

CONTENTS

3 MAY 2018

Section	Clause	
	1.0	Preliminary
	2.0	User guide
	2.01	How do I use this Planning Scheme?
	2.02	The permit process
	2.03	Finding more information
	3	Contents
STATE PLANNING POLICY FRAMEWORK	9	Plan Melbourne
	10	Operation of the State Planning Policy Framework
	10.01	Integrated decision making
	10.02	Structure
	11	Settlement
	11.01	Victoria
	11.01-1	Settlement networks
	11.01-2	Victoria Settlement Framework
	11.02	Urban growth
	11.02-1	Supply of urban land
	11.02-2	Structure planning
	11.02-3	Planning for growth areas
	11.02-4	Sequencing of development
	11.03	Activity centres
	11.03-1	Activity centre network
	11.03-2	Activity centre planning
	11.04	Open space
	11.04-1	Open space planning
	11.04-2	Open space management
	11.05	Planning for distinctive areas and landscapes
	11.05-1	Coastal settlement
	11.05-2	Distinctive areas of state significance
	11.06	Metropolitan Melbourne
	11.06-1	Jobs and investment
	11.06-2	Housing choice
	11.06-3	Integrated transport
	11.06-4	Place and identity
	11.06-5	Neighbourhoods
	11.06-6	Sustainability and resilience
	11.06-7	Green wedges
	11.06-8	Open space network in Metropolitan Melbourne
	11.06-9	Melbourne 2050 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
	15.01 Urban environment

Section	Clause	
	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
	18.02-2	Cycling
	18.02-3	Principal Public Transport Network

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

Section	Clause	
	21.14	Propose Urban Renewal Areas
	21.15	Potential Urban Renewal Areas
	21.16	Other Local Areas
	21.17	Reference Documents
	22	Local Planning Policies
	22.01	Urban Design within the Capital City Zone
	22.02	Sunlight to Public Spaces
	22.03	Floor Area Uplift and Delivery of Public Benefits
	22.04	Heritage Places within the Capital City Zone
	22.05	Heritage Places outside the Capital City Zone
	22.06	[no content]
	22.07	Advertising Signs
	22.08	[no content]
	22.09	[no content]
	22.10	Amusement Parlours
	22.11	Sexually Explicit Adult Establishments
	22.12	Gaming Premises
	22.13	[no content]
	22.14	Discretionary Uses in Residential 1 Zone
	22.15	Lygon and Elgin Street Shopping Centre
	22.16	[no content]
	22.17	Urban Design outside the Capital City Zone
	22.18	Urban Design within the Docklands Zone
	22.19	Energy, Water And Waste Efficiency
	22.20	CBD Lanes
	22.21	Heritage Places Within the World Heritage Environs Area
	22.22	Policy for Licensed Premises that require a Planning Permit
	22.23	Stormwater Management (Water Sensitive Urban Design)
	22.24	Student Housing policy
	22.25	[no content]
	22.26	Public open space contributions
	22.27	Employment and Dwelling Diversity within the Fishermans Bend Urban Renewal Area
ZONES	30	Zones
	31	Operation of zones
	32	Residential Zones
	32.04	Mixed Use Zone
	32.07	Residential Growth Zone
	32.08	General Residential Zone
	32.09	Neighbourhood Residential Zone
	33	Industrial Zones
	33.01	Industrial 1 Zone

Section	Clause	
	33.03	Industrial 3 Zone
	34	Commercial Zones
	34.01	Commercial 1 Zone
	34.02	Commercial 2 Zone
	36	Public Land Zones
	36.01	Public Use Zone
	36.02	Public Park and Recreation Zone
	36.04	Road Zone
	37	Special Purpose Zones
	37.01	Special Use Zone <ul style="list-style-type: none"> ▪ Schedule 1 – Flemington Racecourse ▪ Schedule 2 – Royal Melbourne Showgrounds ▪ Schedule 3 – Private Sports Grounds and Religious and Educational Institutions
	37.02	Comprehensive Development Zone <ul style="list-style-type: none"> ▪ Schedule 2 – Carlton Brewery ▪ Schedule 3 – Flemington Green Comprehensive Development Plan ▪ Schedule 4 – 550 Epsom Road Comprehensive Development Plan
	37.04	Capital City Zone <ul style="list-style-type: none"> ▪ Schedule 1 – Outside the Retail Core ▪ Schedule 2 – Retail Core ▪ Schedule 3 – Southbank ▪ Schedule 4 – Fishermans Bend Urban Renewal Area ▪ Schedule 5 - City North ▪ Schedule 6 - Carlton Connect Site, Former Royals Women’s Hospital Site ▪ Schedule 7 – Melbourne Arts Precinct
	37.05	Docklands Zone <ul style="list-style-type: none"> ▪ Schedule 1 – Yarra’s Edge ▪ Schedule 2 – Victoria Harbour ▪ Schedule 3 – Batman’s Hill ▪ Schedule 4 – Stadium Precinct ▪ Schedule 5 – Digital Harbour ▪ Schedule 6 – Business Park ▪ Schedule 7 – Waterways
	37.09	Port Zone
OVERLAYS	40	Overlays
	41	Operation of overlays
	42	Environment and Landscape Overlays
	42.01	Environmental Significance Overlay <ul style="list-style-type: none"> ▪ Schedule 1 – Port of Melbourne Environs ▪ Schedule 2 – Exceptional trees

Section	Clause
43	Heritage and Built Form Overlays
43.01	Heritage Overlay
43.02	Design and Development Overlay
	<ul style="list-style-type: none"> ▪ Schedule 1 – Active Street Frontage (CCZ) ▪ Schedule 2 – Special Character Areas – Built Form (Hoddle Grid) ▪ Schedule 3 – Traffic Conflict Frontage (CCZ) ▪ Schedule 4 – Weather Protection (CCZ) ▪ Schedule 5 – Bridge Protection Area ▪ Schedule 6 – Carlton Area ▪ Schedule 7 – ▪ Schedule 8 – ▪ Schedule 9 – Fawkner Park Area ▪ Schedule 11 – ▪ Schedule 12 – Noise Attenuation Area ▪ Schedule 13 – Parliament Area ▪ Schedule 14 – Queen Victoria Market Area ▪ Schedule 15 – Royal Botanic Gardens ▪ Schedule 16 – ▪ Schedule 17 – Shrine Vista ▪ Schedule 18 – ▪ Schedule 19 – St Kilda Road Area ▪ Schedule 20 – Victoria Parade and Albert Street Area ▪ Schedule 21 – Wellington Parade and Clarendon Street ▪ Schedule 22 – Yarra Park Area ▪ Schedule 23 – Alfred Hospital Helipad Flight Path Noise Protection Area ▪ Schedule 24 – ▪ Schedule 25 – ▪ Schedule 26 – North and West Melbourne Noise Attenuation Area ▪ Schedule 27 – City Link Exhaust Stack Environs ▪ Schedule 28 – North Melbourne Station ▪ Schedule 29 – West Melbourne ▪ Schedule 30 – ▪ Schedule 31 – North Melbourne Central ▪ Schedule 32 – North Melbourne Peripheral ▪ Schedule 33 – CBD Fringe ▪ Schedule 34 – Errol Street/Victoria Street ▪ Schedule 35 – Royal Park and Royal Parade ▪ Schedule 36 – Royal Parade Central ▪ Schedule 37 – Pharmacy College ▪ Schedule 38 –

Section	Clause
	<ul style="list-style-type: none"> ▪ Schedule 39 – ▪ Schedule 40 – Special Character Areas – Built Form (River Environs) ▪ Schedule 41 – ▪ Schedule 42 – ▪ Schedule 43 – ▪ Schedule 44 – South Carlton ▪ Schedule 45 – Swanston Street ▪ Schedule 46 – University East ▪ Schedule 47 – Central Carlton South ▪ Schedule 48 – Central Carlton North ▪ Schedule 49 – Yarra Waters Precinct ▪ Schedule 50 – Victoria Harbour Precinct ▪ Schedule 51 – Batman’s Hill Precinct ▪ Schedule 52 – Stadium Precinct ▪ Schedule 53 – Digital Harbour Precinct ▪ Schedule 54 – Business Park Precinct ▪ Schedule 55 – Gas Regulator Station ▪ Schedule 56 – CBD Lanes, Class 1 and Class 2 ▪ Schedule 57 – Flemington Road ▪ Schedule 58 – 312- 332 St Kilda Road ▪ Schedule 59 – North Wharf Precinct, Docklands ▪ Schedule 60 – Special Character Areas – Built Form (Southbank) ▪ Schedule 61 - City North ▪ Schedule 62 – Special Character Areas – Built Form (Bourke Hill) ▪ Schedule 63 – Macaulay Urban Renewal Area, Kensington And North Melbourne ▪ Schedule 64 – ▪ Schedule 65 – Hospital Emergency Medical Services Helicopter Flight Path Protection (Inner Area) ▪ Schedule 66 - Hospital Emergency Medical Services Helicopter Flight Path Protection (Outer Area) ▪ Schedule 67 - Fishermans Bend Urban Renewal Area ▪ Schedule 68 – 160 Leicester Place, Carlton ▪ Schedule 70 – Melbourne Metro Rail Project – Infrastructure Protection Areas ▪ Schedule 71 – 2 St Andrews Place, East Melbourne (Former Peter MacCallum Cancer Centre site)
43.03	Incorporated Plan Overlay <ul style="list-style-type: none"> ▪ Schedule 1 – 236-254 St Kilda Road, Southbank ▪ Schedule 2 – Hobsons Road Mixed Use Precinct ▪ Schedule 3 – ▪ Schedule 4 – ▪ Schedule 5 – Moonee Ponds Creek Concept Plan

Section	Clause
	43.04 Development Plan Overlay <ul style="list-style-type: none"> ▪ Schedule 1 – Lonsdale Street (Golden Square Carpark) area ▪ Schedule 2 – Yarra’s Edge ▪ Schedule 3 – Victoria Harbour ▪ Schedule 4 – Batman’s Hill ▪ Schedule 5 – Stadium Precinct ▪ Schedule 6 – Digital Harbour ▪ Schedule 7 – Business Park ▪ Schedule 8 – Carlton Housing Precincts ▪ Schedule 9 – 52-76 Buncl Street, Pearl Street & 91-117 Melrose Street, North Melbourne Medium Density Housing Site ▪ Schedule 10 - Carlton Connect Site ▪ Schedule 11 – Queen Victoria Market Precinct ▪ Schedule 12 – Public Housing Renewal – Abbotsford Street, North Melbourne
44	Land Management Overlays
44.04	Land Subject to Inundation Overlay <ul style="list-style-type: none"> ▪ Schedule 1 - ▪ Schedule 2 -
44.05	Special Building Overlay
45	Other Overlays
45.01	Public Acquisition Overlay
45.03	Environmental Audit Overlay
45.04	Road Closure Overlay
45.06	Development Contributions Plan Overlay <ul style="list-style-type: none"> ▪ Schedule 1 – Fishermans Bend Urban Renewal Area Development Contributions Plan ▪ Schedule 2 – Macaulay Urban Renewal Area Development Contributions Plan
45.07	City Link Project Overlay
45.09	Parking Overlay <ul style="list-style-type: none"> ▪ Schedule 1 – Capital City Zone – Outside The Retail Core ▪ Schedule 2 – Capital City Zone – Retail Core ▪ Schedule 3 – Capital City Zone – Lonsdale Street (Golden Square Car Park) Area ▪ Schedule 4 – Royal Melbourne Showgrounds ▪ Schedule 5 – Royal Melbourne Showgrounds – Non-Core Land ▪ Schedule 6 – Docklands – Victoria Harbour ▪ Schedule 7 – Docklands – Batman’s Hill ▪ Schedule 8 – Docklands – Stadium Precinct ▪ Schedule 9 – Docklands – Comtech Port ▪ Schedule 10 – Docklands – Business Park

Section	Clause	
		<ul style="list-style-type: none"> ▪ Schedule 11 – Docklands – Yarra's Edge ▪ Schedule 12 – Residential Development In Specific Inner City Areas ▪ Schedule 13 – Capital City Zone – Fishermans Bend
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]

Section	Clause
	52.36 [no content]
	52.37 Post boxes and dry stone walls
	52.38 2009 Bushfire recovery
	52.39 2009 Bushfire – replacement buildings
	52.40 Racing dog keeping and training
	52.41 [no content]
	52.42 Renewable energy facility (other than wind energy facility)
	52.43 Live music and entertainment noise
	52.44 Statement of underlying provisions
	52.45 Resource recovery
	52.46 Brothels
	52.47 Planning for bushfire
	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

Section	Clause	
	58.04	Site Layout
	58.05	Amenity Impacts
	58.06	On-site Amenity and Facilities
		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