

CONTENTS

28 MAR 2018

Section	Clause	
	1.0	Preliminary
	2.0	User guide
	2.01	How do I use this Planning Scheme?
	2.02	The permit process
	2.03	Finding more information
	3	Contents
STATE PLANNING POLICY FRAMEWORK	9	Plan Melbourne
	10	Operation of the State Planning Policy Framework
	10.01	Integrated decision making
	10.02	Structure
	11	Settlement
	11.01	Victoria
	11.01-1	Settlement networks
	11.01-2	Victoria Settlement Framework
	11.02	Urban growth
	11.02-1	Supply of urban land
	11.02-2	Structure planning
	11.02-3	Planning for growth areas
	11.02-4	Sequencing of development
	11.03	Activity centres
	11.03-1	Activity centre network
	11.03-2	Activity centre planning
	11.04	Open space
	11.04-1	Open space planning
	11.04-2	Open space management
	11.05	Planning for distinctive areas and landscapes
	11.05-1	Coastal settlement
	11.05-2	Distinctive areas of state significance
	11.07	Regional Victoria
	11.07-1	Regional planning
	11.07-2	Peri-urban areas
	11.12	Hume
	11.12-1	A diversified economy
	11.12-2	Environmental assets
	11.12-3	Planning for growth
	11.12-4	Infrastructure
	11.12-5	Hume Regional Growth Plan

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

Section	Clause
	15.01 Urban environment
	15.01-1 Urban design
	15.01-2 Urban design principles
	15.01-3 Neighbourhood and subdivision design
	15.01-4 Design for safety
	15.01-5 Cultural identity and neighbourhood character
	15.02 Sustainable development
	15.02-1 Energy and resource efficiency
	15.03 Heritage
	15.03-1 Heritage conservation
	15.03-2 Aboriginal cultural heritage
	16 Housing
	16.01 Residential development
	16.01-1 Integrated housing
	16.01-2 Location of residential development
	16.01-3 Housing opportunity areas
	16.01-4 Housing diversity
	16.01-5 Housing affordability
	16.02 Housing form
	16.02-1 Rural residential development
	16.02-2 Crisis accommodation and community care units
	16.02-3 Residential aged care facilities
	16.02-4 Design and location of residential aged care facilities
	17 Economic development
	17.01 Commercial
	17.01-1 Business
	17.01-2 Out-of-centre development
	17.02 Industry
	17.02-1 Industrial land development
	17.02-2 Design of industrial development
	17.02-3 State significant industrial land
	17.02-4 Innovation and research
	17.03 Tourism
	17.03-1 Facilitating tourism
	17.03-2 Tourism in Metropolitan Melbourne
	17.03-3 Maritime Precincts
	18 Transport
	18.01 Integrated transport
	18.01-1 Land use and transport planning
	18.01-2 Transport system
	18.02 Movement networks
	18.02-1 Sustainable personal transport

Section	Clause	
	18.02-2	Cycling
	18.02-3	Principal Public Transport Network
	18.02-4	Management of the road system
	18.02-5	Car parking
	18.03	Ports
	18.03-1	Planning for ports
	18.03-2	Planning for port environs
	18.04	Airports
	18.04-1	Melbourne Airport
	18.04-2	Planning for airports
	18.04-3	Planning for airfields
	18.05	Freight
	18.05-1	Develop freight links
	19	Infrastructure
	19.01	Renewable energy
	19.01-1	Provision of renewable energy
	19.02	Community infrastructure
	19.02-1	Health facilities
	19.02-2	Education facilities
	19.02-3	Cultural facilities
	19.02-4	Distribution of social and cultural infrastructure
	19.03	Development infrastructure
	19.03-1	Development contribution plans
	19.03-2	Water supply, sewage and drainage
	19.03-3	Stormwater
	19.03-4	Telecommunications
	19.03-5	Waste and resource recovery
	19.03-6	Pipeline infrastructure
	19.03-7	Survey infrastructure
LOCAL PLANNING POLICY FRAMEWORK	20	Operation of the Local Planning Policy Framework
	21	Municipal Strategic Statement
	21.01	Benalla Rural City
	21.02	Settlement, Housing and Character
	21.03	Environment, Landscape and Heritage Values
	21.04	Environmental Risks
	21.05	Natural Resource Management
	21.06	Economic Development
	21.07	Transport and Infrastructure
	21.08	Local Areas
	21.09	Infrastructure
	21.10	Reference Documents

Section	Clause	
	22	Local Planning Policies
	22.01	Gaming
ZONES	30	Zones
	31	Operation of zones
	32	Residential Zones
	32.03	Low Density Residential Zone
	32.04	Mixed Use Zone
	32.05	Township Zone
	32.08	General Residential Zone
	33	Industrial Zones
	33.01	Industrial 1 Zone
	33.02	Industrial 2 Zone
	34	Commercial Zones
	34.01	Commercial 1 Zone
	34.02	Commercial 2 Zone
	35	Rural Zones
	35.03	Rural Living Zone
	35.06	Rural Conservation Zone
	35.07	Farming Zone
	36	Public Land Zones
	36.01	Public Use Zone
	36.02	Public Park and Recreation Zone
	36.03	Public Conservation and Resource Zone
	36.04	Road Zone
	37	Special Purpose Zones
	37.01	Special Use Zone
	37.03	Urban Floodway Zone
OVERLAYS	40	Overlays
	41	Operation of overlays
	42	Environment and Landscape Overlays
	42.01	Environmental Significance Overlay
	42.02	Vegetation Protection Overlay
	42.03	Significant Landscape Overlay
	43	Heritage and Built Form Overlays
	43.01	Heritage Overlay
	43.02	Design and Development Overlay
	44	Land Management Overlays
	44.03	Floodway Overlay
	44.04	Land Subject to Inundation Overlay
	44.06	Bushfire Management Overlay
	45	Other Overlays
	45.03	Environmental Audit Overlay

Section	Clause	
	45.09	Parking Overlay
PARTICULAR PROVISIONS	50	Particular provisions
	51	Operation of particular provisions
	52	[no content]
	52.01	Public open space contribution and subdivision
	52.02	Easements, restrictions and reserves
	52.03	Specific sites and exclusions
	52.04	Satellite dish
	52.05	Advertising signs
	52.06	Car parking
	52.07	[no content]
	52.08	Earth and energy resources industry
	52.09	Stone extraction and extractive industry interest areas
	52.10	Uses with adverse amenity potential
	52.11	Home based business
	52.12	Service station
	52.13	Car wash
	52.14	Motor vehicle, boat or caravan sales
	52.15	Heliport and helicopter landing site
	52.16	Native vegetation precinct plan
	52.17	Native vegetation
	52.18	Timber production
	52.19	Telecommunications facility
	52.20	Convenience restaurant and take-away food premises
	52.21	Private tennis court
	52.22	Crisis accommodation
	52.23	Shared housing
	52.24	Community care unit
	52.25	Crematorium
	52.26	Cattle feedlot
	52.27	Licensed premises
	52.28	Gaming
	52.29	Land adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 road
	52.30	Freeway service centre
	52.31	Broiler farm
	52.32	Wind energy facility
	52.33	Shipping container storage
	52.34	Bicycle facilities
	52.35	[no content]
	52.36	[no content]
	52.37	Post boxes and dry stone walls

Section	Clause
	52.38 2009 Bushfire recovery
	52.39 2009 Bushfire – replacement buildings
	52.40 Racing dog keeping and training
	52.41 [no content]
	52.42 Renewable energy facility (other than wind energy facility)
	52.43 Live music and entertainment noise
	52.44 Statement of underlying provisions
	52.45 Resource recovery
	52.46 Brothels
	52.47 Planning for bushfire
	52.48 Bushfire protection: Exemptions
	54 One dwelling on a lot
	54.01 Neighbourhood and site description and design response
	54.02 Neighbourhood character
	54.03 Site layout and building massing
	54.04 Amenity impacts
	54.05 On-site amenity and facilities
	54.06 Detailed design
	55 Two or more dwellings on a lot and residential buildings
	55.01 Neighbourhood and site description and design response
	55.02 Neighbourhood character and infrastructure
	55.03 Site layout and building massing
	55.04 Amenity impacts
	55.05 On-site amenity and facilities
	55.06 Detailed design
	55.07 Apartment Developments
	56 Residential subdivision
	56.01 Subdivision site and context description and design response
	56.02 Policy implementation
	56.03 Liveable and sustainable communities
	56.04 Lot design
	56.05 Urban landscape
	56.06 Access and mobility management
	56.07 Integrated water management
	56.08 Site management
	56.09 Utilities
	58 Apartment Developments
	58.01 Urban Context Report and Design Response
	58.02 Urban Context
	58.03 Site Layout

Section	Clause	
	58.04	Amenity Impacts
	58.05	On-site Amenity and Facilities
	58.06	Detailed Design
	58.07	Internal Amenity
GENERAL PROVISIONS	60	General provisions
	61	Administration of this scheme
	61.01	Administration and enforcement of this scheme
	61.02	What area is covered by this scheme?
	61.03	What does this scheme consist of?
	61.04	When did this scheme begin?
	61.05	Effect of this scheme
	61.06	Determination of boundaries
	62	Uses, buildings, works, subdivisions and demolition not requiring a permit
	62.01	Uses not requiring a permit
	62.02	Buildings and works
	62.03	Events on public land
	62.04	Subdivisions not requiring a permit
	62.05	Demolition
	63	Existing uses
	63.01	Extent of existing use rights
	63.02	Characterisation of use
	63.03	Effect of definitions on existing use rights
	63.04	Section 1 uses
	63.05	Section 2 and 3 uses
	63.06	Expiration of existing use rights
	63.07	Compliance with codes of practice
	63.08	Alternative use
	63.09	Shop conditions
	63.10	Damaged or destroyed buildings or works
	63.11	Proof of continuous use
	63.12	Decision guidelines
	64	General provisions for use and development of land
	64.01	Land used for more than one use
	64.02	Land used in conjunction with another use
	64.03	Subdivision of land in more than one zone
	65	Decision guidelines
	65.01	Approval of an application or plan
	65.02	Approval of an application to subdivide land
	66	Referral and notice provisions
	66.01	Subdivision referrals
	66.02	Use and development referrals

Section	Clause	
	66.03	Referral of permit applications under other State standard provisions
	66.04	Referral of permit applications under local provisions
	66.05	Notice of permit applications under State standard provisions
	66.06	Notice of permit applications under local provisions
	67	Applications under Section 96 of the Act
	67.01	Exemptions from Section 96(1) and 96(2) of the Act
	67.02	Notice requirements
	67.03	Notice requirements - native vegetation
	67.04	Notice exemption
DEFINITIONS	70	Definitions
	71	Meaning of words
	72	General terms
	73	Outdoor advertising terms
	74	Land use terms
	75	Nesting diagrams
	75.01	Accommodation group
	75.02	Agriculture group
	75.03	Child care centre group
	75.04	Education centre group
	75.05	Industry group
	75.06	Leisure and recreation group
	75.07	Earth and energy resources group
	75.08	Office Group
	75.09	Place of assembly group
	75.10	Pleasure boat facility group
	75.11	Retail premises group
	75.12	Retail premises group (sub-group of shop)
	75.13	Transport terminal group
	75.14	Utility installation group
	75.15	Warehouse group
	75.16	Renewable energy group
	75.17	Land use terms that are not nested
INCORPORATED DOCUMENTS	80	Incorporated Documents
	81	Documents incorporated in this scheme
	81.01	Table of documents incorporated in this scheme
VICSMART PLANNING ASSESSMENT PROVISIONS	90	VicSmart Planning Assessment
	91	VicSmart planning applications and process
	92	State VicSmart applications
	93	Information requirements and decision guidelines for State VicSmart applications

Section	Clause
	93.01 Realign the common boundary between two lots
	93.02 Subdivision of Buildings and Car Parking Spaces
	93.03 Front fence in a residential zone
	93.04 Buildings and works in a Zone (Except a Rural Zone)
	93.05 Buildings and works in an Overlay
	93.06 Remove, destroy or lop a tree
	93.07 Applications under a Heritage Overlay
	93.08 Applications under a Special Building Overlay
	93.09 Advertising sign
	93.10 Car parking
	93.11 [no content]
	93.12 Two Lot Subdivision in a Rural Zone
	93.13 Buildings and works in a Rural Zone
	93.14 Extension to one dwelling on a lot in a Residential Zone
	94 Local VicSmart applications
	95 Information requirements and decision guidelines for local VicSmart applications
LIST OF AMENDMENTS	List of amendments to this scheme