - Clause 54.03-3 Site coverage objective and standard A5.
 - Clause 54.03-4 Permeability objective and standard A6.
 - Clause 54.03-5 Energy efficiency protection objective and standard A7.
 - Clause 54.03-6 Significant trees objective and standard A8.
 - Clause 54.05-1 Daylight to new windows objective and standard A16.
 - Clause 54.05-2 Private open space objective and standard A17.
 - Clause 54.05-3 Solar access to open space objective and Standard A18.
 - Clause 54.06-1 Design detail objective and Standard A19.

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.

59.1531/07/2018
VC148**LOCAL VICSMART APPLICATIONS**

The schedule to this clause may specify classes of application that are VicSmart applications to which Clause 71.06 applies. A class of application specified must not be a class of VicSmart application specified in another provision of this planning scheme.

The classes of VicSmart application are specified in three tables:

- Table 1 specifies classes VicSmart application under a zone.
- Table 2 specifies classes VicSmart application under an overlay.
- Table 3 specifies classes VicSmart application under a particular provision.

Each table in the schedule is divided into four columns:

- Column 1 specifies the name or class of zone or overlay or name of particular provision.
- Column 2 specifies the development.
- Column 3 specifies the provision of the planning scheme that contains the permit requirement applicable to the development.
- Column 4 specifies the information requirements and decision guidelines in Clauses 59.01 to 59.14 or the schedule to Clause 59.16 applicable to the class of VicSmart application.

Subject to Clause 71.06, an application under a provision specified in Column 3 for a use or development specified in Column 2 is a class of VicSmart application and must be assessed against the provision specified in Column 4.

31/07/2018
VC148**SCHEDULE TO CLAUSE 59.15 LOCAL VICSMART APPLICATIONS****1.0**31/07/2018
VC148**Table 1 Classes of local VicSmart application under zone provisions**

Name of zone or class of zone	Class of application	Permit requirement provision	Information requirements and decision guidelines
None specified			

2.031/07/2018
VC148**Table 2 Classes of local VicSmart application under overlay provisions**

Name of overlay or class of overlay	Class of application	Permit requirement provision	Information requirements and decision guidelines
None specified			

3.031/07/2018
VC148**Table 3 Classes of local VicSmart application under Particular Provisions**

Name of particular provision	Class of application	Permit requirement provision	Information requirements and decision guidelines
None specified			

59.16

31/07/2018
VC148

**INFORMATION REQUIREMENTS AND DECISION GUIDELINES FOR LOCAL
VICSMART APPLICATIONS**

A schedule to this clause may set out information requirements and decision guidelines for a class of VicSmart application specified in the Schedule to Clause 59.15.

31/07/2018
VC148

SCHEDULE TO CLAUSE 59.16 INFORMATION REQUIREMENTS AND DECISION GUIDELINES FOR LOCAL VICSMART APPLICATIONS

1.0

31/07/2018
VC148

Information requirements

None specified

2.0

31/07/2018
VC148

Decision guidelines

None specified

GENERAL PROVISIONS

This section sets out provisions about existing uses, decision guidelines, referral of applications and other matters.

61

31/07/2018
VC148

[NO CONTENT]

GENERAL EXEMPTIONS

62.0131/07/2018
VC148**USES NOT REQUIRING A PERMIT**

Any requirement in this scheme relating to the use of land, other than a requirement in the Public Conservation and Resource Zone, does not apply to:

- The use of land for a Road except within the Urban Floodway Zone and a Public Conservation and Resource Zone.
- The use of land for Natural systems.
- The use of land in a road if the use is associated with the use of adjoining land and is authorised by the Council under a local law.
- The use of land in a road to trade from a stall, stand, motor vehicle, trailer, barrow or other similar device.
- The use of land for wind measurement by an anemometer for three years or less.
- The use of land for earth and energy resources industry if the conditions of Clause 52.08 are met.
- The use of land for a carnival or circus if the requirements of A 'Good Neighbour' Code of Practice for a Circus or Carnival, October 1997 are met.
- The use of land for apiculture if the requirements of the Apiary Code of Practice, May 2011 are met.
- The use of land for temporary portable land sales office located on the land for sale.
- The use of land for a Telecommunications facility if the associated buildings and works meet the requirements of Clause 52.19.
- The use of land for a helicopter landing site if the use meets the requirements of Clause 52.15-1.
- The use of land for a minor utility installation.
- The use of land to display a sign.

62.0231/07/2018
VC148**BUILDINGS AND WORKS**

Clauses 62.02-1 and 62.02-2 set out exemptions from permit requirements in this scheme relating to the construction of a building or the construction or carrying out of works. These exemptions do not apply to the removal, destruction or lopping of trees and the removal of vegetation. Exemptions for vegetation removal are set out in Clause 62.02-3.

62.02-131/07/2018
VC148**Buildings and works not requiring a permit**

Any requirement in this scheme relating to the construction of a building or the construction or carrying out of works, other than a requirement in the Public Conservation and Resource Zone, does not apply to:

- Buildings or works which provide for fire protection under relevant legislation.
- Emergency works undertaken by, or on behalf of, a municipality, public authority or utility service provider in the exercise of any power conferred on them under any Act.
- Buildings or works with an estimated cost of \$1,000,000 or less carried out by or on behalf of a municipality.
- Maintenance works carried out by a municipality or public authority to prevent or alleviate flood damage.
- An anemometer located on a site for three years or less.
- Buildings and works associated with a use on adjoining land or street trading if authorised under a local law.
- Gardening.
- Buildings and works associated with a minor utility installation.
- Buildings or works which are a modification necessary to comply with a direction under the *Dangerous Goods Act 1985* or the *Occupational Health and Safety Act 2004* or a Waste Discharge Licence, Works Approval or Pollution Abatement Notice under the *Environment Protection Act 1970*.
- Buildings and works associated with a telecommunications facility if the requirements of Clause 52.19 are met.
- Buildings and works associated with a dam if a licence is required to construct the dam or to take and use water from the dam under the *Water Act 1989*.
- Buildings and works associated with a carnival or circus if the requirements of A 'Good Neighbour' Code of Practice for a Circus or Carnival, October 1997 are met.
- Buildings and works associated with apiculture if the requirements of the Apiary Code of Practice, May 2011 are met.
- A temporary portable classroom associated with an education centre located on a site for three years or less.
- A temporary shed or temporary structure for construction purposes, or a temporary portable land sales office located on the land for sale.
- A children's cubbyhouse.
- External lighting normal to a dwelling.
- The construction, alteration, removal or demolition of an observational bore where a licence has been issued for those works under Part 5 of the *Water Act 1989*.
- Any works associated with the use of land for earth and energy resources industry if the conditions of Clause 52.08 are met.

- A crop support or protection structure associated with horticulture, including a trellis, cloche, net and shadecloth. It does not include a structure with a solid roof or solid wall such as a glass house or igloo.
- An annexe attached to a movable caravan located on land used for a camping and caravan park.
- Works associated with geotechnical testing or service proving.
- Buildings and works associated with the use of land in a road to trade from a stall, stand, motor vehicle, trailer, barrow or other similar device.
- The construction of or putting up for display a sign consistent with the requirements of Clause 52.05-10.

62.02-2

31/07/2018
VC148

Buildings and works not requiring a permit unless specifically required by the planning scheme

Any requirement in this scheme relating to the construction of a building or the construction or carrying out of works, other than a requirement in the Public Conservation and Resource Zone, does not apply to:

- A fence.
- The construction of or putting up for display a sign (except for a sign consistent with the requirements of Clause 52.05-10 which is provided for in Clause 62.02-1).
- Roadworks.
- Street furniture including post boxes, telephone booths, fire hydrants, bus shelters, shade sails, traffic control devices and public toilets.
- Park furniture including seating, tables, shelters, rubbish bins, playground equipment, barbeques, shade sails, drinking fountains and public toilets.
- Furniture and works normally associated with an education centre including, but not limited to, outdoor furniture, playground equipment, art works, drinking fountains, rubbish bins and landscaping.
- Disability access and disability facilities associated with an education centre (not including a lift external to a building).
- Art work that is carried out by or on behalf of a public land manager.
- Oil pipelines.
- Buildings and works associated with a dependent person's unit.
- The internal rearrangement of a building or works provided the gross floor area of the building, or the size of the works, is not increased and the number of dwellings is not increased.
- Repairs and routine maintenance to an existing building or works.
- Domestic services normal to a dwelling.
- A rainwater tank with a capacity of not more than 10,000 litres.
- Bicycle pathways and trails.
- A television antenna.
- A flagpole.
- A domestic swimming pool or spa and associated mechanical and safety equipment if associated with one dwelling on a lot.
- An open-sided pergola or verandah to a dwelling with a finished floor level not more than 800 mm above ground level and a maximum building height of three metres above ground level.

- A deck to a dwelling with a finished floor level not more than 800 mm above ground level.
- A disabled access ramp.
- Any works necessary to prevent soil erosion, or to ensure soil conservation or reclamation.
- A solar energy facility attached to a building that primarily services the land on which it is situated.
- Buildings and works associated with cat cages and runs, bird cages, dog houses, and other domestic animal enclosures associated with the use of the land as a dwelling.
- 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.
- An electric vehicle charging station.

This does not apply if a permit is specifically required for any of these matters.

62.02-3

30/08/2006
VC40

Vegetation removal

Any requirement in this scheme relating to the construction or carrying out of works does not apply to the removal, destruction or lopping of trees and the removal of vegetation.

This does not apply if a permit is specifically required to remove, destroy or lop trees or to remove vegetation.

62.03

28/03/2018
VC145

EVENTS ON PUBLIC LAND

Any requirement in this scheme relating to the use of land or the construction of a building or the construction or carrying out of works does not apply to:

- an event on public land; or
- temporary buildings or works required for the event;

where that event has been authorised by the public land manager or by the council under a local law.

An event includes land used to provide temporary cultural or community activities and entertainment such as a concert, festival or exhibition.

This does not apply to public land where a local provision of this scheme specifically regulates an event for a particular site.

62.0428/03/2018
VC145**SUBDIVISIONS NOT REQUIRING A PERMIT**

Any requirement in this scheme relating to the subdivision of land does not apply to:

- A subdivision by an authority acquiring the land which does not create an additional lot.
- A subdivision by a public authority or utility service provider which does not create an additional lot other than for the sole purpose of a minor utility installation. This does not apply if a permit is required to subdivide land under any overlay.
- A subdivision by an authority acquiring the land which creates additional lots if the additional lots are severed parcels of land without legal access to an existing road and the additional lots are retained by the acquiring authority or sold to an abutting land owner on the condition that the lot be consolidated with abutting land.
- A subdivision which realigns the common boundary between two lots if all the land is in one urban zone and any of the following apply:
 - Any lot that is reduced in area meets the minimum lot area and minimum dimensions (if any) specified for the zone. This does not apply if the area of the smaller lot is limited by a provision of this scheme, or by a condition of a planning permit.
 - There is no minimum lot area specified for the zone, the area of the smaller lot is more than 230 square metres, and the area of either lot is reduced by less than 30 square metres.
 - There is no minimum lot area specified for the zone, the area of the smaller lot is 230 square metres or less, and the area of either lot is reduced by less than 5 percent or by less than 30 square metres, which ever is lesser.
 - The new boundary coincides with a boundary fence that is more than five years old. This does not apply if all the land is in one ownership.
- A subdivision which realigns the common boundary between two lots if all the land is in one non-urban zone, the re-subdivision does not allow the number of dwellings the whole of the land could be used for under this scheme to increase, and any of the following apply:
 - Any lot that is reduced in area meets the minimum lot area and minimum dimensions (if any) specified for the zone. This does not apply if the area of the smaller lot is limited by a provision of this scheme, or by a condition of a planning permit.
 - There is no minimum lot area specified for the zone, and no part of the boundary is moved more than 1 metre. This does not apply if the area of the smaller lot would be less than the area specified by a condition of a planning permit.
 - There is no minimum lot area specified for the zone, the new boundary coincides with the location of a fence that is more than 5 years old, and no part of the boundary is moved more than three metres.

62.05

28/03/2018
VC145

DEMOLITION

A permit is not required for the demolition or removal of a building or works unless a permit is specifically required for demolition or removal.

63

28/03/2018
VC145

EXISTING USES

63.0128/03/2018
VC145**EXTENT OF EXISTING USE RIGHTS**

An existing use right is established in relation to use of land under this scheme if any of the following apply:

- The use was lawfully carried out immediately before the approval date.
- A permit for the use had been granted immediately before the approval date and the use commences before the permit expires.
- A permit for the use has been granted under Clause 63.08 and the use commences before the permit expires.
- Proof of continuous use for 15 years is established under Clause 63.11.
- The use is a lawful continuation by a utility service provider or other private body of a use previously carried on by a Minister, government department or public authority, even where the continuation of the use is no longer for a public purpose.

63.02

31/07/2018
VC148

CHARACTERISATION OF USE

If a use of land is being characterised to assess the extent of any existing use right, the use is to be characterised by the purpose of the actual use at the relevant date, subject to any conditions or restrictions applying to the use at that date, and not by the classification in the table to Clause 73.03 or in Section 1, 2 or 3 of any zone.

63.03

28/03/2018
VC145

EFFECT OF DEFINITIONS ON EXISTING USE RIGHTS

The definition of a term in this scheme, or the amendment of any definition, does not increase or restrict the extent of any existing use right established prior to the inclusion of the definition or amendment.

63.04

28/03/2018
VC145

SECTION 1 USES

A use in Section 1 of a zone for which an existing use right is established may continue provided any condition or restriction to which the use was subject and which applies to the use in Section 1 of the zone continues to be met.

63.0528/03/2018
VC145**SECTIONS 2 AND 3 USES**

A use in Section 2 or 3 of a zone for which an existing use right is established may continue provided:

- No building or works are constructed or carried out without a permit. A permit must not be granted unless the building or works complies with any other building or works requirement in this scheme.
- Any condition or restriction to which the use was subject continues to be met. This includes any implied restriction on the extent of the land subject to the existing use right or the extent of activities within the use.
- The amenity of the area is not damaged or further damaged by a change in the activities beyond the limited purpose of the use preserved by the existing use right.

63.06

28/03/2018
VC145

EXPIRATION OF EXISTING USE RIGHTS

An existing use right expires if either:

- The use has stopped for a continuous period of 2 years, or has stopped for two or more periods which together total 2 years in any period of 3 years.
- In the case of a use which is seasonal in nature, the use does not take place for 2 years in succession.

63.07

28/03/2018
VC145

COMPLIANCE WITH CODES OF PRACTICE

A use for which an existing use right is established must comply with any relevant code of practice incorporated in this scheme if either:

- The code of practice has been incorporated or adopted in accordance with Section 39 of the Conservation Forests and *Lands Act 1987*.
- The code of practice is approved or ratified by Parliament under an Act.

63.08

28/03/2018
VC145

ALTERNATIVE USE

If land is used for a use in Section 3 of a zone for which an existing use right is established, a permit may be granted to use the land for an alternative use which does not comply with this scheme. The responsible authority must be satisfied that the use of the land for the alternative use will be less detrimental to the amenity of the locality.

63.09

28/03/2018
VC145

SHOP CONDITIONS

A permit must not be granted to:

- Construct or carry out a building or works under Clause 63.05 for a shop with a leasable floor area exceeding 500 square metres.
- Use land under Clause 63.08 for a shop with a leasable floor area exceeding 500 square metres.

63.10

28/03/2018
VC145

DAMAGED OR DESTROYED BUILDINGS OR WORKS

If at least 50 percent of the gross floor area of a building or at least 50 percent of the area of any works is damaged or destroyed so that the use cannot continue without the building or works being reconstructed, the land must be used in conformity with this scheme, unless a permit is granted to continue the use, and to construct or carry out buildings or works.

63.1128/03/2018
VC145**PROOF OF CONTINUOUS USE**

If, in relation to an application or proceeding under the Act or this scheme, including an application for a certificate of compliance under Section 97N of the Act, the extent of any existing use right for a period in excess of 15 years is in question, it is sufficient proof of the establishment of the existing use right if the use has been carried out continuously for 15 years prior to the date of the application or proceeding.

An existing use right may be established under this clause even if the use did not comply with the scheme immediately prior to or during the 15 year period, unless either:

- At any time before or after commencement of the 15 year period the use has been held to be unlawful by a decision of a court or tribunal.
- During the 15 year period, the responsible authority has clearly and unambiguously given a written direction for the use to cease by reason of its non-compliance with the scheme.

63.12

28/03/2018
VC145

DECISION GUIDELINES

Before deciding on an application under Clause 63.05, 63.08 or 63.10, in addition to the decision guidelines in Clause 65 and any other requirements of the Act, the responsible authority must consider the extent to which compliance can be achieved with all scheme requirements that can reasonably be met.

GENERAL PROVISIONS FOR USE AND DEVELOPMENT OF LAND

64.01

28/03/2018
VC145

LAND USED FOR MORE THAN ONE USE

If land is used for more than one use and one is not ancillary to the other, each use must comply with this scheme.

64.02

28/03/2018
VC145

LAND USED IN CONJUNCTION WITH ANOTHER USE

If a provision of this scheme provides that a use of land must be used ‘in conjunction with’ another use of the land:

- there must be an essential association between the two uses; and
- the use must have a genuine, close and continuing functional relationship in its operation with the other use.

64.0328/03/2018
VC145**SUBDIVISION OF LAND IN MORE THAN ONE ZONE**

If a provision of this scheme provides that a permit is required to subdivide land and the land is in more than one zone a permit may be granted even if one of the lots does not comply with the minimum lot size requirements of a zone.

Permit Requirement

A permit may be granted to create one lot smaller than specified in the scheme if all of the following are met:

- The lot to be subdivided is in more than one zone and cannot comply with the minimum lot area specified in the scheme.
- The proposed subdivision does not create lots where any lot extends into more than one zone. This does not apply to any lots created for the following purposes:
 - To comply with the requirements of the Urban Floodway Zone.
 - To provide access to a road.
- The remainder of the proposed lots must comply with the minimum lot area specified in the scheme.

65

28/03/2018
VC145

DECISION GUIDELINES

Because a permit can be granted does not imply that a permit should or will be granted. The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines of this clause.

65.0131/07/2018
VC148**APPROVAL OF AN APPLICATION OR PLAN**

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

- The matters set out in section 60 of the Act.
- The Municipal Planning Strategy and the Planning Policy Framework.
- The purpose of the zone, overlay or other provision.
- Any matter required to be considered in the zone, overlay or other provision.
- The orderly planning of the area.
- The effect on the amenity of the area.
- The proximity of the land to any public land.
- Factors likely to cause or contribute to land degradation, salinity or reduce water quality.
- Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.
- The extent and character of native vegetation and the likelihood of its destruction.
- Whether native vegetation is to be or can be protected, planted or allowed to regenerate.
- The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.
- The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.

This clause does not apply to a VicSmart application.

65.0228/03/2018
VC145**APPROVAL OF AN APPLICATION TO SUBDIVIDE LAND**

Before deciding on an application to subdivide land, the responsible authority must also consider, as appropriate:

- The suitability of the land for subdivision.
- The existing use and possible future development of the land and nearby land.
- The availability of subdivided land in the locality, and the need for the creation of further lots.
- The effect of development on the use or development of other land which has a common means of drainage.
- The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.
- The density of the proposed development.
- The area and dimensions of each lot in the subdivision.
- The layout of roads having regard to their function and relationship to existing roads.
- The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.
- The provision and location of reserves for public open space and other community facilities.
- The staging of the subdivision.
- The design and siting of buildings having regard to safety and the risk of spread of fire.
- The provision of off-street parking.
- The provision and location of common property.
- The functions of any body corporate.
- The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.
- If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.
- Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.

This clause does not apply to a VicSmart application.

REFERRAL AND NOTICE PROVISIONS**Scope**

These provisions set out the types of applications which must be referred under Section 55 of the Act or for which notice must be given under Section 52(1)(c) of the Act. The provisions do not apply to the seeking of advice about an application or where a responsible authority may choose to give notice under another sub-section of Section 52(1) of the Act.

These provisions also specify when a plan must be referred under Section 8(1)(a) of the *Subdivision Act 1988*.

Referrals

Applications of the kind listed in Clauses 66.01, 66.02, 66.03 and 66.04 must be referred to the person or body specified as a referral authority in accordance with Section 55 of the Act.

Any requirement for referral under this or another clause does not apply if in the opinion of the responsible authority, the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the referral authority, or the referral authority has considered the proposal for which the application is made within the past three months and has stated in writing that it does not object to the granting of the permit for the proposal.

Notice

Notice of an application of the kind listed below in Clauses 66.05 and 66.06 must be given in accordance with Section 52(1)(c) of the Act to the person or body specified as a person or body to be notified.

Any requirement for notice under this or another clause does not apply if, in the opinion of the responsible authority, the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the person or body to be notified.

66.0128/03/2018
VC145**SUBDIVISION REFERRALS**

An application of the kind listed in the table below must be referred to the person or body specified as the referral authority. The table below specifies whether the referral authority is a determining referral authority or a recommending referral authority.

Kind of application	Referral authority	Type of referral authority
To subdivide land other than: <ul style="list-style-type: none"> ▪ A boundary realignment. ▪ The subdivision of an existing building already connected to services. ▪ A two lot subdivision. ▪ The subdivision of land into lots each containing an existing dwelling or car parking space. 	The relevant water, drainage or sewerage authority The relevant electricity supply or distribution authority The relevant gas supply authority	Determining referral authority Determining referral authority Determining referral authority
To subdivide land outside the metropolitan fire district which creates a road, where the requirements of Clause 56.09-3 are not met.	Country Fire Authority	Determining referral authority
To subdivide land if the only access to a lot is over Crown land which has not been reserved or proclaimed as a road.	Minister administering the <i>Land Act 1958</i>	Determining referral authority
To subdivide land crossed by a gas transmission pipeline or a gas transmission pipeline easement.	The relevant gas supply authority	Determining referral authority
To subdivide land within 60 metres of a major electricity transmission line (220 Kilovolts or more) or an electricity transmission easement.	The relevant electricity transmission authority	Determining referral authority
To subdivide a heritage place of which all or part is included in the Victorian Heritage Register.	The Executive Director specified in the <i>Heritage Act 2017</i>	Determining referral authority

Note: A subdivision which does not require referral under Clause 66.01 must be referred if it is listed as a requirement under any other provision of Clause 66.

66.01-118/02/2013
VC81**Mandatory conditions for subdivision permits**

A permit for subdivision must contain the following conditions:

The owner of the land must enter into an agreement with:

- a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
- a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

Before the issue of a Statement of Compliance for any stage of the subdivision under the *Subdivision Act 1988*, the owner of the land must provide written confirmation from:

- a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and

- a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

This requirement does not apply to a permit granted to:

- Subdivide land in a rural zone, public land zone, Urban Floodway Zone or Special Use Zone if the responsible authority is satisfied that connection to telecommunication services is not warranted.
- Realign the common boundary between two lots (boundary realignment).
- Subdivide an existing building already connected to telecommunication services.

A permit granted to subdivide land in a manner that does not require referral under Clause 66.01 must contain the following conditions:

- The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.
- All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.
- The plan of subdivision submitted for certification under the *Subdivision Act 1988* must be referred to the relevant authority in accordance with Section 8 of that Act.

This requirement does not apply to a permit granted to subdivide land into lots each containing an existing dwelling or car parking space.

66.01-2

15/09/2008
VC49

Referrals under the Subdivision Act – certification of plans

For the purpose of Section 8(1)(a) of the *Subdivision Act 1988* referral of a plan is required if:

- A referral is required by a permit issued under this scheme. The plan must be referred to the relevant referral authority.
- A plan creates, varies or removes an easement or restriction likely to be of interest to a referral authority. The plan must be referred to the relevant referral authority.
- The only access to a lot on a plan is over Crown land and the Minister administering the *Land Act 1958* has not consented or provision has not been made for a road to be reserved or proclaimed. The plan must be referred to that Minister.
- In the opinion of the Council the plan may affect existing sewerage, water, drainage or other works. The plan must be referred to the referral authority responsible for those works.

66.0231/07/2018
VC148**USE AND DEVELOPMENT REFERRALS**

An application of the kind listed in the tables below must be referred to the person or body specified as the referral authority. The tables below specify whether the referral authority is a determining referral authority or a recommending referral authority.

66.02-125/05/2017
VC133**Works approval or licence**

Kind of application	Referral authority	Type of referral authority
For a use or development requiring any of the following:	Environment Protection Authority	Determining referral authority
<ul style="list-style-type: none"> Works approval in accordance with Section 19A of the <i>Environment Protection Act 1970</i>. A licence to discharge or emit waste in accordance with Section 20 of the <i>Environment Protection Act 1970</i>. Amendment of a licence under Section 20A of the <i>Environment Protection Act 1970</i>. 		

66.02-212/12/2017
VC138**Native vegetation**

Kind of application	Referral authority	Type of referral authority
<ul style="list-style-type: none"> To remove, destroy or lop native vegetation in the Detailed Assessment Pathway as defined in the <i>Guidelines for the removal, destruction or lopping of native vegetation</i> (Department of Environment, Land, Water and Planning, 2017). To remove, destroy or lop native vegetation if a property vegetation plan applies to the site. To remove, destroy or lop native vegetation on Crown land which is occupied or managed by the responsible authority. 	Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <i>Conservation, Forests and Lands Act 1987</i>)	Recommending referral authority

66.02-325/05/2017
VC133**Cattle feedlot**

Kind of application	Referral authority	Type of referral authority
To use or develop land for a cattle feedlot.	Minister for Agriculture	Determining referral authority
	If the site is located within a special water supply catchment area under the <i>Catchment and Land Protection Act 1994</i> , the relevant water authority under the <i>Water Act 1989</i> and the Secretary to the Department administering the <i>Catchment and Land Protection Act 1994</i>	Determining referral authority
	If the number of cattle is 5000 or more, the Environment Protection Authority	Determining referral authority

66.02-425/05/2017
VC133**Major electricity line or easement**

Kind of application	Referral authority	Type of referral authority
To construct a building or construct or carry out works on land within 60 metres of a major electricity transmission line (220 Kilovolts or more) or an electricity transmission easement.	The relevant electricity transmission authority	Determining referral authority

66.02-519/09/2017
VC132**Special water supply catchment area**

Kind of application	Referral authority	Type of referral authority
To use, subdivide or consolidate land, to construct a building or construct or carry out works, or to demolish a building or works that are within a Special Water Supply Catchment Area listed in Schedule 5 of the <i>Catchment and Land Protection Act 1994</i> and which provides water to a domestic supply. This does not apply to an application for a sign, fence, roadworks or unenclosed building or works ancillary to a dwelling.	The relevant water board or water supply authority	Determining referral authority

66.02-625/05/2017
VC133**Timber production**

Kind of application	Referral authority	Type of referral authority
<ul style="list-style-type: none"> To use or develop land for timber production by establishing a plantation. To use or develop land for timber production by harvesting timber from native forest, including thinning, if the area of native forest to be subjected to timber production operations is 10 hectares or greater. 	Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <i>Conservation, Forests and Lands Act 1987</i>)	Determining referral authority

66.02-731/07/2018
VC148**Industry or warehouse**

Kind of application	Referral authority	Type of referral authority
<ul style="list-style-type: none"> To use land for an industry or warehouse for a purpose listed in the table to Clause 53.10 shown with a Note 1 or if the threshold distance is not to be met. 	Environment Protection Authority	Determining referral authority
<ul style="list-style-type: none"> To use land for an industry or warehouse for a purpose listed in the table to Clause 53.10 shown with a Note 2 and if any of the following apply: <ul style="list-style-type: none"> A fire protection quantity is exceeded under the Dangerous Goods (Storage and Handling) Regulations 2012. 	The Victorian WorkCover Authority	Determining referral authority

ALPINE PLANNING SCHEME

Kind of application	Referral authority	Type of referral authority
<ul style="list-style-type: none"> - A notification is required under the Occupational Health and Safety Regulations 2007. - A licence is required under the Dangerous Goods (Explosives) Regulations 2011. - A licence is required under Dangerous Goods (HCDG) Regulations 2016 and the use is not associated with agriculture. 		
<ul style="list-style-type: none"> ■ To construct a building or construct or carry out works on land used for an industry or warehouse for a purpose listed in the table to Clause 53.10 and shown with a Note 2 if the area of the buildings and works will increase by more than 25 per cent and any of the following apply: <ul style="list-style-type: none"> - A fire protection quantity is exceeded under the Dangerous Goods (Storage and Handling) Regulations 2012. - A notification is required under the Occupational Health and Safety Regulations 2007. - A licence is required under the Dangerous Goods (Explosives) Regulations 2011. ■ A licence is required under the Dangerous Goods (HCDG) Regulations 2016 and the use is not associated with agriculture. 	The Victorian WorkCover Authority	Determining referral authority

66.02-8

25/05/2017
VC133

Stone Extraction

Kind of application	Referral authority	Type of referral authority
<ul style="list-style-type: none"> ■ To use or develop land for stone extraction. 	<p>Secretary to the Department administering the <i>Heritage Act 1995</i>.</p> <p>Secretary to the Department administering the <i>Mineral Resources (Sustainable Development) Act 1990</i></p>	Determining referral authority
<ul style="list-style-type: none"> ■ To use or develop land for stone extraction on Crown land or land abutting Crown land, other than a government road. 	Secretary to the Department administering the <i>Land Act 1958</i> , <i>Crown Land (Reserves) Act 1978</i> , <i>National Parks Act 1975</i> and <i>Forests Act 1958</i> .	Determining referral authority
<ul style="list-style-type: none"> ■ To use or develop land for stone extraction: <ul style="list-style-type: none"> - In Special Areas declared under Section 27 of the <i>Catchment and Land Protection Act 1994</i>. 	Secretary to the Department administering the <i>Catchment and Land Protection Act 1994</i>	Determining referral authority

ALPINE PLANNING SCHEME

Kind of application	Referral authority	Type of referral authority
<ul style="list-style-type: none"> - On land where the use or development involves the removal or destruction of native vegetation if the total area to be cleared is 10 hectares or greater. - On land which has been identified in this scheme as being subject to high erosion risk or areas identified as being subject to salinity management. 		
<ul style="list-style-type: none"> ■ To use or develop land for stone extraction: <ul style="list-style-type: none"> - In areas with communities or taxa listed or critical habitat determined under the <i>Flora and Fauna Guarantee Act 1988</i>. - On land which has been identified in this scheme as containing sites of flora or fauna significance. 	Secretary to the Department administering the <i>Flora and Fauna Guarantee Act 1988</i>	Determining referral authority
<ul style="list-style-type: none"> ■ To use or develop land for stone extraction on land which has been identified in this scheme as flood prone. 	Secretary to the Department administering Section 201 of the <i>Water Act 1989</i>	Determining referral authority
<ul style="list-style-type: none"> ■ To use or develop land for stone extraction if the land is intended to be used for land fill at a future date. 	Environment Protection Authority	Determining referral authority
<ul style="list-style-type: none"> ■ To use or develop land for stone extraction: <ul style="list-style-type: none"> - On land which abuts a local road which intersects with a road declared as a freeway or an arterial road under the <i>Road Management Act 2004</i> and if the development is expected to increase traffic movement at the intersection of the local road and the declared road by ten percent or more. - On land which abuts a road declared as a freeway or an arterial road under the <i>Road Management Act 2004</i>. This does not apply to a development which generates less than one hundred commercial trips per day, with roadworks at the entrance to the site built in accordance with the requirements of the Roads Corporation and the declared road is not a freeway. 	Roads Corporation	Determining referral authority

66.02-925/05/2017
VC133**Geothermal energy extraction**

Kind of application	Referral authority	Type of referral authority
To use or develop land for geothermal energy extraction.	Secretary to the Department administering the <i>Geothermal Energy Resources Act 2005</i>	Determining referral authority

66.02-1025/05/2017
VC133**Greenhouse gas sequestration**

Kind of application	Referral authority	Type of referral authority
To use or develop land for greenhouse gas sequestration.	Secretary to the Department administering the <i>Greenhouse Gas Geological Sequestration Act 2008</i>	Determining referral authority

66.02-1116/01/2018
VC142**Integrated Public Transport Planning**

Kind of application	Referral authority	Type of referral authority
<p>An application to subdivide land, to construct a building or to construct or carry out works for any of the following:</p> <ul style="list-style-type: none"> ▪ A residential development comprising 60 or more dwellings or lots. ▪ A residential building comprising 60 or more lodging rooms. ▪ A residential village comprising 60 or more dwellings. ▪ A retirement village comprising 60 or more dwellings or lots. ▪ A new retail premises of 4000 or more square metres of leasable floor area. ▪ An increase of more than 1000 square metres to the leasable floor area of an existing retail premises which is 4000 or more square metres leasable floor area. ▪ An office development of 10,000 or more square metres of leasable floor area. ▪ A place of assembly comprising 400 or more seats or 600 or more square metres of gross floor area. ▪ An education centre. ▪ A major sports and recreation facility. ▪ Any alteration or development of public transport infrastructure or stops, unless undertaken for the Head, Transport for Victoria. <p>This does not apply to:</p> <ul style="list-style-type: none"> ▪ Buildings and works associated with an existing place of assembly, education centre, major sports and recreation facility or retirement village. ▪ A development consistent with an adopted Structure Plan that has been prepared in consultation with and endorsed by the Head, Transport for Victoria. 	Head, Transport for Victoria	Determining referral authority

66.0331/07/2018
VC148**REFERRAL OF PERMIT APPLICATIONS UNDER OTHER STATE STANDARD PROVISIONS**

An application of the kind listed in the table below, where the planning scheme includes the specified clause, must be referred to the person or body specified as the referral authority. The table below specifies whether the referral authority is a determining referral authority or a recommending referral authority.

Clause	Kind of application	Referral authority	Type of referral authority
Clause 36.03-5 (PCRZ)	An application for the use or development of an emergency services facility.	Secretary to the Department of Environment, Land, Water and Planning	Determining referral authority
Clause 37.03-5 (UFZ)	An application under the zone within the waterway management district of Melbourne Water Corporation.	Melbourne Water Corporation	Determining referral authority
	An application under the zone outside the waterway management district of Melbourne Water Corporation.	Relevant floodplain management authority	Recommending referral authority
Clause 37.07-5 (UGZ)	An application under the zone within Metropolitan Melbourne.	Victorian Planning Authority	Determining referral authority
	An application under the zone outside Metropolitan Melbourne.	Secretary to the Department of Environment, Land, Water and Planning	Determining referral authority
Clause 44.02-8 (SMO)	An application under the overlay and any site capability report.	Secretary to the Department of Environment, Land, Water and Planning	Determining referral authority
Clause 44.03-6 (FO)	An application under the overlay within the waterway management district of Melbourne Water Corporation.	Melbourne Water Corporation	Determining referral authority
	An application under the overlay outside the waterway management district of Melbourne Water Corporation.	Relevant floodplain management authority	Recommending referral authority
Clause 44.04-7 (LSIO)	An application under the overlay within the waterway management district of Melbourne Water Corporation.	Melbourne Water Corporation	Determining referral authority
	An application under the overlay outside the waterway management district of Melbourne Water Corporation.	Relevant floodplain management authority	Recommending referral authority
Clause 44.05-6 (SBO)	An application under the overlay within the waterway management district of Melbourne Water Corporation.	Melbourne Water Corporation	Determining referral authority

ALPINE PLANNING SCHEME

Clause	Kind of application	Referral authority	Type of referral authority
	An application under the overlay outside the waterway management district of Melbourne Water Corporation.	Relevant floodplain management authority	Recommending referral authority
Clause 44.06-6 (BMO)	<p>An application to construct a building or carry out works associated with a dwelling.</p> <p>This does not apply to a non habitable outbuilding that meets the following requirements:</p> <ul style="list-style-type: none"> ▪ The outbuilding is ancillary to a dwelling, ▪ 10 metres of defensible space is provided around the outbuilding in accordance with the vegetation management requirements at Table 6 of Clause 53.02, ▪ The canopy of each tree within the defensible space is separated by at least 2 metres, and ▪ Where the outbuilding is located less than 10 metres from a dwelling the outbuilding construction requirements at Table 7 of Clause 53.02 are met. 	Relevant fire authority	Recommending referral authority
	An application to subdivide land.	Relevant fire authority	Recommending referral authority
	An application under the overlay other than an application to construct a building or carry out works associated with a dwelling or an application to subdivide land.	Relevant fire authority	Determining referral authority
Clause 44.07-4 (SRO)	An application of the kind specified in a schedule to the overlay.	Referral authority specified in a schedule to the overlay	Determining referral authority
Clause 45.01-3 (PAO)	An application under the overlay.	Acquiring authority specified in the schedule to the overlay	Determining referral authority
Clause 45.07-6 (CLPO)	An application under the overlay.	Roads Corporation	Determining referral authority
Clause 52.05	An application to display an animated or electronic sign within 60 metres of a freeway or arterial road declared under the <i>Road Management Act 2004</i> .	Roads Corporation	Determining referral authority
Clause 52.27	An application under the Clause in association with a hotel, tavern or nightclub that is to operate after 1am.	Victorian Commission for Gambling and Liquor Regulation	Determining referral authority

ALPINE PLANNING SCHEME

Clause	Kind of application	Referral authority	Type of referral authority
Clause 52.29	An application to create or alter access to, or to subdivide land adjacent to, a road declared as a freeway or an arterial road under the <i>Road Management Act 2004</i> , land owned by the Roads Corporation for the purpose of a road, or land in a PAO if the Roads Corporation is the acquiring authority for the land, subject to exemptions specified in the clause.	Roads Corporation	Determining referral authority
	Any other application under the Clause.	Owner of, or the acquiring authority for, the adjacent land in the Road Zone, Category 1 or the PAO	Determining referral authority
Clause 53.05-1	An application to use or develop land for a Freeway service centre.	Roads Corporation	Determining referral authority

66.0428/03/2018
VC145**REFERRAL OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS**

In addition to the referral requirements of Clause 66.01, 66.02 and 66.03, an application of the kind listed in the schedule to this clause must be referred to the referral authority specified in the schedule. The table below specifies whether the referral authority is a determining referral authority or a recommending referral authority.

If a local provision of the scheme specifies a person or body as a referral authority for a kind of application or contains a referral requirement, and that specification or requirement is not included in the schedule to this clause, it is not a referral requirement under section 55 of the Act.

28/10/2013
VC102

SCHEDULE TO CLAUSE 66.04

1.0

28/10/2013
VC102

Referral of permit applications under local provisions

Clause	Kind of application	Referral authority	Type of referral authority
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None specified

66.05

31/07/2018
VC148

NOTICE OF PERMIT APPLICATIONS UNDER STATE STANDARD PROVISIONS

Notice of an application of the kind listed in the table below must be given to the person or body specified as a person or body to be notified.

Clause	Kind of application	Person or body to be notified
Clause 45.08-6	An application to use or subdivide land, or to construct a building or construct or carry out works.	The airport lessee company of Melbourne Airport in accordance with the Commonwealth <i>Airports Act 1996</i>
Clause 52.09-8	<p>An application to use or subdivide land or construct a building for Accommodation, Child care centre, Education centre or Hospital:</p> <ul style="list-style-type: none"> Within an Extractive Industry Interest Area. On land which is within 500 metres of land on which a work plan has been applied for or granted under the <i>Mineral Resources (Sustainable Development) Act 1990</i>. <p>An application to construct a building or construct or carry out works on land for which a work plan has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990.</p> <p>These requirements do not apply to an extension to buildings or works.</p>	The Secretary of the Department administering the <i>Mineral Resources (Sustainable Development) Act 1990</i>
Clause 52.21	An application to construct, use or illuminate a private tennis court under any provision of this scheme.	The owners and occupiers of adjoining and opposite properties
Clause 52.27	An application in association with a hotel, tavern or nightclub that is to operate after 1am.	Chief Commissioner of Victoria Police
Clause 53.09	An application to use or develop land to establish a new broiler farm, or to increase the farm capacity of an existing broiler farm, that meets the requirements of a Special Class Broiler Farm or Farm Cluster as specified in the Victorian Code for Broiler Farms 2009.	Environment Protection Authority
Clause 67.02	An application for a permit which, except for the provisions of Clause 67, would be made to the Minister in accordance with Section 96 of the Act. This does not apply to an application for a sign or advertisement, or to remove, destroy or lop native vegetation under Clause 52.17 of this scheme	<p>The owners and occupiers of adjoining land</p> <p>The National Trust of Australia (Victoria), if the application relates to land on which there is a building classified by the Trust</p>
Clause 67.03	An application for a permit to remove, destroy or lop native vegetation under Clause 52.17, which, except for the provisions of Clause 67, would be made to the Minister in accordance with Section 96 of the Act. This does not apply if the application is of a kind which must be referred to the Secretary under Section 55 of the Act.	The Secretary to the Department administering the <i>Flora and Fauna Guarantee Act 1988</i>

66.06

28/03/2018
VC145

NOTICE OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS

In addition to the notice requirements of Clause 66.05, notice of an application of the kind specified in the schedule to this clause must be given to the person or body specified in the schedule. If a local provision of the scheme specifies a notice requirement and that requirement is not included in the schedule to this clause, it is not a notice requirement under Section 52(1)(c) of the Act.

19/01/2006
VC37

SCHEDULE TO CLAUSE 66.06

1.0

19/01/2006
VC37

Notice of permit applications under local provisions

Clause	Kind of application	Person or body to be notified
None specified		

67

28/03/2018
VC145

APPLICATIONS UNDER SECTION 96 OF THE ACT

This clause applies to an application for a permit which, except for the provisions of this clause, would be made to the Minister in accordance with Section 96 of the Act.

67.01

28/03/2018
VC145

EXEMPTIONS FROM SECTION 96(1) AND 96(2) OF THE ACT

In accordance with Section 6(2)(ka) of the Act, the following classes of use and development are exempted from Section 96(1) and 96(2) of the Act:

Class 1

Use of land for -

Car park, camping and caravan park, community facility (including child care centre, maternal and infant welfare centre, neighbourhood house, place of assembly and toilet block), dwelling, stone extraction, hospital, industry, leisure and recreation, office, residential village, retail premises or service station.

Class 2

Development of land for -

A Class 1 use, demolition of a building or works, lighting and floodlighting of a recreation facility or building, sign or advertisement or subdivision.

Class 3

Any other use or development.

67.0228/03/2018
VC145**NOTICE REQUIREMENTS**

In accordance with Section 52(1)(c) of the Act, notice must be given to:

- The owners and occupiers of adjoining land.
- The National Trust of Australia (Victoria), if the application relates to land on which there is a building classified by the Trust.

This does not apply to an application:

- For a sign or advertisement.
- To remove, destroy or lop native vegetation under Clause 52.17 of this scheme.
- If a permit is only required under any of the following overlays:
 - Salinity Management Overlay
 - Floodway Overlay
 - Land Subject to Inundation Overlay
 - Special Building Overlay
 - Bushfire Management Overlay

67.03

28/03/2018
VC145

NOTICE REQUIREMENTS - NATIVE VEGETATION

In accordance with Section 52(1)(c) of the Act, notice of an application to remove, destroy or lop native vegetation under Clause 52.17 of this scheme must be given to the Secretary to the Department administering the *Flora and Fauna Guarantee Act 1988*.

This does not apply if the application is of a kind which must be referred to the Secretary under Section 55 of the Act.

67.04

28/03/2018
VC145

NOTICE EXEMPTION

In accordance with Section 52(4) of the Act, an application for a sign or advertisement on land managed, occupied or owned by the responsible authority is exempt from the notice requirement of Clause 52(1)(a) of the Act.

70

31/07/2018
VC148

OPERATIONAL PROVISIONS

This section sets out provisions about the operation, administration and enforcement of this planning scheme, the meaning of terms used in this planning scheme, and other matters.

OPERATION OF THIS PLANNING SCHEME

71.0131/07/2018
VC148**OPERATION OF THE MUNICIPAL PLANNING STRATEGY****71.01-1**31/07/2018
VC148**Municipal Planning Strategy**

The Municipal Planning Strategy at Clause 02 sets out the vision for the future development of the municipality and sets the strategic directions about how the municipality is expected to change through the implementation of planning policy and the planning scheme.

A planning authority must take into account the Municipal Planning Strategy when it prepares an amendment to this planning scheme.

A responsible authority must take into account and give effect to the Municipal Planning Strategy when it makes a decision under this planning scheme.

71.01-231/07/2018
VC148**Relationship to the Municipal Strategic Statement**

For the purposes of section 12A(3) of the Act, the Municipal Strategic Statement is:

- A Municipal Strategic Statement at Clause 21.
- Where Clause 21 is not included in this scheme:
 - The Municipal Planning Strategy at Clause 02.
 - Local provisions in the Planning Policy Framework at Clauses 10 to 19.
 - A schedule to Clause 74.01.

71.01-331/07/2018
VC148**Transitional**

If this planning scheme includes a Municipal Strategic Statement at Clause 21, the provisions of Clauses 23.01 and 23.02 apply.

71.0231/07/2018
VC148**OPERATION OF THE PLANNING POLICY FRAMEWORK****71.02-1**31/07/2018
VC148**Purpose of the Planning Policy Framework**

The Planning Policy Framework provides a context for spatial planning and decision making by planning and responsible authorities. The Planning Policy Framework is dynamic and will be built upon as planning policy is developed and refined, and changed as the needs of the community change.

The Planning Policy Framework seeks to ensure that the objectives of planning in Victoria (as set out in section 4 of the Act) are fostered through appropriate land use and development planning policies and practices that integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.

71.02-231/07/2018
VC148**Operation**

The Planning Policy Framework sets out the planning policies that form part of this planning scheme. It comprises Clauses 10 to 19.

A planning policy applies to all land subject to this planning scheme unless the policy specifies otherwise.

A planning policy provides guidance for decision making and can help the community to understand how the responsible authority will consider a proposal.

The consistent application of planning policy over time should achieve a desired outcome.

A planning authority must take into account the Planning Policy Framework when it prepares an amendment to this planning scheme.

A responsible authority must take into account and give effect to the Planning Policy Framework when it makes a decision under this planning scheme. This does not apply to policy guidelines and policy documents.

Policy guidelines

A planning policy may include policy guidelines. Policy guidelines indicate how objectives can be met and how strategies can be implemented.

A responsible authority must take a relevant policy guideline into account when it makes a decision under this planning scheme, but is not required give effect to it. If the responsible authority is satisfied that an alternative approach meets the objective, the alternative may be considered.

Policy documents

A planning policy may include reference to a policy document. A policy document may be an incorporated, background and other document.

A background document listed in the table or the schedule to Clause 72.08 that applies to Clauses 10 to 19 is a policy document for applicable planning policies.

71.02-331/07/2018
VC148**Integrated decision making**

Society has various needs and expectations such as land for settlement, protection of the environment, economic wellbeing, various social needs, proper management of resources and infrastructure. Planning aims to meet these needs and expectations by addressing aspects of economic, environmental and social wellbeing affected by land use and development.

Planning and responsible authorities should endeavour to integrate the range of planning policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations. However, in bushfire affected areas, planning and responsible authorities must prioritise the protection of human life over all other policy considerations.

Planning authorities should identify the potential for regional impacts in their decision making and coordinate strategic planning with their neighbours and other public bodies to achieve sustainable development and effective and efficient use of resources.

71.02-4

31/07/2018
VC148

Transitional

If this planning scheme includes a Municipal Strategic Statement at Clause 21 and local planning policies at Clause 22, the provisions of Clauses 23.01, 23.02 and 23.03 apply. To the extent of any inconsistency, Clauses 23.02 and 23.03 prevail over this clause.

71.0331/07/2018
VC148**OPERATION OF ZONES**

In each zone and schedule to a zone which contains a table of uses, the controls over the use of land are divided into three sections.

71.03-131/07/2018
VC148**Section 1 uses**

A use in Section 1 does not require a permit. Any condition opposite the use must be met. If the condition is not met, the use is in Section 2 and requires a permit unless the use is specifically included in Section 3 as a use that does not meet the Section 1 condition.

71.03-231/07/2018
VC148**Section 2 uses**

A use in Section 2 requires a permit. Any condition opposite the use must be met. If the condition is not met, the use is prohibited.

Making decisions about Section 2 uses

Because a use in Section 2 does not imply that a permit should or will be granted. The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the Municipal Planning Strategy, the Planning Policy Framework, the purpose and decision guidelines of the zone and any of the other decision guidelines in Clause 65.

71.03-331/07/2018
VC148**Section 3 uses**

A use in Section 3 is prohibited.

71.04

31/07/2018
VC148

OPERATION OF OVERLAYS

If an overlay is shown on the planning scheme map, the provisions of the overlay apply in addition to the provisions of the zone and any other provision of this scheme.

Because a permit can be granted does not imply that a permit should or will be granted. The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the Municipal Planning Strategy, the Planning Policy Framework, the purpose and decision guidelines of the overlay and any of the other decision guidelines in Clause 65.

71.05

31/07/2018
VC148

OPERATION OF PARTICULAR PROVISIONS

The requirements of particular provisions apply to the specified categories of use and development and other matters in addition to any provisions which apply due to any other provision of this planning scheme.

71.0631/07/2018
VC148**71.06-1**31/07/2018
VC148**OPERATION OF VICSMART APPLICATIONS AND PROCESS****VicSmart applications**

Any provision of this planning scheme may specify:

- Classes of application that are VicSmart applications to which Clause 71.06 applies.
- Information requirements for each class of VicSmart application.
- Decision guidelines for each class of VicSmart application.

An application is a VicSmart application if all of the following requirements are met:

- The application is in a class or classes specified in a provision of this planning scheme.
- A permit is required only under the provisions of this planning scheme that are specified as a VicSmart application, and not under any other provision of this planning scheme.
- Nothing authorised by the grant of a permit would result in a breach of a registered restrictive covenant.
- If the application requires referral to a referral authority under Clause 66, the referral requirements in Clause 71.06-2 are met.

71.06-231/07/2018
VC148**VicSmart process**

Despite any other provision of this planning scheme:

- A VicSmart application is exempt from the requirements of the Act and planning scheme specified in this clause.
- The responsible authority must assess a VicSmart application in accordance with the requirements of this clause.

If there is any inconsistency between the requirements of this clause and another provision of this planning scheme, this clause prevails.

Referral requirements

If an application requires referral to a referral authority under Clause 66:

- The application must have been considered by the referral authority within the past 3 months of the application being made to the responsible authority.
- The referral authority must have stated in writing that it does not object to the granting of the permit for the proposal.

Information requirements

A VicSmart application must be accompanied by the information requirements specified for the relevant class of application. The information requirements of the relevant zone, overlay or particular provision, other than those specified for VicSmart applications, do not apply unless the information requirements for the relevant class of application specify otherwise.

If in the opinion of the responsible authority an information requirement is not relevant to the evaluation of a VicSmart application, the responsible authority may waive or reduce the information requirement.

Exemption from notice and review

A VicSmart application is exempt from:

- The notice requirements of section 52(1)(a), (b), (c) and (d) of the Act.
- The decision requirements of section 64(1), (2) and (3) of the Act.
- The review rights of section 82(1) of the Act.

Matters to be considered

In deciding a VicSmart application, the responsible authority:

- Must only consider the decision guidelines specified for the relevant class of application.
- Is exempt from considering the following matters:
 - The requirements of section 60(1)(b), (c), (e) and (f) and (1A) (b) to (h) and (j) of the Act.
 - The Municipal Planning Strategy and Planning Policy Framework unless the decision guidelines for the relevant class of application specify otherwise.
 - The decision guidelines of the relevant zone, overlay or particular provision, other than those specified for VicSmart applications, unless the decision guidelines for the relevant class of application specify otherwise.
 - The decision guidelines in Clause 65.
- In deciding an application for review in relation to a VicSmart application, the Tribunal is exempt from the matters specified in section 84B(2)(b) to (g) and (i) to (ja) of the Act.

Decision guidelines

Before deciding a VicSmart application, the responsible authority must consider the decision guidelines specified for the relevant class of application unless in the opinion of the responsible authority a decision guideline is not relevant to the evaluation of the application.

ADMINISTRATION AND ENFORCEMENT OF THIS PLANNING SCHEME

72.0131/07/2018
VC148**RESPONSIBLE AUTHORITY FOR THIS PLANNING SCHEME**

The responsible authority for the administration and enforcement of this planning scheme or a provision of this planning scheme is specified in this clause and the schedule to this clause.

The person nominated under section 198(1)(a) of the Act or the responsible authority under section 198(1)(b) of the Act, to whom a person may apply for a planning certificate, is specified in the schedule to this clause.

72.01-131/07/2018
VC148**Minister is responsible authority**

The Minister for Planning is the responsible authority for matters under Divisions 1, 1A, 2 and 3 of Part 4 of the Act, and matters required by a permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority, in relation to the use and development of land for a:

- Wind energy facility
- Minor utility installation used to transmit or distribute electricity generated by a Wind energy facility
- Utility installation used to transmit or distribute electricity generated by a Wind energy facility with the exception of the following:
 - in relation to permits for the use and development of land for a Wind energy facility issued prior to 2 April 2015 under Division 1 of Part 4 of the Act, the Council is the responsible authority for matters under Divisions 1, 1A, 2 and 3 of Part 4 of the Act, and for matters required by the permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority
 - in relation to permits for the use and development of land for a Wind energy facility issued prior to 2 April 2015 under Division 6 of Part 4 of the Act, the Council is the responsible authority for matters required by the permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority, subject to the operation of section 97H of the Act.

31/07/2018
VC148

SCHEDULE TO CLAUSE 72.01 RESPONSIBLE AUTHORITY FOR THIS PLANNING SCHEME

1.0

31/07/2018
VC148

Responsible authority for administering and enforcing this planning scheme:

The Alpine Shire Council is the responsible authority for administering and enforcing the planning scheme, except for matters specified in Clause 72.01-1 and matters listed in this schedule.

2.0

31/07/2018
VC148

Responsible authority for administering and enforcing a provision of this planning scheme:

None specified.

3.0

31/07/2018
VC148

Person or responsible authority for issuing planning certificates:

Minister for Planning.

4.0

31/07/2018
VC148

Responsible authority for VicSmart applications:

The Chief Executive Officer of the Alpine Shire Council is the responsible authority for considering and determining VicSmart applications to which Clause 91 applies, in accordance with Divisions 1, 1A, 2 and 3 of Part 4 of the Act.

72.02

31/07/2018
VC148

WHAT AREA IS COVERED BY THIS PLANNING SCHEME?

This planning scheme applies to the municipal district or other area specified in the schedule to this clause.

31/07/2018
VC148

SCHEDULE TO CLAUSE 72.02 WHAT AREA IS COVERED BY THIS PLANNING SCHEME?

1.0

31/07/2018
VC148

Area covered by this planning scheme:

The municipal district of the Alpine Shire.

72.0331/07/2018
VC148**WHAT DOES THIS PLANNING SCHEME CONSIST OF?**

This planning scheme consists of this document, any maps specified in the schedule to this clause, and any document incorporated in the scheme in accordance with the Act. A document is not incorporated in this scheme by reason only that it is referred to in the scheme.

This document consists of State standard provisions and local provisions. Local provisions are:

- If included in this planning scheme:
 - Clause 02 (Municipal Planning Strategy).
 - Clause 21 (Municipal Strategic Statement).
 - Clause 22 (Local Planning Policies).
- All clauses in the Planning Policy Framework that include the letter 'L' in the clause number.
- All schedules to zones, overlays, particular provisions, general provisions and operational provisions.

All other provisions are State standard provisions.

Maps specified in the schedule to this clause show how land is zoned and whether land is affected by an overlay. This information is indicated by a letter and/or number code that is explained on each map.

Note: A clause numbered '11.01-1L' would be an example of a local provision in the Planning Policy Framework. 'C1Z' is an example of a code on a map that may be specified in the schedule to this clause. It stands for 'Commercial 1 Zone'.

31/07/2018
VC148

SCHEDULE TO CLAUSE 72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?

1.0

31/07/2018
VC148

Maps comprising part of this planning scheme:

- Zoning and Overlay maps
- 1, 1BMO, 1HO, 1LSIO,
- 2, 2BMO, 2HO, 2LSIO,
- 3, 3BMO, 3HO, 3LSIO, 3SLO,
- 4, 4BMO, 4HO, 4SLO,
- 5, 5BMO
- 6, 6BMO, 6HO, 6LSIO,
- 7, 7BMO, 7DDO, 7DPO, 7HO, 7SLO, 7LSIO,
- 8, 8BMO, 8EAO, 8HO, 8SLO,
- 9, 9BMO, 9DPO, 9HO, 9LSIO,
- 10, 10BMO, 10HO,
- 11, 11BMO, 11DPO, 11HO, 11SLO,
- 12, 12BMO, 12SLO,
- 13, 13BMO, 13SLO,
- 14, 14BMO, 14DPO, 14HO, 14SLO,
- 15, 15BMO
- 16, 16BMO
- 17, 17BMO, 17HO, 17SLO,
- 18, 18BMO, 18HO, 18SLO,
- 19, 19BMO, 19DPO, 19HO, 19SLO,
- 20, 20BMO, 20HO, 20SLO,
- 21, 21BMO
- 22, 22BMO
- 23, 23BMO, 23HO,
- 24, 24BMO
- 25, 25BMO
- 26, 26BMO

72.0421/09/2018
VC150**DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME**

The documents listed in the table and the schedule to this clause are incorporated documents under section 6(2)(j) of the *Planning and Environment Act 1987*.

An incorporated document forms part of this planning scheme.

If a document is not listed in the table or the schedule, it is not an incorporated document.

A document is not incorporated in this planning scheme by reason only that it is referred to in the scheme.

Note: Clause 72.08 contains a list of background documents relevant to this planning scheme. A background document does not form part of the planning scheme.

Table to Clause 72.04

Name of document	Introduced by:
A 'Good Neighbour' Code of Practice for a Circus or Carnival, October 1997	V3
A Code of Practice for Telecommunications Facilities in Victoria, July 2004	VC26
Apiary Code of Practice, May 2011	VC81
Australian Standard AS/NZS 2890.1:2004, Parking Facilities - Off-street car parking, Standards Australia 2004	VC26
Australian Standard AS2890.2-2002 Parking facilities: Off-street commercial vehicle facilities. Standards Australia 2002	VC77
Australian Standard AS2890.3-1993, Parking Facilities Part 3: Bicycle parking facilities, Standards Australia 1993	VC28
Australian/New Zealand Standard AS/NZS1158.1.1:1997, Road lighting, Part 1.1: Vehicular traffic (Category V) lighting – Performance and installation design requirements. Standards Australia/Standards New Zealand 1997	VC12
Australian/New Zealand Standard AS/NZS1158.3.1:1999, Road lighting, Part 3.1: Pedestrian Area (Category P) lighting – Performance and installation design requirements. Standards Australia/Standards New Zealand 1999	VC12
Building in bushfire-prone areas - CSIRO & Standards Australia (SAA HB36-1993), May 1993	NPS1
Code of Practice for Bushfire Management on Public Land, 2012	VC101
Code of Practice for Timber Production 2014	VC101
Construction Techniques for Sediment Pollution Control, Environment Protection Authority May 1991	NPS1
Design Vehicles and Turning Path Templates, Austroads, 1995 (AP-34/95)	VC12
Growth Area Framework Plans, Department of Sustainability and Environment, September 2006	VC41
Guide to Residential Streets and Paths, Cement and Concrete Association of Australia, 2004 (C&CCA T51-2004)	VC26
Guide to Road Design, Part 6A: Pedestrian and Cycle Paths, Austroads	VC77
Guidelines for Environmental Management: Code of Practice – Onsite Wastewater Management (Publication 891.4, Environment Protection Authority, 2016)	VC132
Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning 2017)	VC138
Local Government Planning Guide for Dry Land Salinity - Department Conservation and Natural Resources, 1995	NPS1

ALPINE PLANNING SCHEME

Name of document	Introduced by:
Pavement Design - A Guide to the Structural Design of Road Pavements, Austroads, (AP-17/92)	VC12
Planning requirements for racing dog keeping and training (Department of Environment, Land, Water and Planning, August 2017)	VC139
Principal Public Transport Network 2017 (State Government of Victoria, 2017)	VC132
Principal Public Transport Network Area Maps (State Government of Victoria, August 2018)	VC151
Private Tennis Court Development Code of Practice – Revision 1, March 1999	VC5
Victorian Code for Broiler Farms 2009 (plus 2018 amendments)	VC60
Victorian Code for Cattle Feedlots, August 1995	NPS1
Victorian Low Density Mobile Outdoor Poultry Farm Planning Permit Guidelines (Department of Economic Development, Jobs, Transport and Resources, June 2018)	VC150
Victorian Low Density Mobile Outdoor Pig Farm Planning Permit Guidelines (Department of Economic Development, Jobs, Transport and Resources, June 2018)	VC150

31/07/2018
VC148

SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME

1.0

31/07/2018
VC148

Incorporated documents

Name of document	Introduced by:
Bogong Power Development Project Environmental Impact Assessment, July 2005.	C14
Bright Off-River Water Storage Project, February 2012	C25
Goulburn-Murray Water Native Vegetation Code of Practice, February 2011.	C33

72.05

31/07/2018
VC148

WHEN DID THIS PLANNING SCHEME BEGIN?

This planning scheme began on the date specified in the schedule to this clause.

31/07/2018
VC148

SCHEDULE TO CLAUSE 72.05 WHEN DID THIS PLANNING SCHEME BEGIN?

1.0

31/07/2018
VC148

Date this planning scheme began:

9 September 1999

72.06

31/07/2018
VC148

EFFECT OF THIS PLANNING SCHEME

Land may be used or developed only in accordance with this planning scheme.

Land must not be developed unless the land as developed can be used in accordance with this planning scheme.

If this planning scheme allows a particular use of land, it may be developed for that use provided all requirements of the scheme are met.

72.07

31/07/2018
VC148

DETERMINATION OF BOUNDARIES

If a boundary in this planning scheme is not precisely shown on a planning scheme map or is not otherwise defined, the certificate issuing authority must determine the boundary if asked to do so and must notify the applicant within 60 days.

72.0831/07/2018
VC148**BACKGROUND DOCUMENTS**

The documents listed in the table and the schedule to this clause are background documents.

The table and the schedule to this clause must specify the amendment that listed the background document and may specify the clause of this planning scheme that the background document relates to.

A background document may:

- Have informed the preparation of, or an amendment to, this planning scheme.
- Provide information to explain the context within which a provision has been framed.
- Assist the understanding of this planning scheme.

A background document does not form part of this planning scheme.

A background document may be referenced elsewhere in this planning scheme without being listed in the table or schedule to this clause.

Table to Clause 72.08

Name of background document	Amendment number - clause reference
<i>Central Highlands Regional Growth Plan</i> (Victorian Government, 2014).	VC106 Clauses 10 to 19
<i>G21 Regional Growth Plan</i> (Geelong Region Alliance, 2013).	VC106 Clauses 10 to 19
<i>Gippsland Regional Growth Plan</i> (Victorian Government, 2014).	VC106 Clauses 10 to 19
<i>Great South Coast Regional Growth Plan</i> (Victorian Government, 2014).	VC106 Clauses 10 to 19
<i>Hume Regional Growth Plan</i> (Victorian Government, 2014).	VC106 Clauses 10 to 19
<i>Loddon Mallee North Regional Growth Plan</i> (Victorian Government, 2014).	VC106 Clauses 10 to 19
<i>Loddon Mallee South Regional Growth Plan</i> (Victorian Government, 2014).	VC106 Clauses 10 to 19
<i>Wimmera Southern Mallee Regional Growth Plan</i> (Victorian Government, 2014).	VC106 Clauses 10 to 19
<i>Plan Melbourne 2017-2050: Metropolitan Planning Strategy</i> (Department of Environment, Land, Water and Planning, 2017).	VC134 Clauses 10 to 19

31/07/2018
VC148

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

1.0

31/07/2018
VC148

Background documents

Name of background document	Amendment number - clause reference
None specified	

MEANING OF TERMS

A term used in this planning scheme has its ordinary meaning unless that term is defined:

- In this planning scheme.
- In the *Planning and Environment Act 1987* or the Interpretation of *Legislation Act 1984*, in which case the term has the meaning given to it in those Acts unless it is defined differently in this scheme.

GENERAL TERMS

The following table lists general terms which may be used in this planning scheme. A term listed in the first column, under the heading "General term", has the meaning set out beside that term in the second column, under the heading "Definition".

General term	Definition
Act	The <i>Planning and Environment Act 1987</i> .
Agricultural production	Any form of primary production of renewable commodities. It does not include Stone extraction, Mineral extraction, or timber production from native forest.
Anemometer	A wind measuring device.
Apartment	A dwelling located above the ceiling level or below the floor level of another dwelling and is part of a building containing two or more dwellings.
Approval date	The date this scheme began, or the date of notice in the Victoria Government Gazette of approval of an amendment to this scheme.
Basement	A storey below ground level, or that projects no more than 1.2 metres above ground level.
Building height	The vertical distance from natural ground level to the roof or parapet at any point.
Building Regulations	The <i>Building Regulations 1994</i> .
Carriageway	The area of a street reserve which is provided for the movement or parking of vehicles. It is determined by the invert of a kerb and channel and the point adjacent to the pavement edge for kerb (only) and edge strips.
Central Highlands region	The area covered by the Ararat, Ballarat, Golden Plains, Hepburn, Moorabool and Pyrenees planning schemes.
Clear to the sky	An unroofed area or area roofed with material that transmits 90 per cent of light.
Defendable space	An area of land around a building where vegetation is modified and managed to reduce the effects of flame contact and radiant heat associated with bushfire.
Deflection angle	The angle between two tangent sections of a carriageway.
Design speed	The speed fixed for the design and correlation of the geometric features of a carriageway that influence vehicle operation. It is the speed which is not exceeded by 85 per cent of vehicles.
Domestic services normal to a dwelling	A domestic appliance or apparatus that is normal to and services a dwelling. It includes disabled access ramps and handrails, an air conditioner, cooling or heating system, a hot water service, security systems and cameras, shade sails, a barbeque, downpipes and flues, a skylight, security screens, and the like.
Earthworks	Land forming, laser grading, levee banks, raised access roads and tracks, building pads, storage embankments, channel banks and drain banks and associated structures.
Frontage	The road alignment at the front of a lot. If a lot abuts two or more roads, the one to which the building, or proposed building, faces.
Gaming	The playing of a gaming machine.

ALPINE PLANNING SCHEME

General term	Definition
Gaming machine	Has the same meaning as it has in the <i>Gambling Regulation Act 2003</i> .
Garden area	Any area on a lot with a minimum dimension of 1 metre that does not include: <ul style="list-style-type: none"> a) a dwelling or residential building, except for: <ul style="list-style-type: none"> ▪ an eave, fascia or gutter that does not exceed a total width of 600mm; ▪ a pergola; ▪ unroofed terraces, patios, decks, steps or landings less than 800mm in height; ▪ a basement that does not project above ground level; ▪ any outbuilding that does not exceed a gross floor area of 10 square metres; and ▪ domestic services normal to a dwelling or residential building; b) a driveway; or c) an area set aside for car parking.
Geelong G21 region	The area covered by the Colac Otway, Golden Plains, Greater Geelong, Queenscliffe and Surf Coast planning schemes.
Gippsland region	The area covered by the Bass Coast, Baw Baw, East Gippsland, Latrobe, South Gippsland and Wellington planning schemes.
Great South Coast region	The area covered by the Corangamite, Glenelg, Moyne, Southern Grampians and Warrnambool planning schemes
Gross floor area	The total floor area of a building, measured from the outside of external walls or the centre of party walls, and includes all roofed areas.
Ground level	The natural level of a site at any point.
Habitable room	Any room of a dwelling or residential building other than a bathroom, laundry, toilet, pantry, walk-in wardrobe, corridor, stair, lobby, photographic darkroom, clothes drying room and other space of a specialised nature occupied neither frequently nor for extended periods.
High quality productive agricultural land	Land which is used for animal husbandry or crop raising, and is capable of continuing to sustain agricultural production, and: <ul style="list-style-type: none"> a) is of prime, or very good, agricultural quality, having regard to soil type, growing season, and availability of infrastructure, and is of sufficient extent to support agricultural activities on an economically viable scale; or b) has been identified through a regional, sub-regional, or local study as being of particularly good quality and strategic significance for agriculture in the regional or local context.
Hume region	The area covered by the Alpine, Benalla, Greater Shepparton, Indigo, Mansfield, Mitchell, Moira, Murrindindi, Strathbogie, Towong, Wangaratta and Wodonga planning schemes.
Land capability assessment	The assessment of the physical ability of the land to sustain specific uses having regard to its management, and without long term on-site detriment to the environment.

ALPINE PLANNING SCHEME

General term	Definition
Leasable floor area	That part of the net floor area able to be leased. It does not include public or common tenancy areas, such as malls, verandahs, or public conveniences.
Loddon Mallee North region	The area covered by the Buloke, Campaspe, Gannawarra, Mildura and Swan Hill planning schemes.
Loddon Mallee South region	The area covered by the Central Goldfields, Greater Bendigo, Loddon, Macedon Ranges and Mount Alexander planning schemes.
Lot	A part (consisting of one or more pieces) of any land (except a road, a reserve, or common property) shown on a plan, which can be disposed of separately and includes a unit or accessory unit on a registered plan of strata subdivision and a lot or accessory lot on a registered cluster plan.
Mean building height	The vertical distance between the mean ground level and the finished roof height at its highest point.
Mean ground level	One half the sum of the highest and lowest levels along ground level of the outer surface of all external building walls.
Metropolitan Melbourne	The area covered by the Banyule, Bayside, Boroondara, Brimbank, Cardinia, Casey, Darebin, Frankston, Glen Eira, Greater Dandenong, Hobsons Bay, Hume, Kingston, Knox, Manningham, Maribyrnong, Maroondah, Melbourne, Melton, Monash, Moonee Valley, Moreland, Mornington Peninsula, Nillumbik, Port of Melbourne, Port Phillip, Stonnington, Whitehorse, Whittlesea, Wyndham, Yarra and Yarra Ranges Planning Schemes and the area within the urban growth boundary in the Mitchell Planning Scheme.
Mineral	Any substance which occurs naturally as part of the earth's crust, including: <ul style="list-style-type: none"> a) oil shale and coal; and b) hydrocarbons and mineral oils contained in oil shale or coal, or extracted from oil shale or coal by chemical or industrial processes. It does not include water, stone, or petroleum.
Movable building	A structure, other than a tent, caravan, or vehicle, which is designed to be moved from place to place on more than one occasion.
Native vegetation	Plants that are indigenous to Victoria, including trees, shrubs, herbs, and grasses.
Net floor area	The total floor area of all floors of all buildings on a site. It includes half the width of any party wall and the full width of all other walls. It does not include the area of stairs, loading bays, accessways, or car parking areas, or any area occupied by machinery required for air conditioning, heating, power supply, or lifts.
Plot ratio	The gross floor area of all buildings on a site, divided by the area of the site.
Private open space	An outdoor area of a dwelling or residential building or land for the exclusive use of the occupants.
Property vegetation plan	A plan which relates to the management of native vegetation within a property, and which is contained within an agreement made pursuant to section 69 of the <i>Conservation, Forests and Lands Act 1987</i> .

ALPINE PLANNING SCHEME

General term	Definition
Prostitution	The provision by one person to or for another person (whether or not of a different sex) of sexual services in return for payment or reward.
Public land manager	The Minister, government department, public authority or municipal council having responsibility for the care or management of public land. In relation to Crown land reserved under an Act and managed or controlled by a committee of management, other than Parks Victoria or a municipal council, it means the Minister administering that Act and does not include the committee of management.
Radio mast	A mast, for radio transmission or reception in a dwelling, that is: <ul style="list-style-type: none"> a) with antenna, more than 14 metres above the ground; b) if attached to a building, with antenna, more than 5 metres above the roof line; c) including antenna, wider than 6 metres; or d) excluding antenna, wider than 50 centimetres at any point exceeding 3 metres above the ground.
Retail	The sale of goods or materials, in any quantity or manner, other than by wholesale.
Secluded private open space	That part of private open space primarily intended for outdoor living activities which enjoys a reasonable amount of privacy.
Setback	The minimum distance from any allotment boundary to a building.
Sexual services	Has the same meaning as it has in the <i>Sex Work Act 1994</i> .
Site coverage	The proportion of a site covered by buildings.
Stone	Basalt, freestone, granite, limestone, sandstone, or other building stone, or rock, ordinarily used for building, manufacturing, road making, or construction; or clay (not fine clay, bentonite, or kaolin), earth, gravel, quartz (not quartz crystals), sand, soil, slate, or other similar material.
Storey	That part of a building between floor levels. If there is no floor above, it is the part between the floor level and ceiling. It may include an attic, basement, built over car parking area, and mezzanine.
Stormwater	The net increase in run-off from urban development due to water not being able to seep into the ground because of impervious surfaces, such as roofs and roads.
Street leg length	The distance between street intersections or junctions, or points and locations where vehicles must slow down, usually to a maximum speed of 20 kilometres per hour.
Street reserve	Land set aside for a street pavement and verge.
Sustainable agriculture	The use of farming practices and systems which maintain or enhance: <ul style="list-style-type: none"> a) the economic viability of agricultural production; b) the natural resource base; and c) other ecosystems which are influenced by agricultural activities.

ALPINE PLANNING SCHEME

General term	Definition
Telecommunications line	A wire, cable, optic fibre, tube, conduit, waveguide or other physical medium used, or to be used, as a continuous artificial guide for or in connection with carrying communications by means of guided electromagnetic energy.
Telecommunications network	A system or series of systems that carries, or is capable of carrying, communications by means of guided and unguided electromagnetic energy.
Telecommunications tower	A tower, pole or mast used as part of a Telecommunications network.
Tenement	<p>Land comprised in:</p> <p>a) a lot which does not adjoin another lot in the same ownership; or</p> <p>b) lots in the same ownership and which adjoin each other.</p> <p>Lots are considered to adjoin each other if they are separated only by a stream, stream reserve, or unmade or unused government road or rail reserve.</p>
Utility service provider	A person, other than a public authority or municipal council, having responsibility under an Act for the generation, transmission, distribution or supply of electricity, gas, power, telecommunications, water supply, drainage or sewerage services.
Verge	The part of the street reserve between the carriageway and the boundary of adjacent lots or other limit to the street reserve. It may accommodate public utilities, a footpath, indented parking, stormwater flows, street lighting poles and planting.
Wall height	The vertical distance between the top of the eaves at the wall line, parapet or flat roof (not including a chimney), whichever is the highest, and the natural ground level.
Wholesale	The sale of goods or materials, to be sold by others.
Wimmera Southern Mallee region	The area covered by the Hindmarsh, Horsham, Northern Grampians, West Wimmera and Yarriambiack planning schemes.

SIGN TERMS

The following table lists terms which may be used in this planning scheme in relation to signs. A term listed in the first column, under the heading "Sign term", has the meaning set out beside that term in the second column, under the heading "Definition".

Sign term	Definition
Above-verandah sign	A sign above a verandah or, if no verandah, that is more than 3.7 metres above pavement level, and which projects more than 0.3 metre outside the site.
Display area	<p>The area of that part of a sign used to display its content, including borders, surrounds and logo boxes.</p> <p>It does not include safety devices, platforms and lighting structures.</p> <p>If the sign does not move or rotate, the area is one side only.</p>
Animated sign	A sign that can move, contains moving or scrolling parts, changes its message, flashes, or has a moving or flashing border.
Bed and breakfast sign	A sign at a dwelling that advertises bed and breakfast accommodation in the dwelling.
Bunting sign	An advertisement that consists of bunting, streamers, flags, windvanes, or the like.
Business identification sign	A sign that provides business identification information about a business or industry on the land where it is displayed. The information may include the name of the business or building, the street number of the business premises, the nature of the business, a business logo or other business identification information.
Direction sign	A sign not exceeding 0.3 square metre that directs vehicles or pedestrians. It does not include a sign that contains commercial information.
Electronic sign	A sign that can be updated electronically. It includes screens broadcasting still or moving images.
Floodlit sign	A sign illuminated by external lighting provided for that purpose.
High-wall sign	A sign on the wall of a building so that part of it is more than 10 metres above the ground.
Home based business sign	A sign at a dwelling that advertises a home based business carried on in the dwelling, or on the land around the dwelling.
Internally illuminated sign	A sign illuminated by internal lighting or which contains lights or illuminated tubes arranged as an advertisement.
Major promotion sign	A sign which is 18 square metres or greater that promotes goods, services, an event or any other matter, whether or not provided, undertaken or sold or for hire on the land or in the building on which the sign is sited.
Panel sign	A sign with an advertisement area exceeding 10 square metres.
Pole sign	<p>A sign:</p> <p>a) on a pole or pylon that is not part of a building or another structure;</p> <p>b) that is no more than 7 metres above the ground;</p>

ALPINE PLANNING SCHEME

Sign term	Definition
	c) with an advertisement area not exceeding 6 square metres; and d) that has a clearance under it of at least 2.7 metres.
Promotion sign	A sign of less than 18 square metres that promotes goods, services, an event or any other matter, whether or not provided, undertaken or sold or for hire on the land or in the building on which the sign is sited.
Reflective sign	A sign finished with material specifically made to reflect external light.
Sign	Includes a structure specifically built to support or illuminate a sign.
Sky sign	A sign: a) on or above the roof of a building, but not a verandah; b) fixed to the wall of a building and which projects above the wall; or c) fixed to a structure (not a building) so that part of it is more than 7 metres above the ground.

73.0326/10/2018
VC152**LAND USE TERMS**

The table to this clause lists terms which may be used in this planning scheme in relation to the use of land. A term describing a use or activity in relation to land which is not listed in the table must not be characterised as a separate use of land if the term is obviously or commonly included within one or more of the terms listed in the table.

Meaning of terms

A term listed in the first column, under the heading "Land use term", has the meaning set out beside that term in the second column, under the heading "Definition".

No definition of listed term indicates ordinary meaning

A term listed in the first column, under the heading "Land use term", which does not have a meaning set out beside that term in the second column, under the heading "Definition", has its ordinary meaning.

Terms which specifically include other listed terms

A term listed in the first column, under the heading "Land use term", which has other terms listed beside it in the third column, under the heading "Includes", includes any term so listed in the third column and any term included within that term in the third column, but does not include any other term listed in the first column.

A term listed in the first column which has other terms listed beside it in the third column may also include other terms which are not listed in the first column.

All terms listed in the third column are also listed in the first column.

Terms which do not specifically include other listed terms

If a term listed in the first column, under the heading "Land use term", does not have any term listed beside it in the third column, under the heading "Includes", that term does not include any term listed in the first column.

However, a term listed in the first column which does not have any term listed beside it in the third column may include other terms which are not listed in the first column.

Terms which are included within other listed terms

A term listed in the first column, under the heading "Land use term", which has a term listed beside it in the fourth column, under the heading "Included in", is included within the term so listed in the fourth column and any term which includes that term in the fourth column.

All terms listed in the fourth column are also listed in the first column.

Terms which are not included within other listed terms

If a term listed in the first column, under the heading "Land use term", does not have a term listed beside it in the fourth column, under the heading "Included in", that term is not included within any other term listed in the first column.

Table to Clause 73.03

Land use term	Definition	Includes	Included in
Abattoir	Land used to slaughter animals, including birds. It may include the processing of animal products.		Rural industry
Accommodation	Land used to accommodate persons.	Camping and caravan park	

ALPINE PLANNING SCHEME

Land use term	Definition	Includes	Included in
		Corrective institution Dependent person's unit Dwelling Group accommodation Host farm Residential building Residential village Retirement village	
Adult sex product shop	Land used to sell or hire sexually explicit material, including: a) publications classified as restricted under the <i>Classification (Publications, Films and Computer Games) (Enforcement) Act 1995</i> ; and b) materials and devices (other than contraceptives and medical treatments) used in conjunction with sexual behaviour.		Shop
Agriculture	Land used to: a) propagate, cultivate or harvest plants, including cereals, flowers, fruit, seeds, trees, turf, and vegetables; b) keep, breed, board, or train animals, including livestock, and birds; or c) propagate, cultivate, rear, or harvest living resources of the sea or inland waters.	Animal husbandry Aquaculture Crop raising	
Airport			Transport terminal
Amusement park			Outdoor recreation facility
Amusement parlour	A building that contains: a) three or more coin, card, or token operated amusement machines;		Place of assembly

ALPINE PLANNING SCHEME

Land use term	Definition	Includes	Included in
	<p>b) one or more coin, card, or token operated amusement machines with more than one screen or console that can be played by three or more people simultaneously; or</p> <p>c) two or more coin, card, or token operated billiard, snooker, or pool tables.</p> <p>It does not include coin, card, or token operated children's rides, amusement machines if there is the ability to receive a monetary reward, or premises used for a Hotel or Tavern.</p>		
Animal boarding	Land used to board domestic pets, such as boarding kennels and a cattery.		Animal keeping
Animal husbandry	Land used to keep, breed, board, or train animals, including birds.	Animal keeping Animal production Animal training Apiculture Horse stables	Agriculture
Animal keeping	Land used to: a) breed or board domestic pets; or b) keep, breed, or board racing dogs.	Animal boarding Dog breeding Racing dog keeping	Animal husbandry
Animal production	Land used to keep or breed farm animals for the production of livestock, eggs, fibre, meat, milk or other animal products.	Grazing animal production Intensive animal production Pig farm Poultry farm Poultry hatchery	Animal husbandry
Animal training	Land used to train animals.	Horse riding school Racing dog training	Animal husbandry
Apiculture	Land used to keep honeybee hives and to extract honey or other bee hive products.		Animal husbandry
Aquaculture	Land used to keep or breed aquatic animals, or cultivate or propagate aquatic plants.		Agriculture

ALPINE PLANNING SCHEME

Land use term	Definition	Includes	Included in
Art and craft centre	Land used to manufacture, display, and sell, works of art or craft, such as handicrafts, paintings, and sculptures.		
Art gallery	Land used to display works of art, including ceramics, furniture, glass, paintings, sculptures, and textiles.		Exhibition centre
Bank			Office
Beauty salon			Shop
Bed and breakfast	A dwelling used, by a resident of the dwelling, to provide accommodation for persons away from their normal place of residence.		Dwelling
Betting agency	Land used for gambling by wagering, and where there is the ability to receive a monetary reward.		Gambling premises
Boat and caravan storage	Land used to store boats, caravans, or vehicle-towed boat trailers.		Store
Boat launching facility	Land used to launch boats into the water and to retrieve boats from the water.	Boat ramp Slipway	Recreational boat facility
Boat ramp			Boat launching facility
Bottle shop	Land used to sell packaged liquor for consumption off the premises.		Shop
Broiler farm	Land used to keep broiler chickens for the production of meat.		Poultry farm
Brothel	Land made available for prostitution by a person carrying on the business of providing prostitution services at the business's premises.		
Bus terminal			Transport terminal
Camping and caravan park	Land used to allow accommodation in caravans, cabins, tents, or the like.		Accommodation
Caretaker's house	A dwelling on the same site as a building, operation, or plant, and occupied by a supervisor of that building, operation, or plant.		Dwelling

ALPINE PLANNING SCHEME

Land use term	Definition	Includes	Included in
Carnival	Land, other than an Exhibition centre or trade fair, used for a temporary fair or amusements which provide entertainment such as side shows, merry-go-rounds, and stalls for games or snacks.		Place of assembly
Car park	Land used to park motor vehicles.		
Car sales			Motor vehicle, boat, or caravan sales
Car wash			Service industry
Cattle feedlot	Land used for a cattle feedlot as defined by the Victorian Code for Cattle Feedlots 1995.		Intensive animal production
Cemetery	Land used to dispose of human remains by burial. It may include funeral chapels or the like.		
Child care centre	Land used to care for five or more children who are not permanently resident on the land.	Kindergarten	
Cinema	Land used to provide screen based entertainment or information to the public.		Place of assembly
Cinema based entertainment facility	Land used to provide screen based entertainment or information to the public, in association with the provision of meals or sporting, amusement, entertainment, leisure or retail facilities.		
Circus	Land used, by performers, to provide entertainment such as acrobatic feats, tricks of skill, and exhibiting animals.		Place of assembly
Commercial display area	Land used only to display goods.		Warehouse
Community care accommodation	Land used to provide accommodation and care services. It includes permanent, temporary and emergency accommodation. It may include supervisory staff and support services for residents and visitors.		Residential building
Conference centre			Function centre

ALPINE PLANNING SCHEME

Land use term	Definition	Includes	Included in
Convenience restaurant	Land used to prepare and sell food and drink for immediate consumption, where substantial provision is made for consumption both on and off the premises.		Food and drink premises
Convenience shop	A building with a leasable floor area of no more than 240 square metres, used to sell food, drinks, and other convenience goods. It may also be used to hire convenience goods.		Shop
Corrective institution	Land used to hold and reform persons committed to it by the courts, such as a prison, remand centre, and other type of detention facility.		Accommodation
Crematorium	Land used to cremate human remains. It may include funeral chapels or the like.		
Crop raising	Land used to propagate, cultivate or harvest plants, including cereals, flowers, fruit, seeds, trees, turf, and vegetables.	Horticulture Rice growing Timber production	Agriculture
Dancing school			Indoor recreation facility
Department store			Shop
Dependent person's unit	A movable building on the same lot as an existing dwelling and used to provide accommodation for a person dependent on a resident of the existing dwelling.		Accommodation
Display home	A building constructed as a dwelling, but used for display, to encourage people to buy or construct similar dwellings.		
Dog breeding			Animal keeping
Drive-in theatre			Place of assembly
Dry cleaner	Land used to professionally clean or launder clothing or household articles. It may include the use of dry cleaning processes.		Service industry
Dry cleaning agent	Land used to arrange for professional cleaning or laundering of clothing or household articles		Shop

ALPINE PLANNING SCHEME

Land use term	Definition	Includes	Included in
	predominantly at another location. It does not include the use of dry cleaning processes on the land.		
Dwelling	A building used as a self-contained residence which must include: a) a kitchen sink; b) food preparation facilities; c) a bath or shower; and d) a closet pan and wash basin. It includes out-buildings and works normal to a dwelling.	Bed and breakfast Caretaker's house	Accommodation
Education centre	Land used for education.	Employment training centre Primary school Secondary school Tertiary institution	
Earth and energy resources industry	Land used for the exploration, removal or processing of natural earth or energy resources. It includes any activity incidental to this purpose including the construction and use of temporary accommodation.	Greenhouse gas sequestration Greenhouse gas sequestration exploration Geothermal energy exploration Geothermal energy extraction Mineral exploration Mineral extraction Petroleum exploration Petroleum extraction Stone exploration Stone extraction	
Electoral office	An office used for electioneering by a candidate in a local, State, or Federal Government election.		Office
Emergency services facility	Land used to provide facilities for emergency services, such as fire prevention and ambulance services. It may include administrative, operational or storage facilities associated with the provision of emergency services.		

ALPINE PLANNING SCHEME

Land use term	Definition	Includes	Included in
Employment training centre			Education centre
Equestrian supplies			Restricted retail premises
Exhibition centre	Land used to display works of art, artefacts, or historical, cultural, or other like works or artefacts.	Art gallery Museum	Place of assembly
Food and drink premises	Land used to prepare and sell food and drink for immediate consumption on, or off, the premises.	Convenience restaurant Hotel Restaurant Take away food premises Tavern	Retail premises
Freeway service centre	Land which has direct access to a freeway and is used to provide essential services and facilities which encourage drivers to stop and take an effective break in the interests of driver safety.		
Freezing and cool storage			Store
Fuel depot	Land used to store, sell, and distribute fuel.	Liquid fuel depot Solid fuel depot	Warehouse
Function centre	Land used, by arrangement, to cater for private functions, and in which food and drink may be served. It may include entertainment and dancing.	Conference centre Reception centre	Place of assembly
Funeral parlour	Land used to organise and conduct funerals, memorial services, or the like. It includes the storage and preparation of bodies for burial or cremation.		
Gambling premises	Land used for gambling by gaming or wagering, and where there is the ability to receive a monetary reward.	Betting agency Gaming premises	Retail premises
Gaming premises	Land used for gambling by gaming, and where there is the ability to receive a monetary reward.		Gambling premises

ALPINE PLANNING SCHEME

Land use term	Definition	Includes	Included in
Garden supplies	Land used to sell and distribute garden supplies such as sand, soil, railway sleepers, screenings, rock, and the like.		Landscape gardening supplies
Geothermal energy exploration	Land used for geothermal energy exploration in accordance with the <i>Geothermal Energy Resources Act 2005</i> .		Earth and energy resources industry
Geothermal energy extraction	Land used for geothermal energy extraction in accordance with the <i>Geothermal Energy Resources Act 2005</i> .		Earth and energy resources industry
Golf course			Outdoor recreation facility
Golf driving range			Outdoor recreation facility
Grazing animal production	<p>Land used for animal production where the animals' food is obtained by directly grazing, browsing or foraging plants growing on the land.</p> <p>It includes:</p> <ul style="list-style-type: none"> ▪ emergency, seasonal and supplementary feeding; ▪ the incidental penning, feeding and housing of animals for weaning or other husbandry purposes. <p>In this definition:</p> <p><i>Emergency feeding</i> means providing feed to animals when an emergency event such as a flood, bushfire or biosecurity event, restricts or prevents the animals from grazing, browsing or foraging plants growing on the land;</p> <p><i>Seasonal feeding</i> means providing feed to animals when seasonal conditions, including drought, restrict or prevent the animals from grazing, browsing or foraging plants growing on the land;</p> <p><i>Supplementary feeding</i> means providing feed to animals to supplement the food the animals</p>		Animal production

ALPINE PLANNING SCHEME

Land use term	Definition	Includes	Included in
	obtain by directly grazing, browsing or foraging plants growing on the land.		
Greenhouse gas sequestration	Land used for greenhouse gas substance injection and monitoring in accordance with the <i>Greenhouse Gas Geological Sequestration Act 2008</i>		Earth and energy resources industry
Greenhouse gas sequestration exploration	Land used for the exploration of greenhouse gas sequestration formations in accordance with the <i>Greenhouse Gas Geological Sequestration Act 2008</i>		Earth and energy resources industry
Group accommodation	Land, in one ownership, containing a number of dwellings used to accommodate persons away from their normal place of residence.		Accommodation
Hairdresser			Shop
Hall			Place of assembly
Helicopter landing site	Land used for the take-off and landing of a helicopter, with or without a permanent landing pad, but without permanent facilities for the assembly and distribution of goods or passengers.		
Heliport			Transport terminal
Home based business	An occupation carried on in a dwelling, or on the land around a dwelling, by a resident of the dwelling. It may include a use defined elsewhere, but not a Brothel.		
Horse riding school			Animal training
Horse stables			Animal husbandry
Horticulture	Land used to propagate, cultivate, or harvest flowers, fruit, vegetables, vines, or the like.	Market garden	Crop raising
Hospital	Land used to provide health services (including preventative care, diagnosis, medical and surgical treatment, and counselling) to		

ALPINE PLANNING SCHEME

Land use term	Definition	Includes	Included in
	persons admitted as in-patients. It may include the care or treatment of out-patients.		
Host farm	An agricultural property used to provide accommodation for persons, away from their normal place of residence, to experience living on land used for agricultural purposes.		Accommodation
Hotel	Land used to sell liquor for consumption on and off the premises. It may include accommodation, food for consumption on the premises, entertainment, dancing, amusement machines, and gambling.		Food and drink premises
Indoor recreation facility	A building used for indoor leisure, recreation, or sport.	Dancing school	Minor sports and recreation facility
Industry	<p>Land used for any of the following operations:</p> <ul style="list-style-type: none"> a) any process of manufacture; b) dismantling or breaking up of any article; c) treating waste materials; d) winning clay, gravel, rock, sand, soil, stone, or other materials (other than Mineral, stone, or soil extraction); e) laundering, repairing, servicing or washing any article, machinery, or vehicle, other than on-site work on a building, works, or land; or f) any process of testing or analysis. <p>If on the same land as any of these operations, it also includes:</p> <ul style="list-style-type: none"> a) storing goods used in the operation or resulting from it; b) providing amenities for people engaged in the operation; c) selling by wholesale, goods resulting from the operation; and d) accounting or administration in connection with the operation. 	<p>Materials recycling</p> <p>Refuse disposal</p> <p>Transfer station</p> <p>Research and development centre</p> <p>Rural industry</p> <p>Service industry</p>	

ALPINE PLANNING SCHEME

Land use term	Definition	Includes	Included in
	If Materials recycling, goods resulting from the operation may be sold by retail.		
Informal outdoor recreation	Land open to the public and used by non-paying persons for leisure or recreation, such as a cycle track, picnic or barbecue area, playground, and walking or jogging track.		Minor sports and recreation facility
Intensive animal production	Land used for animal production where the animals' food is imported from outside the immediate building, enclosure, paddock or pen. It does not include: <ul style="list-style-type: none"> an abattoir or sale yard; or grazing animal production, pig farm, poultry farm or poultry hatchery. 	Cattle feedlot Intensive dairy farm	Animal production
Intensive dairy farm	Land used for intensive animal production where cattle are kept or bred for the production of milk.		Intensive animal production
Jetty			Marina
Kindergarten			Child care centre
Landscape gardening supplies	Land used to propagate, grow, and sell plants, or sell and distribute garden supplies.	Garden supplies Plant nursery	Retail premises
Laundromat	Land used to clean or launder clothing or household items using self-service machines.		Shop
Leisure and recreation	Land used for leisure, recreation, or sport.	Major sports and recreation facility Minor sports and recreation facility Motor racing track	
Library			Place of assembly
Liquid fuel depot	Land used to store, sell by wholesale, and distribute fuel.		Fuel depot
Mail centre	Land used to sort mail for distribution.		Warehouse

ALPINE PLANNING SCHEME

Land use term	Definition	Includes	Included in
Major sports and recreation facility	Land used for leisure, recreation or sport, and where there is substantial provision made for spectators, such as a grandstand, and to which spectators are usually charged admission.	Race course	Leisure and recreation
Manufacturing sales	Land used, as an incidental part of an industry, to retail goods made materially different on the land by that industry.		Retail premises
Marina	Land used to moor boats, or store boats above or adjacent to the water. It may include boat recovery facilities, and facilities to repair, fuel, and maintain boats and boat accessories.	Jetty Mooring pole Pier Pontoon	Recreational boat facility
Market	Land used to sell goods, including foodstuffs, from stalls.		Retail premises
Market garden			Horticulture
Materials recycling	Land used to collect, dismantle, treat, process, store, recycle, or sell, used or surplus materials.		Industry
Medical centre	Land used to provide health services (including preventative care, diagnosis, medical and surgical treatment, and counselling) to out-patients only.		Office
Milk depot	Land used to receive milk and milk products for distribution to consumers, but where milk is not processed or pasteurised.		Warehouse
Mineral exploration	Land used for the exploration of minerals in accordance with the <i>Mineral Resources (Sustainable Development) Act 1990</i> .		Earth and energy resources industry
Mineral extraction	Land used for extraction of minerals in accordance with the <i>Mineral Resources (Sustainable Development) Act 1990</i> .		Earth and energy resources industry
Minor sports and recreation facility	Land used for leisure, recreation, or sport, without substantial provision for spectators, and which is usually open to non-paying spectators.	Indoor recreation facility Informal outdoor recreation Open sports ground	Leisure and recreation

ALPINE PLANNING SCHEME

Land use term	Definition	Includes	Included in
		Outdoor recreation facility Restricted recreation facility	
Minor utility installation	Land used for a utility installation comprising any of the following: a) sewerage or water mains; b) storm or flood water drains or retarding basins; d) gas mains providing gas directly to consumers; e) power lines designed to operate at less than 220,000 volts; f) a sewage treatment plant, and any associated disposal works, required to serve a neighbourhood; g) a pumping station required to serve a neighbourhood; or h) an electrical sub-station designed to operate at no more than 66,000 volts. It includes any associated flow measurement device or a structure to gauge waterway flow.	Water retarding basin	Utility installation
Mooring pole			Marina
Motel	Land used to provide accommodation in serviced rooms for persons away from their normal place of residence, and where provision is made for parking guests' vehicles convenient to the rooms.		Residential hotel
Motor racing track	Land used to race, rally, scramble, or test, vehicles, including go-karts, motor boats, and motorcycles, and includes other competitive motor sports.		Leisure and recreation
Motor repairs	Land used to repair or service motor vehicles, and includes the fitting of accessories.	Panel beating	Service industry
Motor vehicle, boat, or caravan sales	Land used to sell or hire motor vehicles, boats, or caravans. It may include the minor repair or servicing	Car sales	Retail premises

ALPINE PLANNING SCHEME

Land use term	Definition	Includes	Included in
	of motor vehicles, boats, or caravans, and the sale or fitting of accessories.		
Museum	Land used to display archaeological, biological, cultural, geographical, geological, historical, scientific, or other like works or artefacts.		Exhibition centre
Natural systems	Land in substantially its natural state which is used to maintain ecological systems, or to preserve an area of historic, scientific, aesthetic, or cultural significance.		
Nightclub	A building used to provide entertainment and dancing. It may include the provision of food and drink for consumption on the premises. It does not include the sale of packaged liquor, or gaming.		Place of assembly
Office	Land used for administration, or clerical, technical, professional or other like business activity. No goods or materials intended for manufacture, sale, or hire may be stored on the land. Other than electoral office and medical centre, it does not include any other defined use.	Bank Electoral office Medical centre Real estate agency Travel agency	
Open sports ground	Land used for sport, but which is available for informal outdoor leisure or recreation when not being used or prepared for an organised game. It may include lights, change rooms, pavilions, and shelters.		Minor sports and recreation facility
Outdoor recreation facility	Land used for outdoor leisure, recreation, or sport.	Amusement park Golf course Golf driving range Paintball games facility Zoo	Minor sports and recreation facility
Paintball games facility			Outdoor recreation facility

ALPINE PLANNING SCHEME

Land use term	Definition	Includes	Included in
Panel beating	Land used to repair or replace damaged motor vehicle bodies and panels, and carry out any associated mechanical work or spray painting.		Motor repairs
Party supplies			Restricted retail premises
Petroleum exploration	Land used for petroleum exploration in accordance with the <i>Petroleum Act 1998</i> .		Earth and energy resources industry
Petroleum extraction	Land used for petroleum extraction in accordance with the <i>Petroleum Act 1998</i> .		Earth and energy resources industry
Pier			Marina
Pig farm	Land used to keep or breed pigs.		Animal production
Place of assembly	Land where people congregate for religious or cultural activities, entertainment, or meetings.	Amusement parlour Carnival Cinema Circus Drive-in theatre Exhibition centre Function centre Hall Library Nightclub Place of worship Restricted place of assembly	
Place of worship	Land used for religious activities, such as a church, chapel, mosque, synagogue, and temple.		Place of assembly
Plant nursery	Land used to propagate, grow, and sell plants. It may include the sale of gardening equipment and horticultural products.		Landscape gardening supplies
Pontoon			Marina
Postal agency			Retail premises
Poultry farm	Land used to keep or breed poultry.	Broiler farm	Animal production

ALPINE PLANNING SCHEME

Land use term	Definition	Includes	Included in
Poultry hatchery	Land used to incubate and hatch poultry eggs.		Animal production
Primary produce sales	Land used to display and sell primary produce, grown on the land or adjacent land. It may include processed goods made substantially from the primary produce.		Retail premises
Primary school			Education centre
Race course			Major sports and recreation facility
Racing dog keeping			Animal keeping
Racing dog training			Animal training
Railway station	Land used to assemble and distribute goods and passengers and includes facilities to park and manoeuvre vehicles. It may include the selling of food, drinks and other convenience goods and services.		Transport terminal
Real estate agency			Office
Reception centre			Function centre
Recreational boat facility	Land used to provide facilities for boats operated primarily for pleasure or recreation, including boats operated commercially for pleasure or recreation.	Boat launching facility Marina	
Refuse disposal	Land used to dispose of refuse, by landfill, incineration, or other means.		Industry
Renewable energy facility	<p>Land used to generate energy using resources that can be rapidly replaced by an ongoing natural process. Renewable energy resources include the sun, wind, the ocean, water flows, organic matter and the earth's heat.</p> <p>It includes any building or other structure or thing used in or in connection with the generation of energy by a renewable resource.</p> <p>It does not include a renewable energy facility principally used to supply energy for an existing use of the land.</p>	Wind energy facility	

ALPINE PLANNING SCHEME

Land use term	Definition	Includes	Included in
Research and development centre	Land used to develop or test electronic technology, biotechnology, or any other scientific discipline. It may include administration, promotion, conference, display, laboratory, assembly, and manufacturing areas.		Industry
Research centre	Land used only for scientific research.		
Reservoir			Utility installation
Residential aged care facility	Land used to provide accommodation and personal or nursing care for the aged. It may include recreational, health or laundry facilities and services for residents of the facility.		Accommodation
Residential building	Land used to accommodate persons, but does not include camping and caravan park, corrective institution, dependent person's unit, dwelling, group accommodation, host farm, residential village or retirement village.	Community care accommodation Residential hotel Rooming house	Accommodation
Residential hotel	Land used to provide accommodation in serviced rooms for persons away from their normal place of residence. If it has at least 20 bedrooms, it may include the sale of liquor for consumption on, or off, the premises, function or conference rooms, entertainment, dancing, amusement machines, and gambling.	Motel	Residential building
Residential village	Land, in one ownership, containing a number of dwellings, used to provide permanent accommodation and which includes communal, recreation, or medical facilities for residents of the village.		Accommodation
Restaurant	Land used to prepare and sell food and drink, for consumption on the premises. It may include: a) entertainment and dancing; and		Food and drink premises

ALPINE PLANNING SCHEME

Land use term	Definition	Includes	Included in
	<p>b) the supply of liquor other than in association with the serving of meals, provided that tables and chairs are set out for at least 75% of patrons present on the premises at any one time.</p> <p>It does not include the sale of packaged liquor.</p>		
Restricted place of assembly	Land used by members of a club or group, or by members' guests, for religious or cultural activities, entertainment, or meetings. It may include food and drink for consumption on the premises, and gaming.		Place of assembly
Restricted recreation facility	Land used by members of a club or group, members' guests, or by the public on payment of a fee, for leisure, recreation, or sport, such as a bowling or tennis club, gymnasium and fitness centre. It may include food and drink for consumption on the premises, and gaming.		Minor sports and recreation facility
Restricted retail premises	<p>Land used to sell or hire:</p> <p>a) automotive parts and accessories;</p> <p>b) camping, outdoor and recreation goods</p> <p>c) electric light fittings;</p> <p>d) animal supplies including equestrian and pet goods;</p> <p>e) floor and window coverings;</p> <p>f) furniture, bedding, furnishings, fabric and manchester and homewares;</p> <p>g) household appliances, household electrical goods and home entertainment goods;</p> <p>h) party supplies;</p> <p>i) swimming pools;</p> <p>j) office equipment and supplies;</p> <p>k) baby and children's goods, children's play equipment and accessories;</p>	<p>Equestrian supplies</p> <p>Party supplies</p>	Shop

ALPINE PLANNING SCHEME

Land use term	Definition	Includes	Included in
	<p>l) sporting, cycling, leisure, fitness goods and accessories; or</p> <p>m) goods and accessories which:</p> <ul style="list-style-type: none"> Require a large area for handling, display and storage of goods; or Require direct vehicle access to the building by customers for the purpose of loading or unloading goods into or from their vehicles after purchase or hire. <p>It does not include the sale of food, clothing and footwear unless ancillary to the primary use.</p>		
Retail premises	<p>Land used to:</p> <p>a) sell goods by retail, or by retail and wholesale;</p> <p>b) sell services; or</p> <p>c) hire goods.</p>	<p>Food and drink premises</p> <p>Gambling premises</p> <p>Landscape gardening supplies</p> <p>Manufacturing sales</p> <p>Market</p> <p>Motor vehicle, boat, or caravan sales</p> <p>Postal agency</p> <p>Primary produce sales</p> <p>Shop</p> <p>Trade supplies</p>	
Retirement village	<p>Land used to provide permanent accommodation for retired people or the aged and may include communal recreational or medical facilities for residents of the village.</p>		Accommodation
Rice growing			Crop raising
Road freight terminal			Transport terminal
Rooming house	<p>Land used for a rooming house as defined in the <i>Residential Tenancies Act 1997</i>.</p>		Residential building
Rural industry	<p>Land used to:</p> <p>a) handle, treat, process, or pack agricultural produce;</p>	<p>Abattoir</p> <p>Sawmill</p>	Industry

ALPINE PLANNING SCHEME

Land use term	Definition	Includes	Included in
	b) service or repair plant, or equipment, used in agriculture; or c) manufacture mud bricks.		
Rural store	Land used to store unprocessed agricultural produce, or products used in agriculture.		Store
Saleyard	Land used to hold, sell, and buy farm animals.		
Sawmill	Land used to handle, cut, and process timber from logs.		Rural industry
Secondary school			Education centre
Service industry	Land used to launder, repair, service or wash articles, machinery, or vehicles.	Car wash Dry cleaner Motor repairs	Industry
Service station	Land used to sell motor vehicle fuel from bowsers, and lubricants. It may include the: a) selling of motor vehicle accessories or parts; b) selling of food, drinks and other convenience goods; c) hiring of trailers; d) servicing or washing of motor vehicles; and e) installing of motor vehicle accessories or parts.		
Shipping container storage	Land used to store shipping containers. It may include the cleaning, repair, servicing, painting or fumigation of the shipping containers.		Store
Shop	Land used to sell goods or services, or to hire goods. It includes the selling of bread, pastries, cakes or other products baked on the premises. It does not include food and drink premises, gambling premises, landscape gardening supplies, manufacturing sales, market, motor vehicle, boat, or caravan sales, postal agency, primary produce sales, or trade supplies.	Adult sex product shop Beauty salon Bottle shop Convenience shop Dry cleaning agent Department store Hairdresser Laundromat	Retail premises

ALPINE PLANNING SCHEME

Land use term	Definition	Includes	Included in
		Restricted retail premises Supermarket	
Sign			
Slipway			Boat launching facility
Solid fuel depot	Land used to sell solid fuel, such as briquettes, coal, and fire wood.		Fuel depot
Stone exploration	Land used to search for stone, including: a) conducting geological, geophysical, and geochemical surveys; b) costeaning and bulk sampling; c) drilling; and d) taking samples for chemical, physical, or other testing.		Earth and energy resources industry
Stone extraction	Land used for the extraction or removal of stone in accordance with the <i>Mineral Resources (Sustainable Development) Act 1990</i> .		Earth and energy resources industry
Store	Land used to store goods, machinery, or vehicles.	Boat and caravan storage Freezing and cool storage Rural store Shipping container storage Vehicle store	Warehouse
Supermarket			Shop
Take away food premises	Land used to prepare and sell food and drink for immediate consumption off the premises.		Food and drink premises
Tavern	Land used to sell liquor for consumption on the premises. It may include accommodation, food for consumption on the premises, entertainment, dancing, amusement machines, and gambling.		Food and drink premises
Telecommunications facility	Land used to accommodate any part of the infrastructure of a Telecommunications network. It		Utility installation

ALPINE PLANNING SCHEME

Land use term	Definition	Includes	Included in
	includes any telecommunications line, equipment, apparatus, telecommunications tower, mast, antenna, tunnel, duct, hole, pit, pole, or other structure or thing used, or for use in or in connection with a Telecommunications network.		
Tertiary institution			Education centre
Timber production	Land used to propagate, cultivate, manage and harvest timber.		Crop raising
Timber yard	Land used to sell sawn, dressed, and treated timber, wood fibre boards, and the like. It includes cutting the timber and boards to order, and selling hardware, paints, tools, and materials used in conjunction with the use and treatment of timber.		Trade supplies
Trade supplies	Land used to sell by both retail and wholesale, or to hire, materials, tools, equipment, machinery or other goods for use in: a) automotive repairs and servicing; b) building; c) commerce; d) industry; e) landscape gardening; f) the medical profession; primary production; or local government, government departments or public institutions.	Timber yard	Retail premises
Tramway	Land used to provide a system of transport in vehicles connected to a network of tracks, and includes tram stops, shunting areas and associated passenger facilities.		
Transfer station	Land used to collect, consolidate, temporarily store, sort or recover refuse or used materials before transfer for disposal or use elsewhere.		Industry

ALPINE PLANNING SCHEME

Land use term	Definition	Includes	Included in
Transport terminal	Land used to assemble and distribute goods or passengers. It includes facilities to park and manoeuvre vehicles. It does not include a Tramway.	Airport Bus terminal Heliport Railway station Road freight terminal Wharf	
Travel agency			Office
Utility installation	Land used: a) for telecommunications; b) to transmit or distribute gas, oil, or power; c) to collect, treat, transmit, store, or distribute water; or d) to collect, treat, or dispose of storm or flood water, sewage, or sullage. It includes any associated flow measurement device or a structure to gauge waterway flow.	Minor utility installation Reservoir Telecommunications facility	
Vehicle store	Land used to park or store vehicles in connection with a goods or passenger transport business.		Store
Veterinary centre	Land used to: a) diagnose animal diseases or disorders; b) surgically or medically treat animals; or c) prevent animal diseases or disorders. It may include keeping the animals on the premises for treatment.		
Warehouse	Land used to store or display goods. It may include the storage and distribution of goods for wholesale and the storage and distribution of goods for online retail. It does not include premises allowing in-person retail or display of goods for retail, or allowing persons to collect goods that have been purchased online.	Commercial display area Fuel depot Mail centre Milk depot Store	
Water retarding basin	Land used to store storm or flood water on a temporary basis.		Minor utility installation

ALPINE PLANNING SCHEME

Land use term	Definition	Includes	Included in
Wharf	Land used to provide facilities for ships, such as bulk and container ships, passenger ships, and defence force marine craft.		Transport terminal
Wind energy facility	<p>Land used to generate electricity by wind force. It includes land used for:</p> <p>a) any turbine, building or other structure or thing used in or in connection with the generation of electricity by wind force</p> <p>b) an anemometer.</p> <p>It does not include turbines principally used to supply electricity for domestic or rural use of the land.</p>		
Winery	Land used to display, and sell by retail, vineyard products, in association with the growing of grape vines and the manufacture of the vineyard products. It may include the preparation and sale of food and drink for consumption on the premises.		
Zoo			Outdoor recreation facility

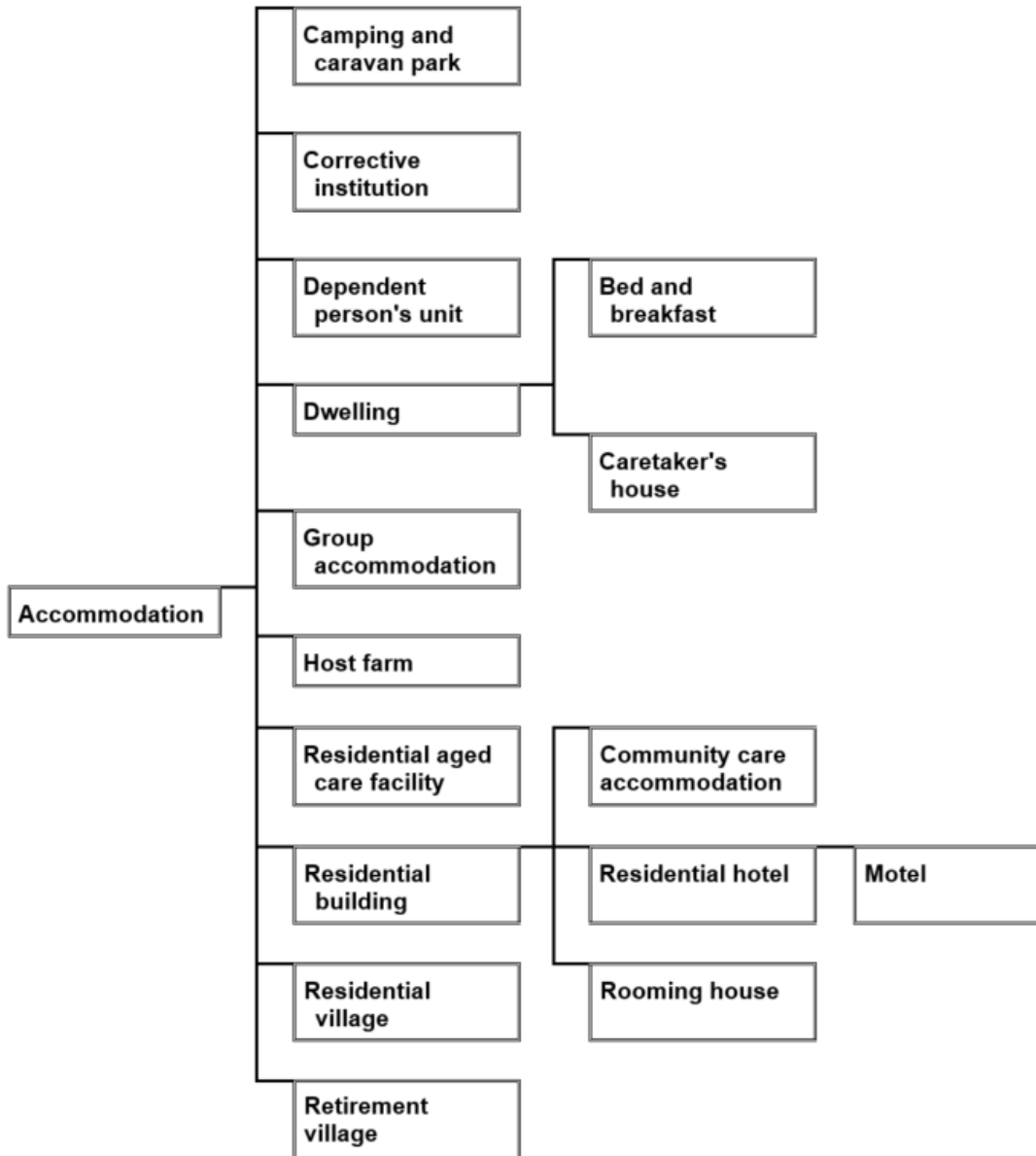
73.0421/09/2018
VC150**NESTING DIAGRAMS**

The information in the table to Clause 73.03 is set out in the following diagrams as a means of indicating the nesting of land use terms.

The table to Clause 73.03 prevails if there is any inconsistency between the table and the diagrams or list.

Land use terms that are not nested are listed at Clause 73.04-18.

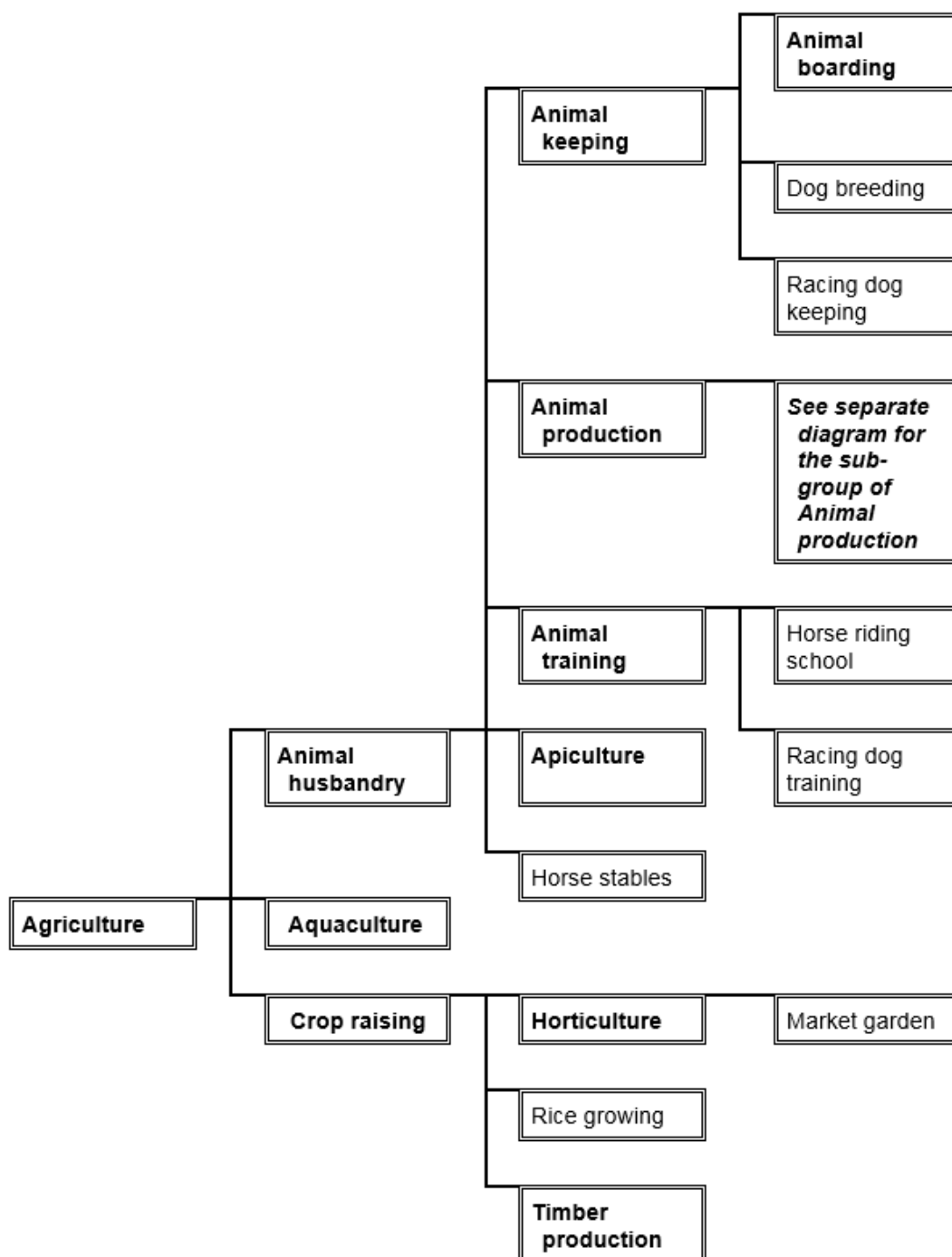
Land use terms in bold font are defined in Clause 73.03.

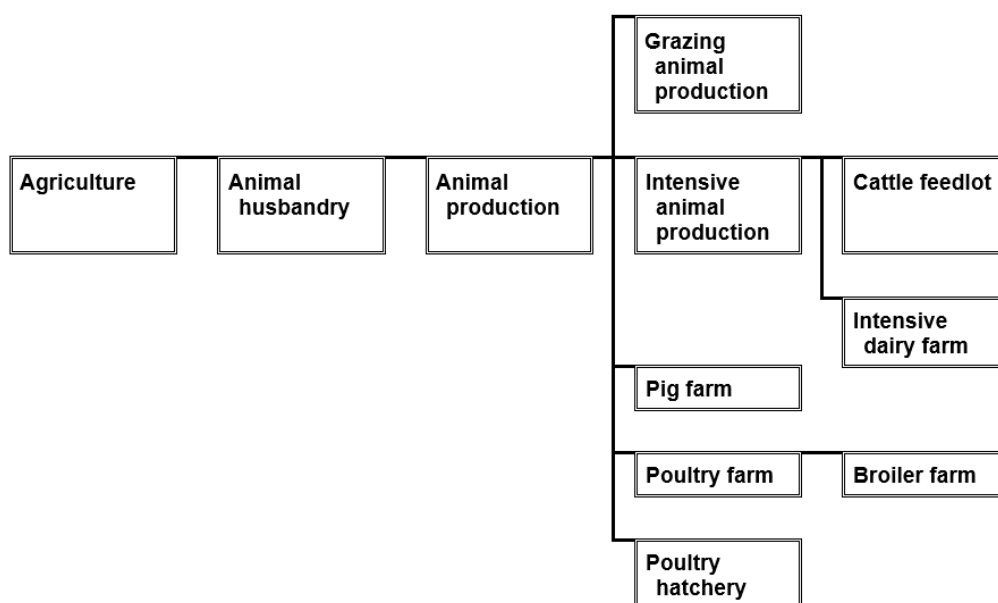
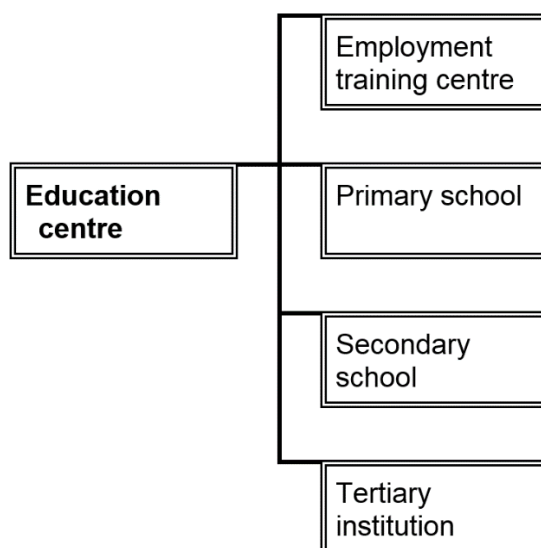
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VC152**Accommodation group**

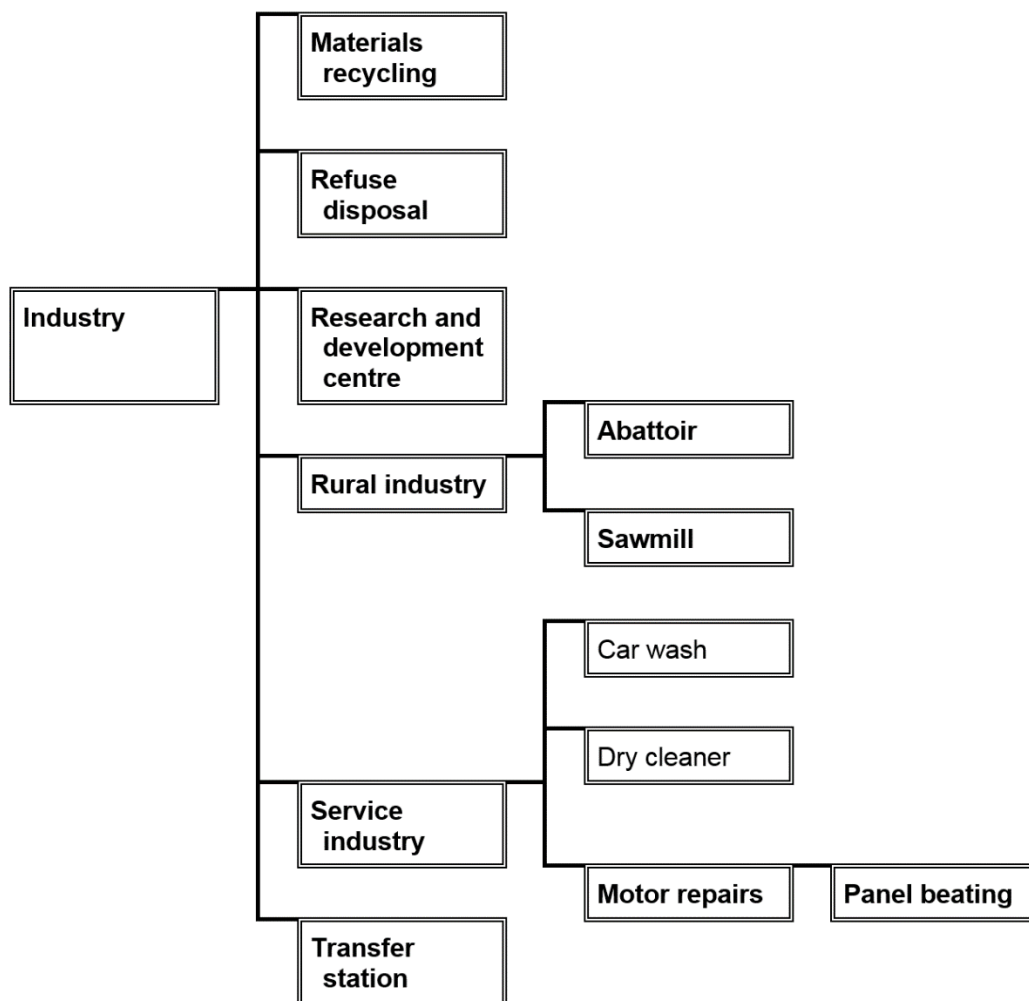
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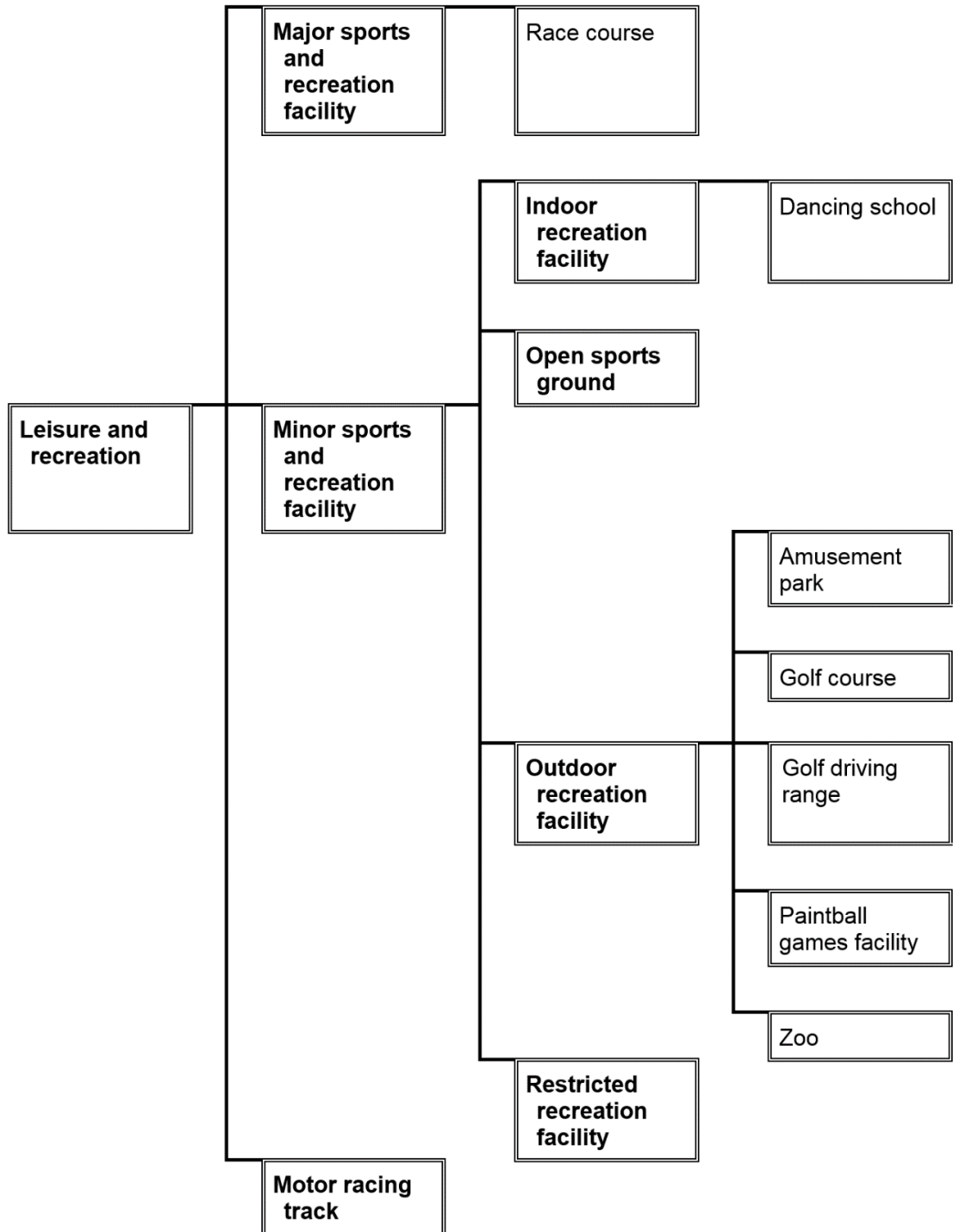
21/09/2018
VC150

Agriculture group



73.04-321/09/2018
VC150**Agriculture group (sub-group of Animal production)****73.04-4**21/09/2018
VC150**Child care centre group****73.04-5**21/09/2018
VC150**Education centre group**

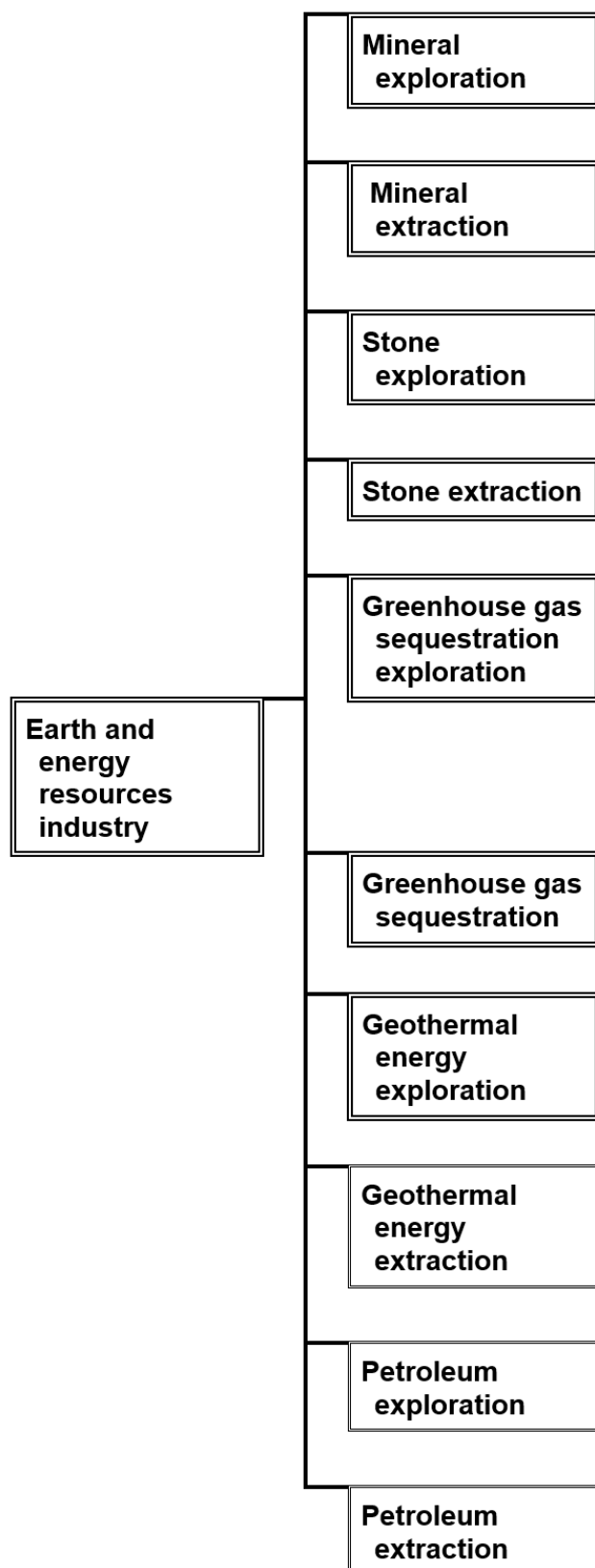
73.04-621/09/2018
VC150**Industry group**

73.04-721/09/2018
VC150**Leisure and recreation group**

73.04-8

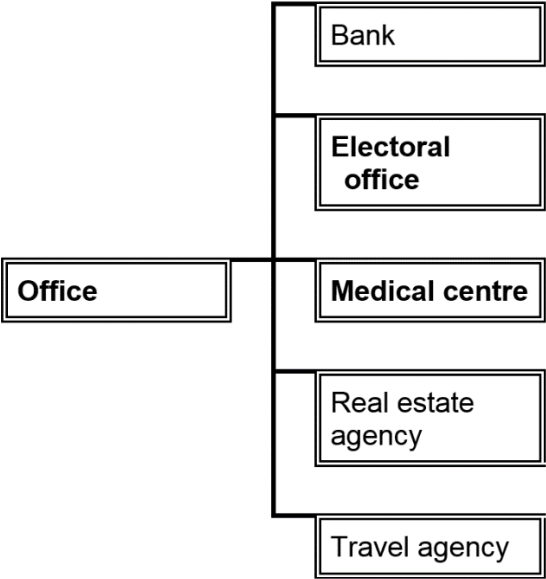
21/09/2018
VC150

Earth and Energy Resources Group



73.04-9
21/09/2018
VC150

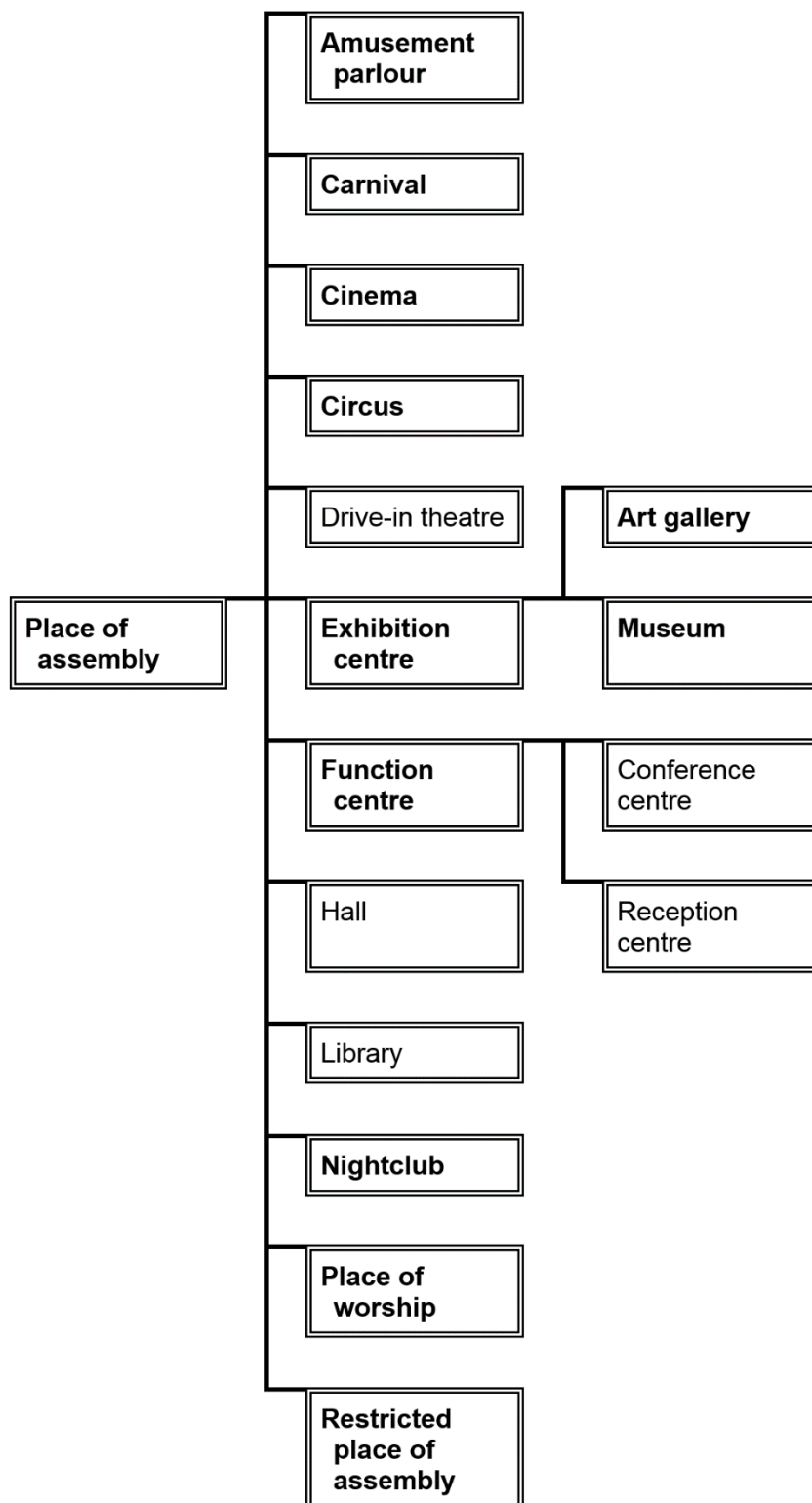
Office group



73.04-10

21/09/2018
VC150

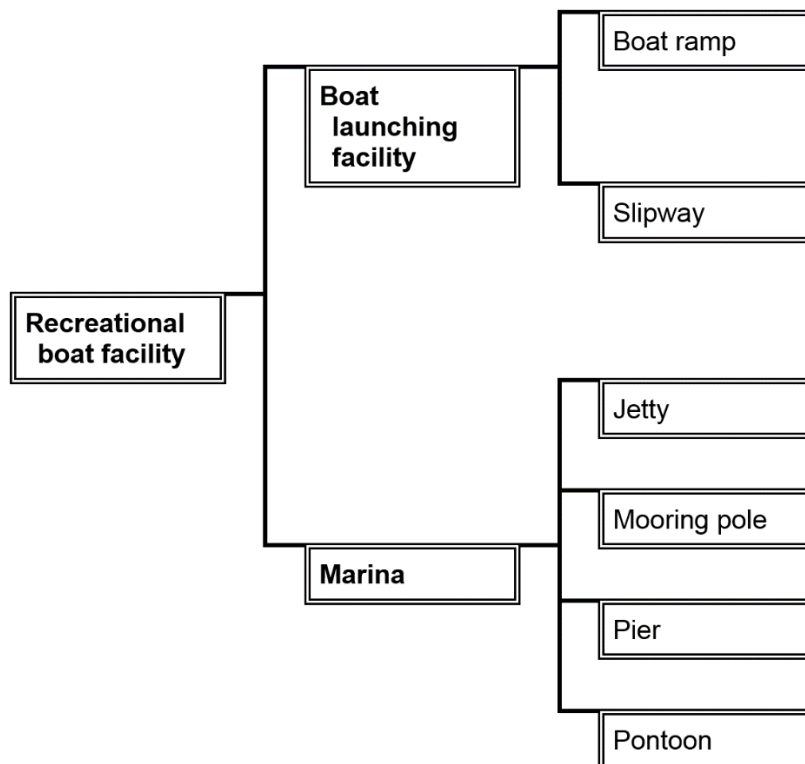
Place of assembly group



73.04-11

21/09/2018
VC150

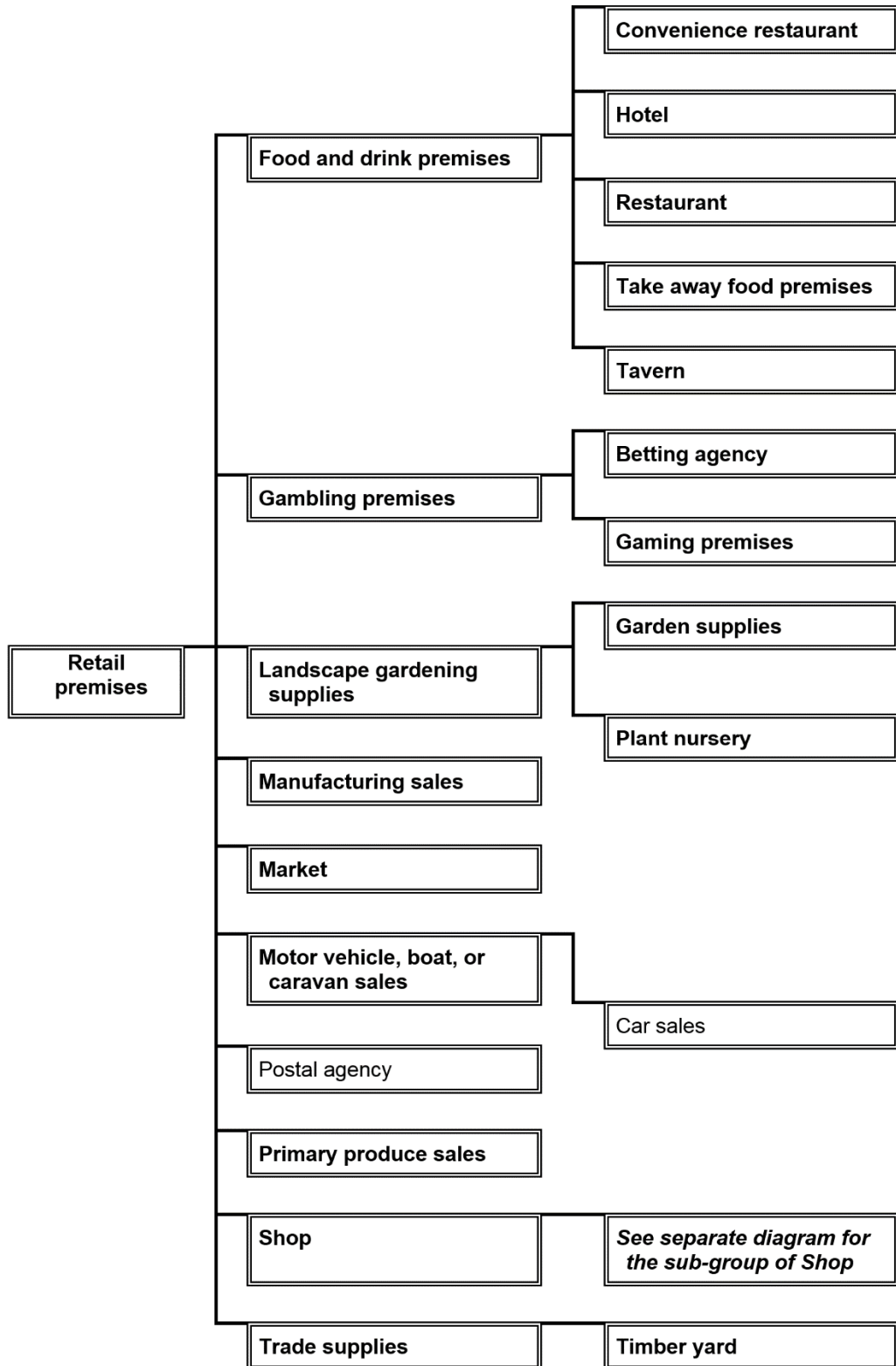
Recreational boat facility group



73.04-12

21/09/2018
VC150

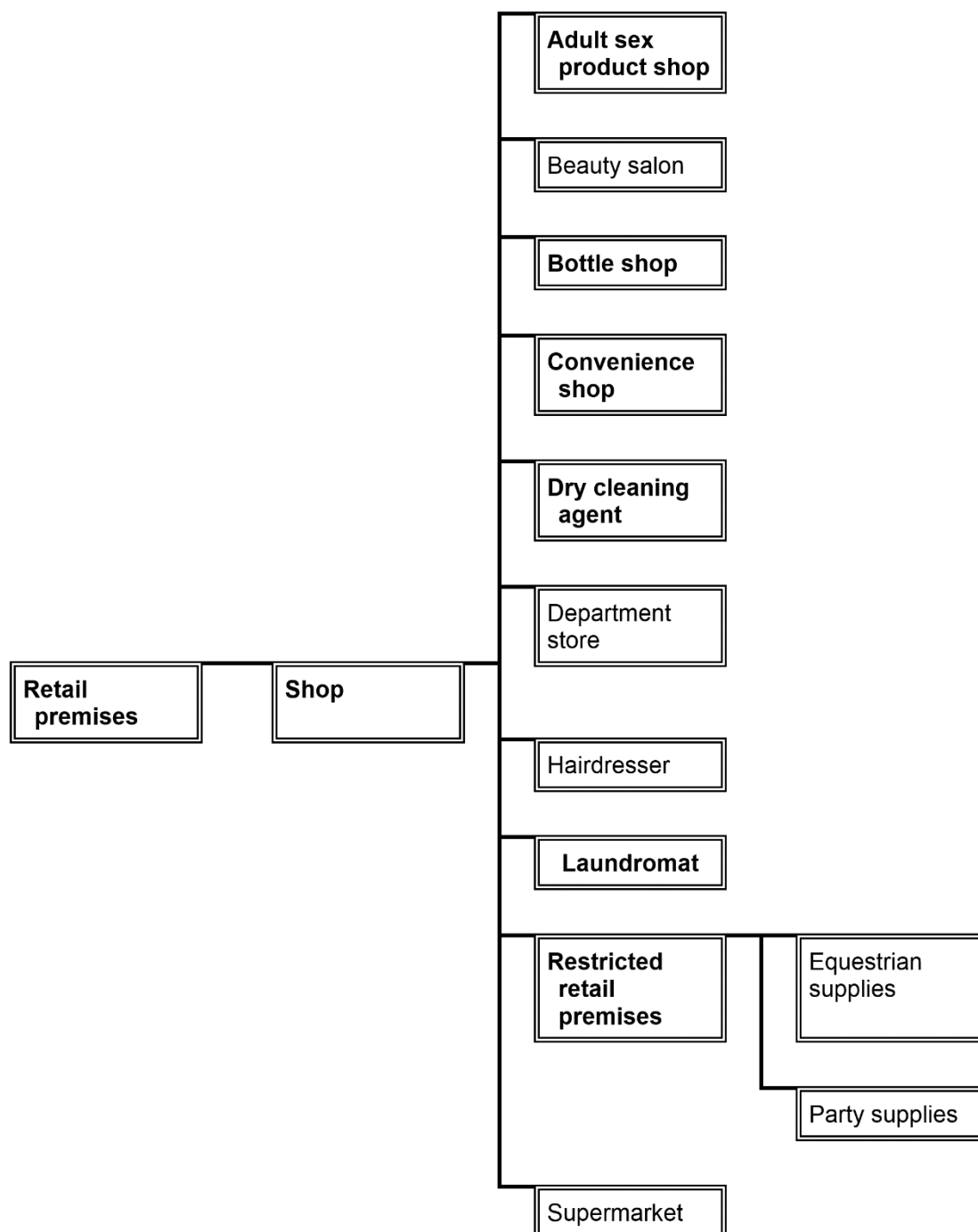
Retail premises group

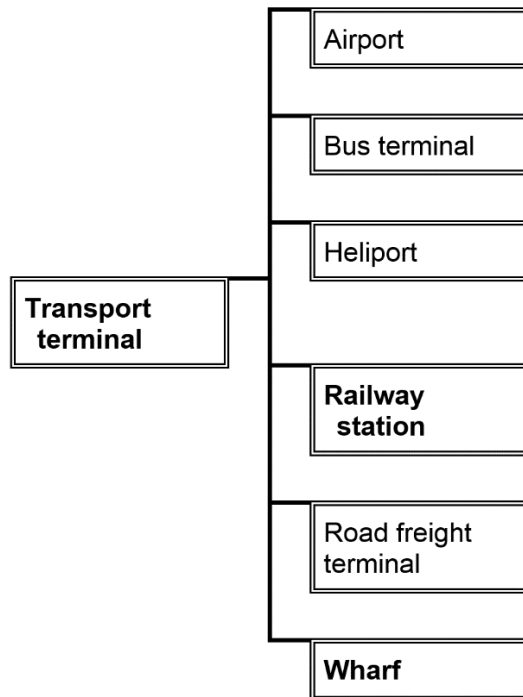
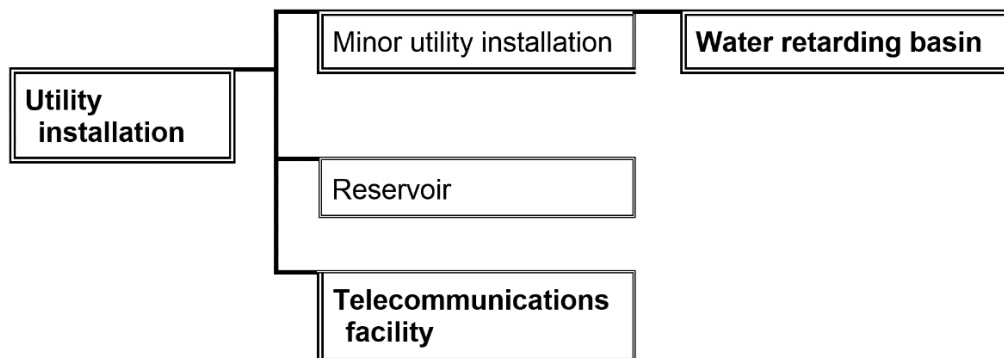


73.04-13

21/09/2018
VC150

Retail premises group (sub-group of Shop)

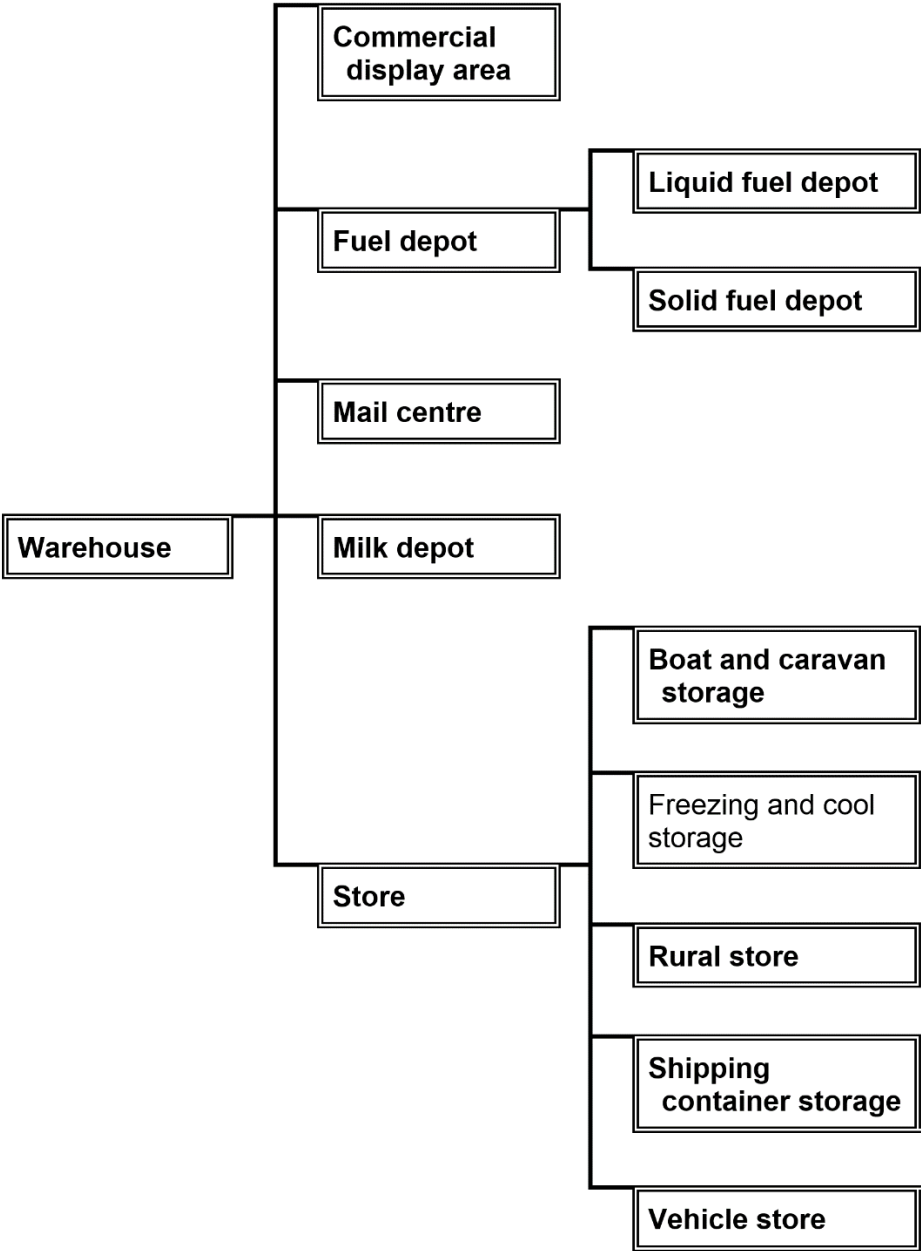


73.04-1421/09/2018
VC150**Transport terminal group****73.04-15**21/09/2018
VC150**Utility installation group**

73.04-16

21/09/2018
VC150

Warehouse group



73.04-17

21/09/2018
VC150

Renewable Energy Group



73.04-18

21/09/2018
VC150

Land use terms that are not nested

Art and craft centre

Brothel

Car park

Cemetery

Cinema based entertainment facility

Crematorium

Display home

Emergency services facility

Freeway service centre

Funeral parlour

Helicopter landing site

Home based business

Hospital

Natural systems

Research centre

Saleyard

Service station

Sign

Tramway

Veterinary centre

Winery

74

31/07/2018
VC148

STRATEGIC IMPLEMENTATION

74.01

31/07/2018
VC148

APPLICATION OF ZONES, OVERLAYS AND PROVISIONS

The schedule to this clause must include a general explanation of the relationship between the Municipal Planning Strategy, the objectives and strategies in Clauses 10 to 19 and the controls on the use and development of land in this planning scheme.

A planning authority must take into account the schedule to this clause when it prepares an amendment to this planning scheme.

A responsible authority must not take into account the schedule to this clause when it makes a decision under this planning scheme.

74.02

31/07/2018
VC148

FURTHER STRATEGIC WORK

The schedule to this clause may specify the planning authority's approach to further strategic work.

A planning authority may take into account the schedule to this clause when it prepares an amendment to this planning scheme.

The responsible authority must not take into account the schedule to this clause when it makes a decision under this planning scheme.